Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 3054

August 13, 2019 6:00PM

AGENDA

1. Welcome And Introduction

2. Approval Of Minutes

   - July 9, 2019

   Documents:

   MINUTES 07-09-2019 - DRAFT.PDF

3. Presentation

   3.I. Virginia Avenue Roundabout Study & Wayfinding Update By Mitchell Greenway
   The City of Hapeville is undertaking a study that will examine the option for development of a roundabout at the Virginia Avenue/Doug Davis/Clay Place/Hamilton Avenue intersection. This project – *the Hapeville Wayfinding & Virginia Avenue Roundabout Study and Demonstration Project* – will build from the previous LCI Studies. Mitchell Greenway of Stantec Consulting Services will present a project update and next steps.

   - Public Comment

   Documents:

   VIRGINIA_AVE_PRESENTATION_REDUCED (1).PDF

4. New Business

   4.I. 3429 Rainey Avenue Site Plan Request
   Andy Steele is requesting site plan approval to construct a second story addition and porch to an existing home at 3429 Rainey Avenue, Parcel Identification Number 14 012700030592. The property is zoned R-SF, Residential Single Family and is .1722 acres.

   - Public Comment

   Documents:

   APPLICATION - 3429 RAINEY AVENUE, SITE PLAN REVIEW_REDACTED.PDF
   PLANNERS REPORT SITE PLAN REVIEW 3429 RAINEY AVE.PDF

   4.II. 876 Virginia Avenue Special Exception Request
   Philip Jones is requesting approval of a special exception to authorize the use of an existing drive-through at 876 Virginia Avenue, Parcel Identification number 14

009800010698. The property is zoned U-V, Urban Village and is 0.43 acres.

- Public Comment

Documents:

APPLICATION - 876 VIRGINIA AVENUE, SPECIAL EXCEPTION_REDACTED.PDF
PLANNERS REPORT 876 VIRGINIA AVE SPECIAL EXCEPTION RESUBMITTAL.PDF

4.III. 644 Coleman Street Site Plan Request

Janice M. White is requesting site plan approval to construct a 4-bedroom, 3-bath single-family home at 644 Coleman Street, Parcel Identification Number 14 009900031503. The property is zoned R-SF, Residential Single Family and is .114 acres.

- Public Comment

Documents:

644 COLEMAN STREET - SITE PLAN APPLICATION.PDF
PLANNERS REPORT SITE PLAN REVIEW 644 COLEMAN ST.PDF

4.IV. 3384 North Fulton Avenue Site Plan Request

Janice M. White is requesting site plan approval to construct a 3-bedroom, 2-bath single-family home at 3384 North Fulton Avenue, Parcel Identification Number 14 009500090115. The property is zoned R-SF, Residential Single Family and is .278 acres.

- Public Comment

Documents:

3384 NORTH FULTON AVENUE - SITE PLAN APPLICATION.PDF
PLANNERS REPORT SITE PLAN REVIEW 3384 N FULTON AVE.PDF

4.V. Arts District Overlay Ordinance Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 28. A-D Zone (Arts District Overlay), Section 93-28-8 (Prohibited uses) to the change the prohibited uses.

- Public Comment

Documents:

ORDINANCE - TEXT AMENDMENT DRIVE-THROUGHS.PDF
PLANNERS REPORT TEXT AMENDMENT BANK DRIVE-THRU A-D.PDF

4.VI. Setback Definition Ordinance Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 1 (Title, definitions, and application of regulations), Section 93-1-2 (Definitions) to change the definition of setback.

- Public Comment

Documents:

ORDINANCE - TEXT AMENDMENT SETBACK DEFINITION (02269964XA0B3B).PDF
PLANNERS REPORT TEXT AMENDMENT SETBACK DEFINITION.PDF

4.VII. Home Occupation Ordinance Text Amendment

Consideration of a text amendment to Article 1 (Title, Definitions, and application of regulations), Section 93-1-3 to change the definition of Home Occupation.

- Public Comment

Documents:

ORDINANCE - TEXT AMENDMENT HOME OCCUPATION DEFINITION (02269904XA0B3B).PDF
PLANNERS REPORT TEXT AMENDMENT HOME OCCUPATION DEFINITION.PDF

4.VIII. Reconsideration Of Defeated Actions Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Section 93-25-9 (Reconsideration of Defeated Actions) to require a six-month waiting period for reconsideration of defeated rezoning proposals.

- Public Comment

Documents:

ORDINANCE - TEXT AMENDMENT WAITING PERIOD FOR REZONING (02269966XA0B3B).PDF
PLANNERS REPORT TEXT AMENDMENT APPLICATION LIMITS.PDF

5. Old Business
   a. Residential Building Height Requirements

- Public Comment

6. Next Meeting Date - September 10, 2019 At 6:00PM

7. Adjourn

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

July 9, 2019 6:00PM

MINUTES

1. Welcome and Introduction

   Chairman Brian Wismer called the meeting to order at 6:10 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz and Cliff Thomas.

   Chairman Wismer welcomed newly appointed Commissioners Leah Davis and Cliff Thomas.

   Vice Chairman Jeanne Rast was unable to attend the meeting.

2. Minutes of June 13, 2019

   MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the minutes of June 13, 2019 as submitted. Motion Carried: 5-0.

3. New Business

   a. 0 Porsche Drive Rezoning Request

   Lee Galloway of Galloway Law Group and authorized representative of Porsche Cars North America, Inc. requested approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Number(s)14 0096 LL0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

   The applicant stated Porsche Cars North America, Inc. proposed to rezone the subject property to B-P, Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposed a state-of-the-art auto service center and repair facility on a portion of the subject property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of the Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the subject property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

Commissioner Rentz asked if the vehicles serviced would include the test track vehicles and fleet vehicles and if there would be inter-parcel access. Mr. Galloway stated the test track vehicles are currently serviced at the Porsche headquarters and the plan includes access through the main gate and internal circulation.

Commissioner Dolan asked if the plan included a dealership. Mr. Galloway stated the current plan is for a service center.

Commissioner Martin asked about the ownership of the 3 properties that total 33.5 acres and the percentage of vacant parcels. Mr. Galloway stated the properties are owned by Porsche Cars North America and all are vacant.

Dr. Patterson stated the City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Avenue. Staff recommends the application for approval.

- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request at 0 Porsche Drive from U-V, Urban Village to B-P, Business Park. Motion Carried: 5-0.

b. Official Zoning Map Text Amendment

Consideration of an Ordinance to amend Chapter 93, Zoning, of the Code of Ordinances for the City of Hapeville, Georgia regarding the Zoning Map.

The B-P, Business Park rezoning district is a zoning category listed in the City's municipal code. There are currently no properties with the B-P zoning designation in Hapeville.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

Commissioner Martin expressed concern that other auto repair service centers cannot operate in that area. Dr. Patterson stated that the property located to the undeveloped property on the south is in a runway protection zone and cannot be developed.

- Public Comment – None.

Motion Item: Larry Martin made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the zoning map amendment dated August 6, 2019 as presented. Motion Carried: 5-0.

4. Old Business

   a. Proposed Zoning Code Amendments
   Open discussion regarding proposed zoning code amendments.

   Chairman Wismer provided a summary of the ongoing discussion regarding the proposed building height amendment.

   MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to waive procedure to allow Ashok Avasthi and Travis Horsley to speak. Motion Carried: 5-0. Mr. Avasthi commented regarding development in Hapeville and large homes that have been constructed on Oakdale Road. Mr. Horsely commented regarding new development within the city and building heights.

   No action was taken.

5. Next Meeting Date – August 13, 2019 at 6:00PM
6. Adjourn
   MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 8:14 p.m. Motion Carried: 5-0.

Respectfully submitted,

_____
Chairman, Brian Wismer

_____
Secretary, Adrienne Senter

VIRGINIA AVE INTERSECTION STUDY

August 6, 2019

Stantec

sizemoregroup

PROJECT GOALS

PROJECT GOALS

Safety

PROJECT GOALS

Safety

Functionality

PROJECT GOALS

Safety

Functionality

Signage/Wayfinding

PROJECT GOALS

Safety

Functionality

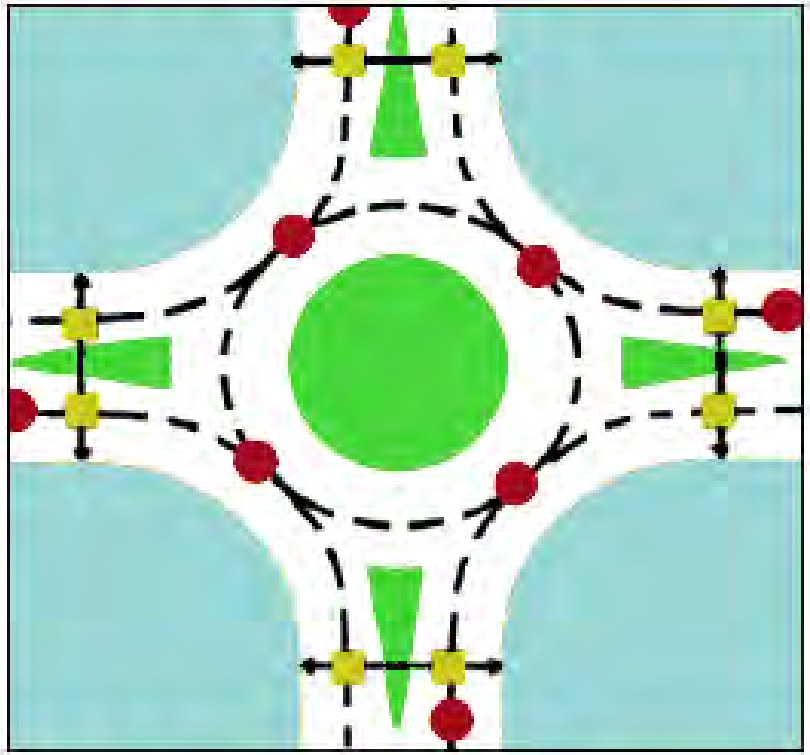
Signage/Wayfinding

Beautification


VIRGINIA AVE
VIRGINIA CURVE PACKAGE
Premium Cigars & Lottery
VIRGINIA CURVE PACKAGE
CLAY PLACE
drive thru
TAXI

SAFETY

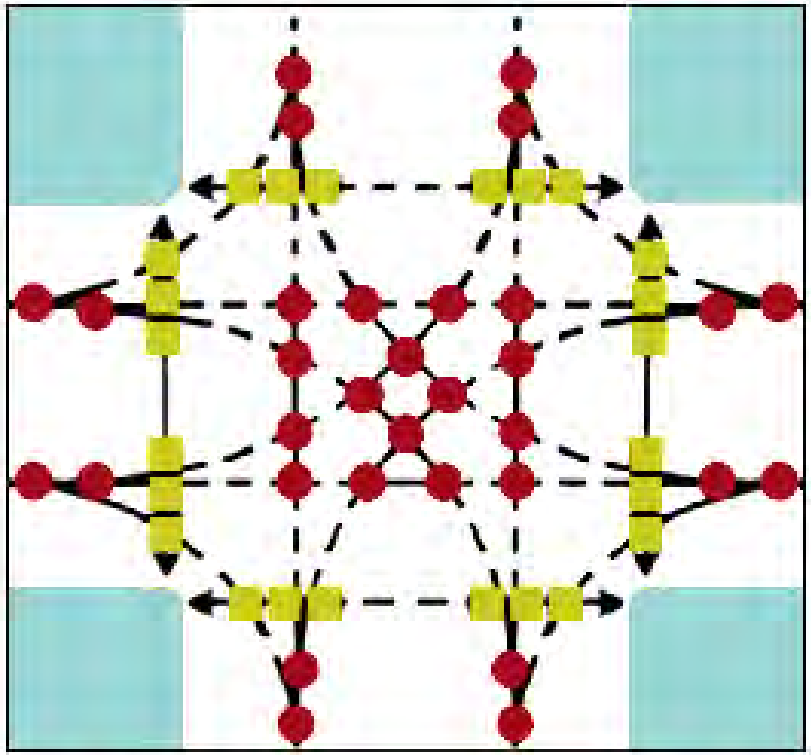
Roundabout



8 Vehicle conflicts

8 Pedestrian conflicts

Intersection



32 Vehicle conflicts

24 Pedestrian conflicts

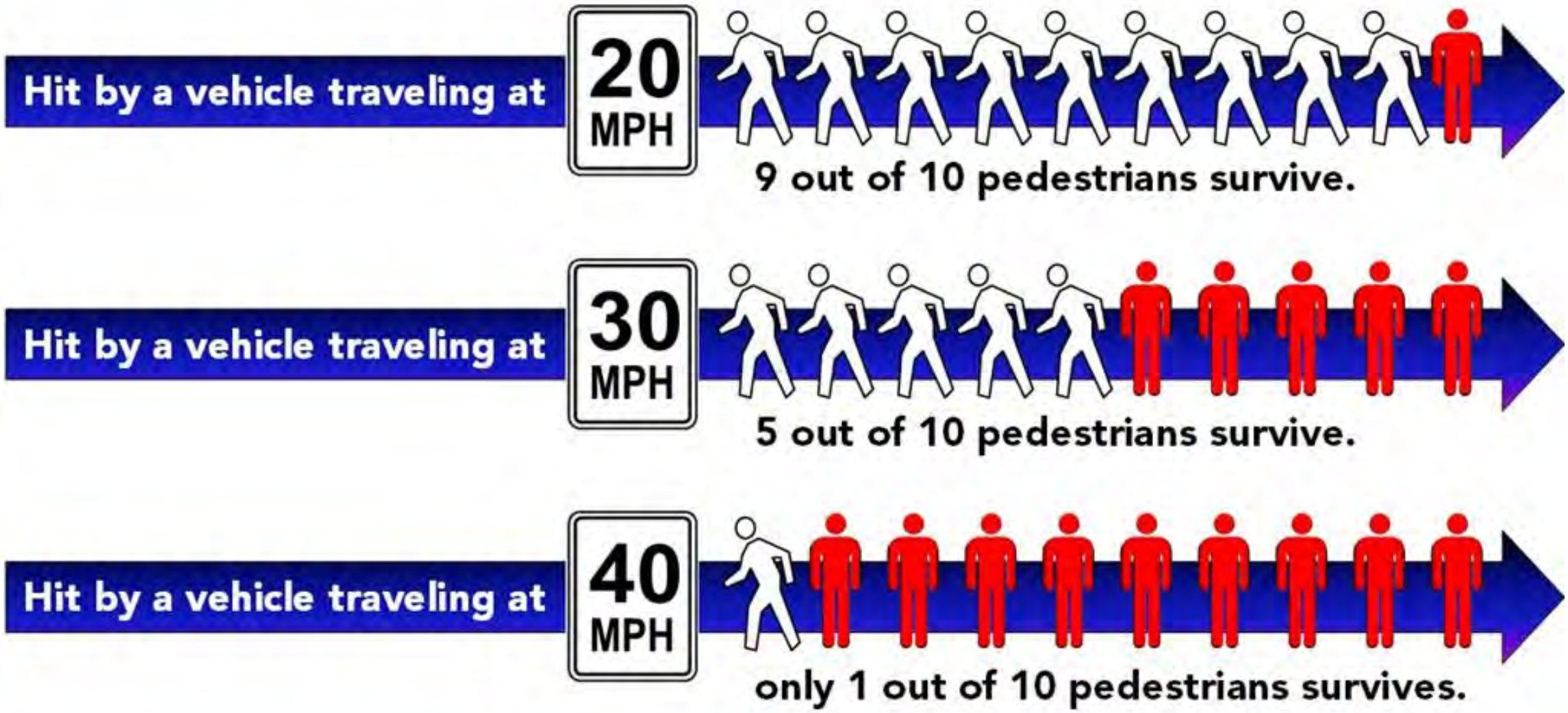


image from nextstl.com

Crash Summary

Virginia Avenue at Doug Davis Drive

13 crashes total (2016-2018)

- Rear end (42%)
- Angle (23%)
- Sideswipe (42%)

Only 1 injury

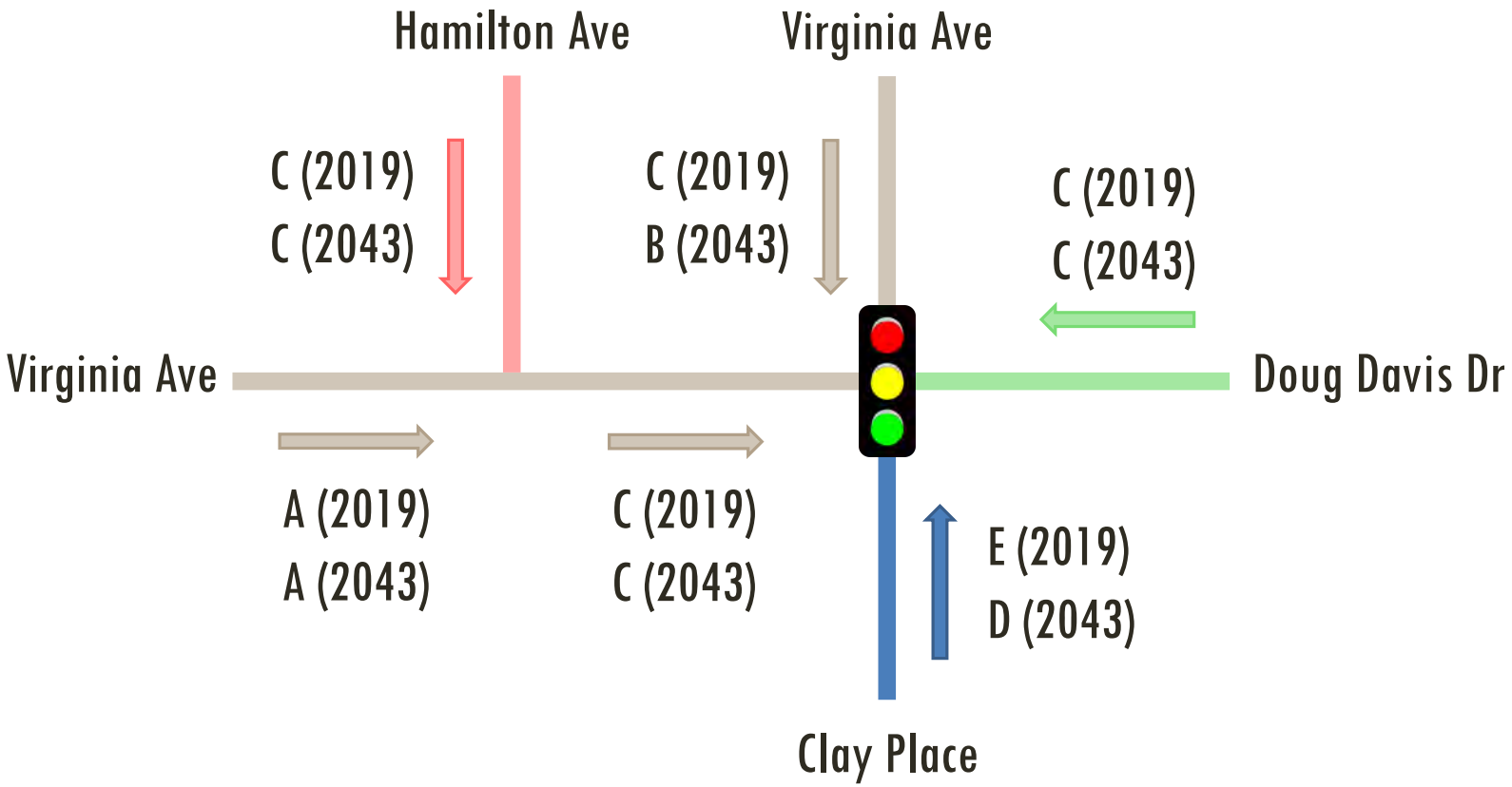
Virginia Avenue at Hamilton Avenue

- One angle
- One sideswipe

FUNCTIONALITY

WHAT IS HAPPENING AT THE INTERSECTION?

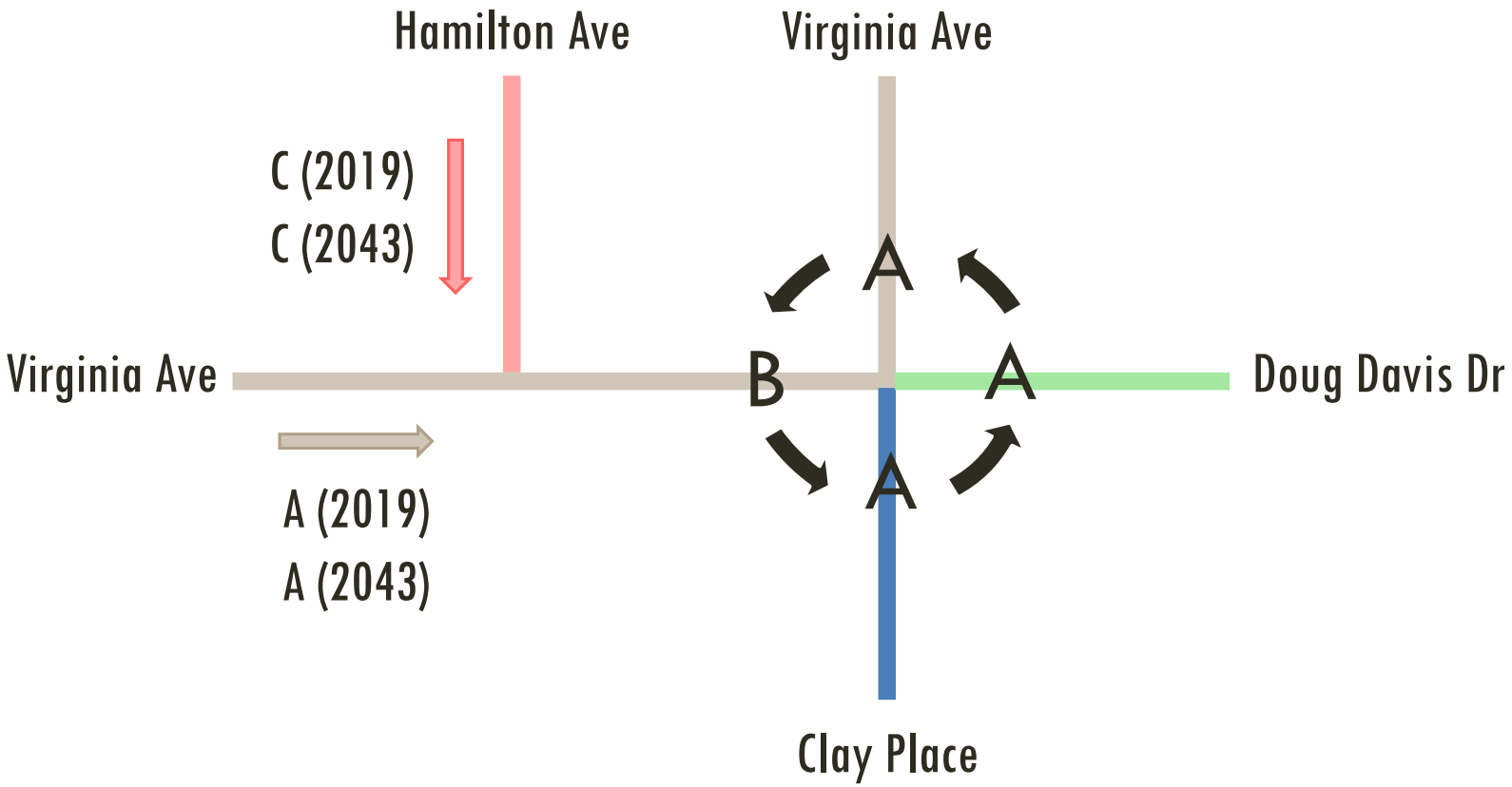
Intersection Performance



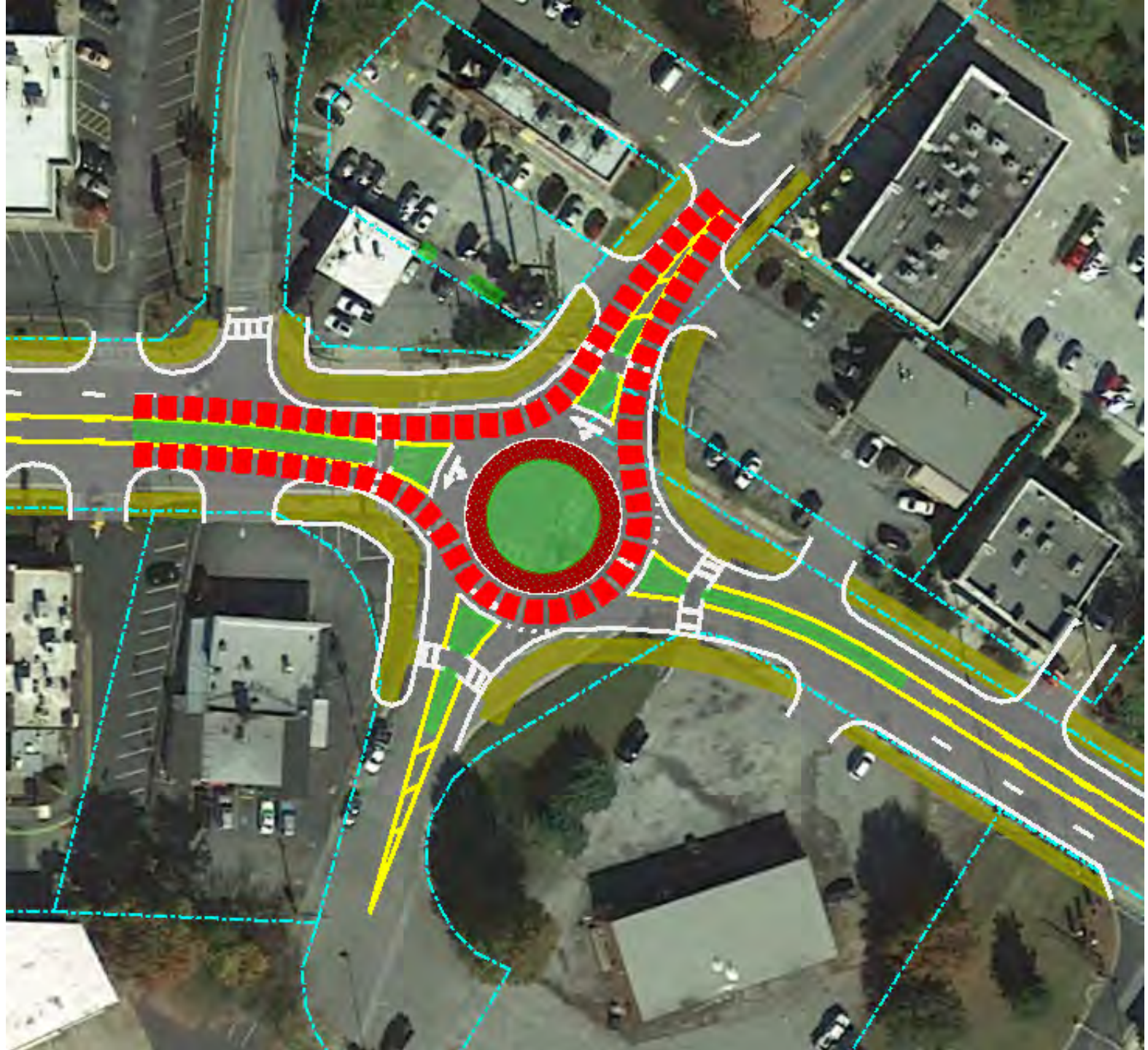
AADT
11,000 (2019)
13,625 (2043)

WHAT WILL HAPPEN AT THE INTERSECTION?

Intersection Performance

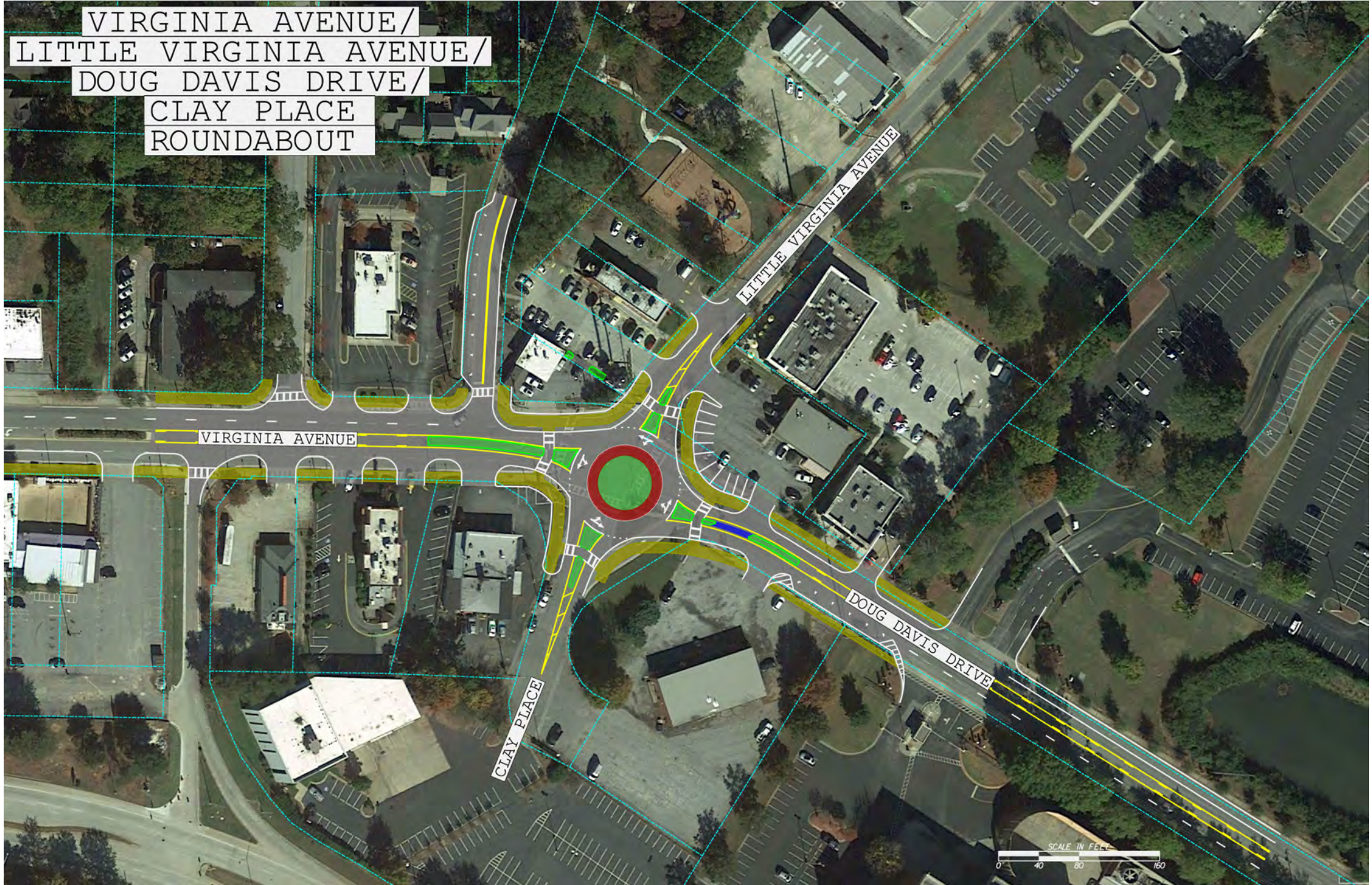


AADT
11,000 (2019)
13,625 (2043)



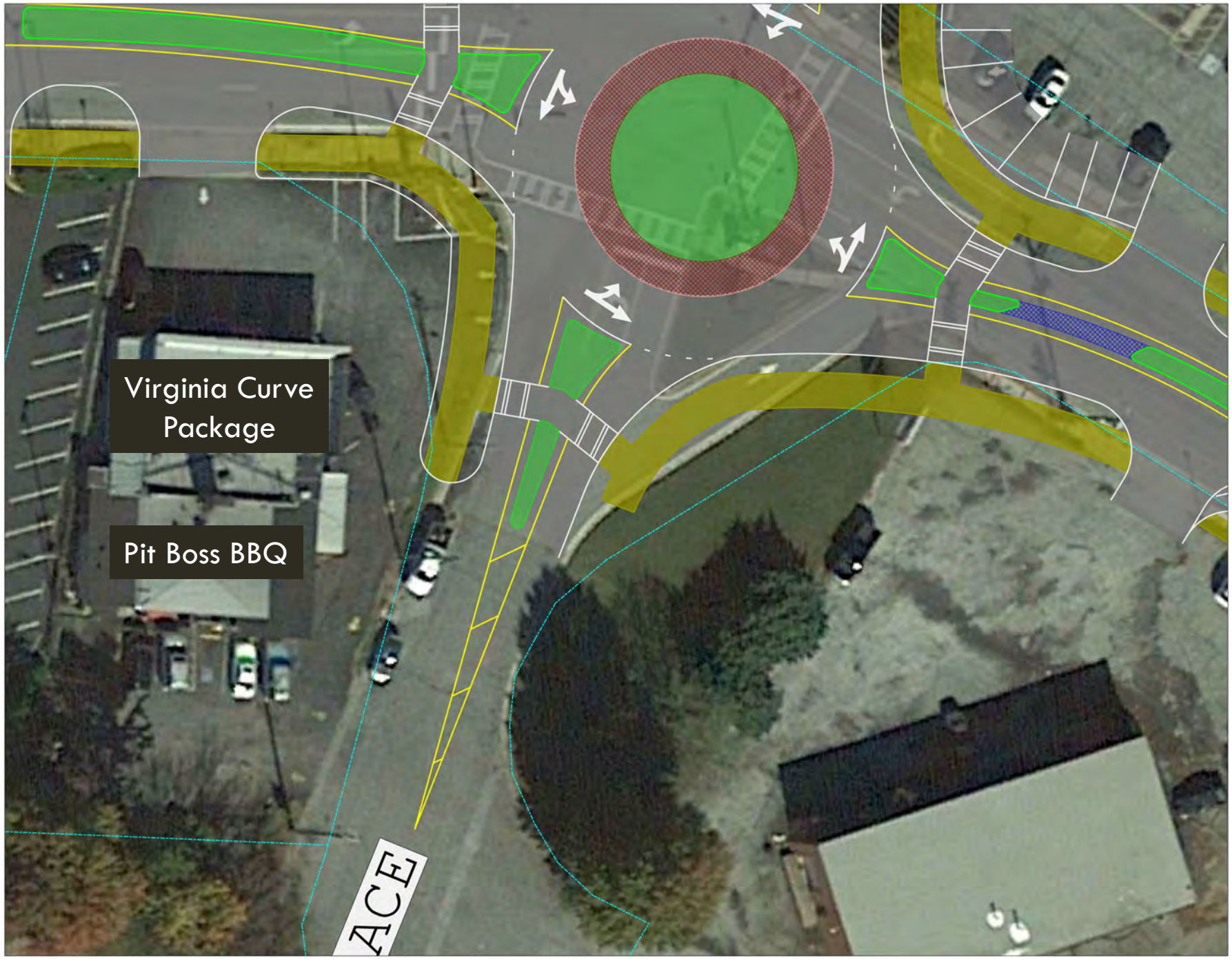

VIRGINIA AVE
YIELD

DEMONSTRATION VS DESIGN

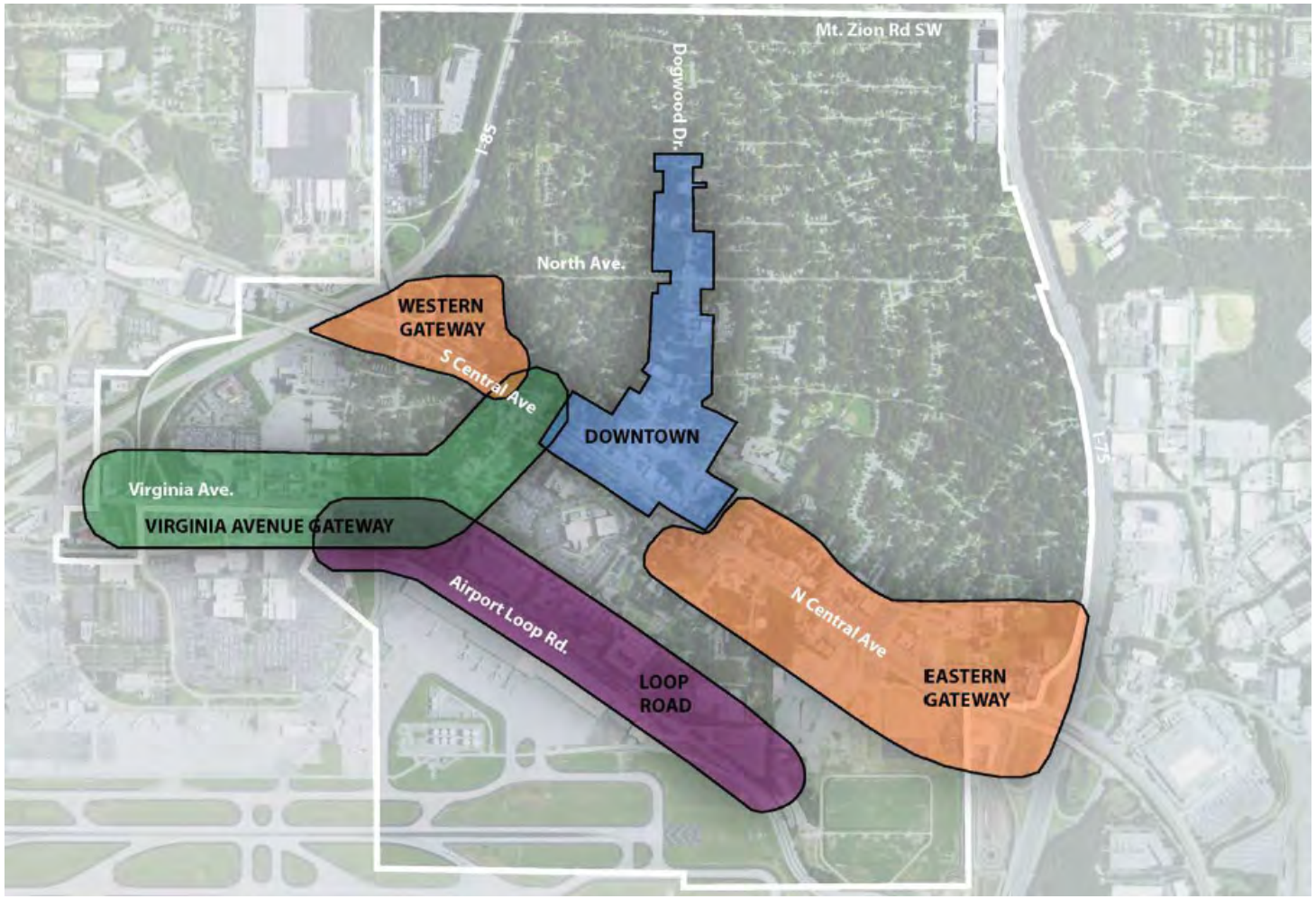

VIRGINIA AVENUE/
LITTLE VIRGINIA AVENUE/
DOUG DAVIS DRIVE/
CLAY PLACE
ROUNDABOUT
VIRGINIA AVENUE
LITTLE VIRGINIA AVENUE
DOUG DAVIS DRIVE
CLAY PLACE
SCALE IN FEET
0
40
80
160


Schlotzsky's
Waffle House
Grecian Gyro


Johnny's Pizza
Jimmy John's
DOUG DAVI

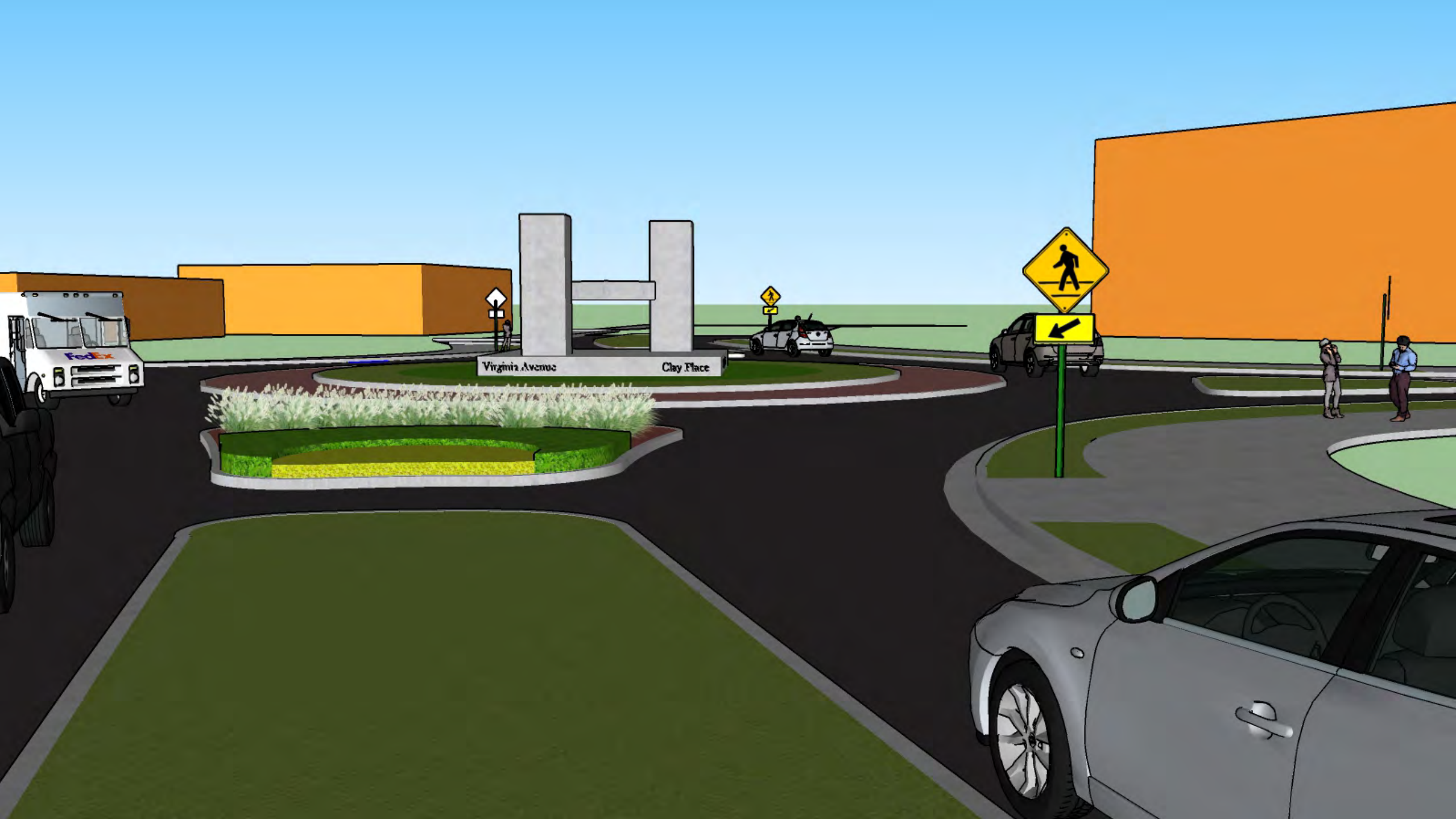

Virginia Curve Package
Pit Boss BBQ
ACE

WAYFINDING & GATEWAY




Virginia Avenue
Clay Place
FedEx


FedEx
Virginia Avenue
Clay Place


FedEx
Virginia Avenue
Clay Place


FedEx
Virginia Avenue
Clay Place

NEXT STEPS

AUGUST 13
PLANNING COMMISSION PRESENTATION
6:00 PM

AUGUST 15
COMMUNITY MEETING
6:00 PM

19-PC-08-16

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Andy Steele

Mailing Address: 255 East Lanier Ave. Fayetteville GA 30214

Telephone _____ Mobile # [redacted] Email parkatlantahomes@gmail.com

Property Owner (s) Brendan and Mindi Dalton

Mailing Address 3429 Rainey Ave Hapeville GA 30354

Telephone_____ Mobile # [redacted]

Address/Location of Property: 3429 Rainey Ave Hapeville GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14012700030592

Present Zoning Classification: R-SF Size of Tract: .17 acre(s)

Present Land Use: Single Family

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: 7-8-19

Sworn to and subscribed before me

This 8th **day of** July, 2019.

George Ann Brown
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.)

Our project, 3489 Rainey Ave, Hapeville, will consist of taking the existing - 1 story, 2 bedroom, 1 bath home and adding a second floor to make it a 3 bedroom, 2½ bath home.

We will add to the existing foundation for stairs and a screen porch on the right side of the house. We will remove the siding and replace siding and windows with new materials.

The front stoop will be changed to allow for a walkway coming from Rainey Ave to the front porch.

The main floor will get a complete make over with new trim, new cabinets, new appliances and new paint

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:

3429 Rainey 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 Andy Steele

Address of Applicant
255 East Lanier Ave, Fayetteville GA 30214

Telephone of Applicant
[redacted]

Signature of Owner

Melinda Dalton
Print Name of Owner

Personally Appeared Before Me this 8 day of July, 2019.

Notary Public

KAREN M SUTTON NOTARY PUBLIC GEORGIA EXPIRES July 9, 2021 HENRY COUNTY

Site Plan Checklist – <u>Please include with your application.</u>

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 **<u>must</u>** contain the following information:

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

AS 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.

AS 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.

AS 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.

N/A 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 <u>all</u> 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 ***<u>initial</u>*** 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: Holy Steel
Date 7-8-19

Deed Book 39550 Pg 440
Filed and Recorded Mar-08-2005 02:00pm
2005-0104942
Real Estate Transfer Tax $118.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

RETURN TO:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 160
Smyrna, Georgia 30080
Final Documents
File #: JON-050200140S

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CLAYTON

THIS INDENTURE made this 24th day of February, 2005, between SAMUEL LOVING AND KRISTIN A. LOVING, as party or parties of the first part, hereinafter called Grantor, and MELINDA S. DALTON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF HAPEVILLE, GEORGIA, BEING LAND LOT 127, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 105 OF THE VIRGINIA PARK SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF RAINEY AVENUE, A DISTANCE OF 100 FEET NORTH OF THE NORTHWEST CORNER OF ORCHARD STREET AND RAINEY AVENUE AT THE NORTHEAST CORNER OF LOT 106; RUNNING THENCE NORTH ALONG THE WEST SID EOF RAINEY AVENUE, A DISTANCE OF 50 FEET TO LOT 104; THENCE WEST OF SOUTH LINE OF SAID LOT, A DISTANCE OF 150 FEET TO LOT 96; THENCE SOUTH ALONG THE EAST LINE OF LOT 96, A DISTANCE OF 50 FEET TO LOT 106; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 150 FEET TO THE POINT OF BEGINNING ON THE WEST SIDE OF RAINEY AVENUE, BEING IMPROVED PROPERTY KNOWN AS 3429 RAINEY AVENUE, HAPEVILLE, GEORGIA 30354 ACCORDING TO THE SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA AND BEING THE SAME PROPERTY CONVEYED TO KRISTIN R. ANDERSON BY VIRTUE OF WARRANTY DEED DATED ON MARCH 16. 2000 AND RECORDED IN DEED BOOK 28931, PAGE 199; FULTON COUNTY, RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

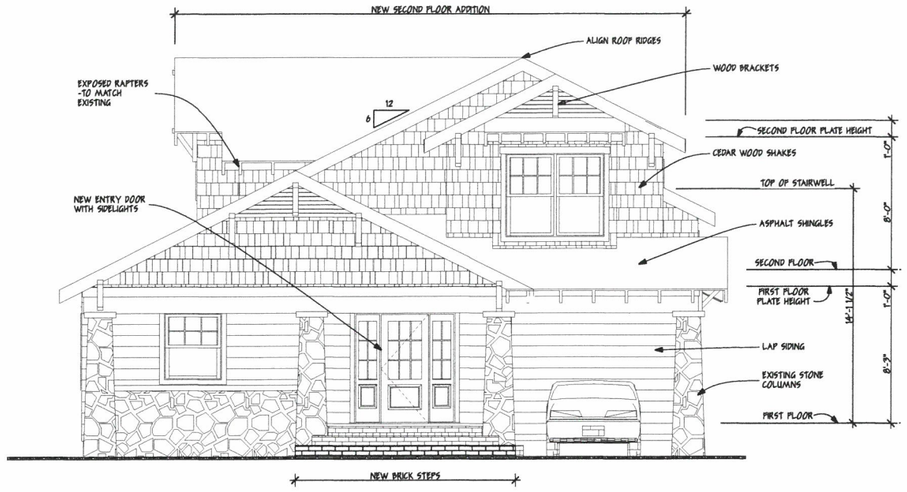
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

(Seal)
Samuel Loving

(Seal)
Kristin A. Loving

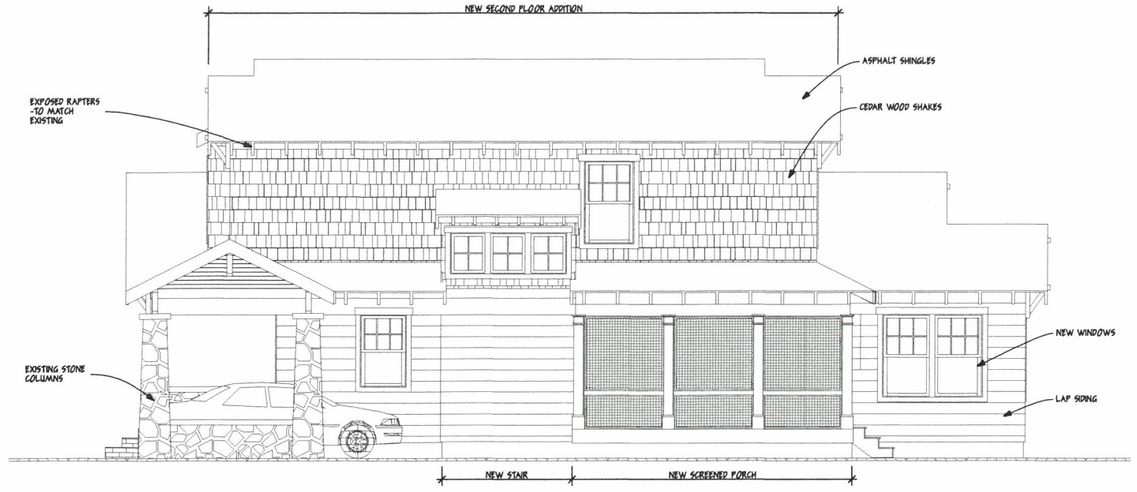
Signed, sealed and delivered
in the presence of:

Unofficial Witness



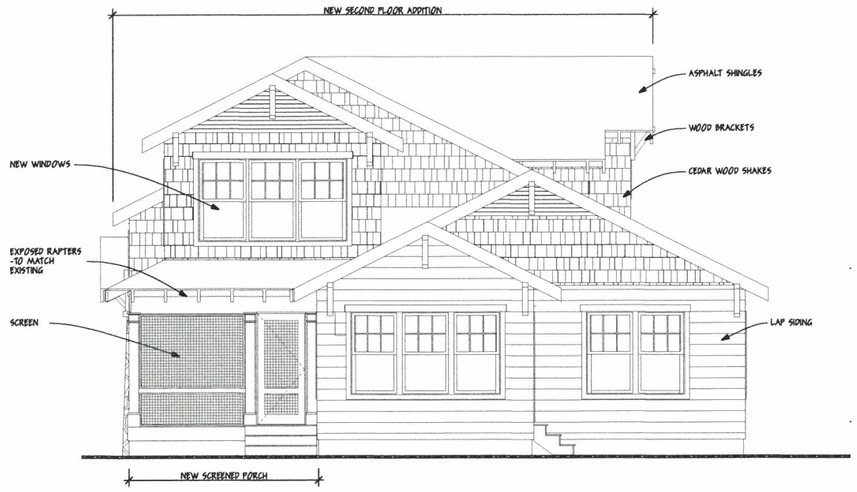
1 A-2 FRONT ELEVATION

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



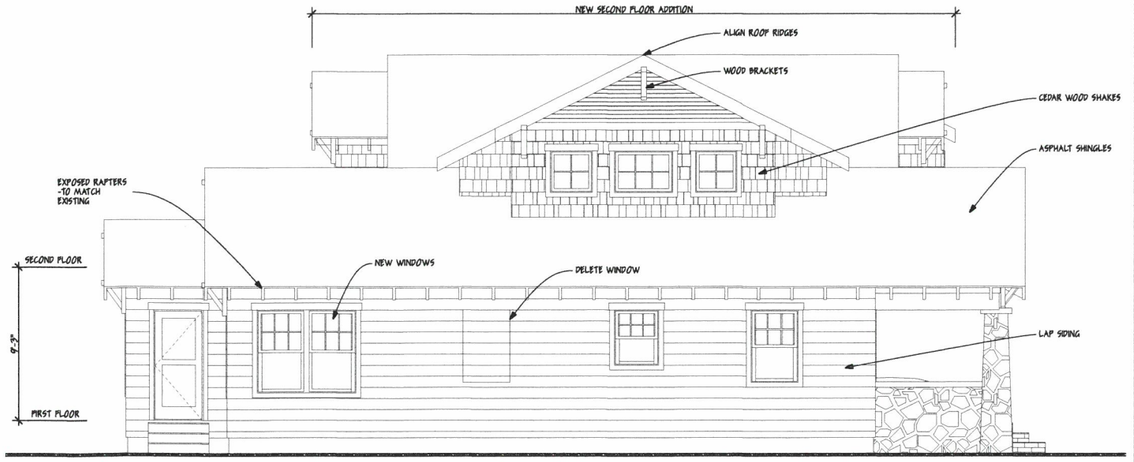
2 A-2 RIGHT SIDE ELEVATION

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



3 A-2 REAR ELEVATION

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



4 A-2 LEFT SIDE ELEVATION

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

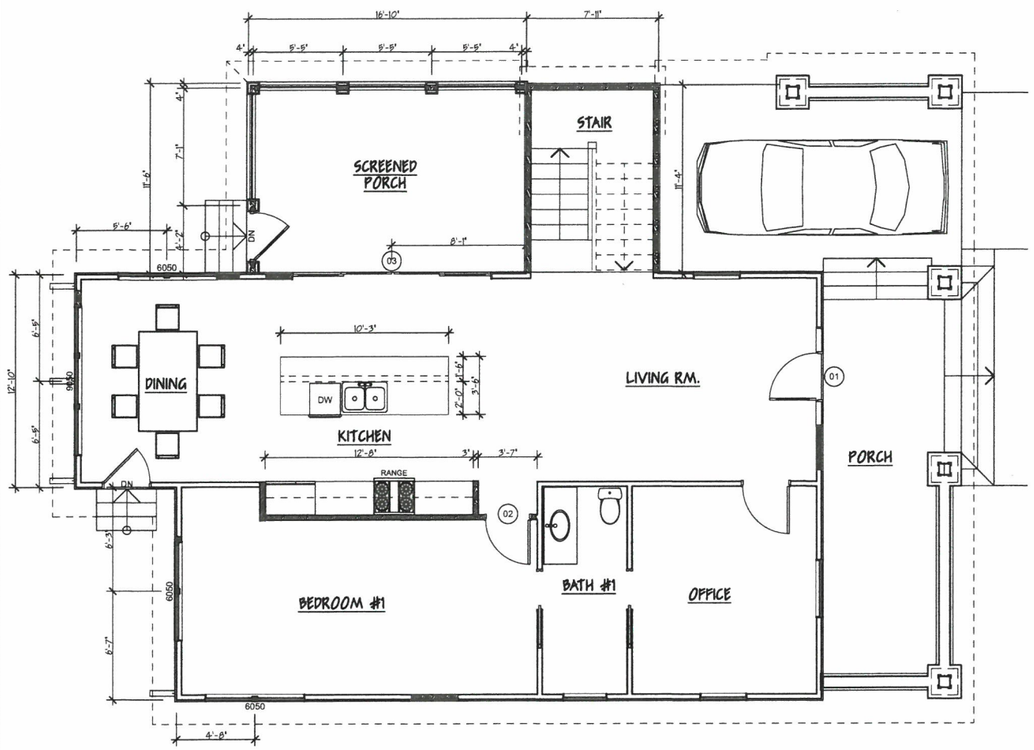
Revisions:	By:

SAM WHEATLEY - ARCHITECT
CORPUS CHRISTY RD., 102 EXECUTIVE CENTERD
POST OFFICE BOX 6505
HILTON HEAD ISLAND, SOUTH CAROLINA, 29938
(843)785-6160

RENOVATIONS & ADDITIONS FOR:
MELINDA AND BRENDAN DALTON
LOT #105 VIRGINIA PARK, 3429 RAINEY AVENUE
HAPEVILLE, GEORGIA

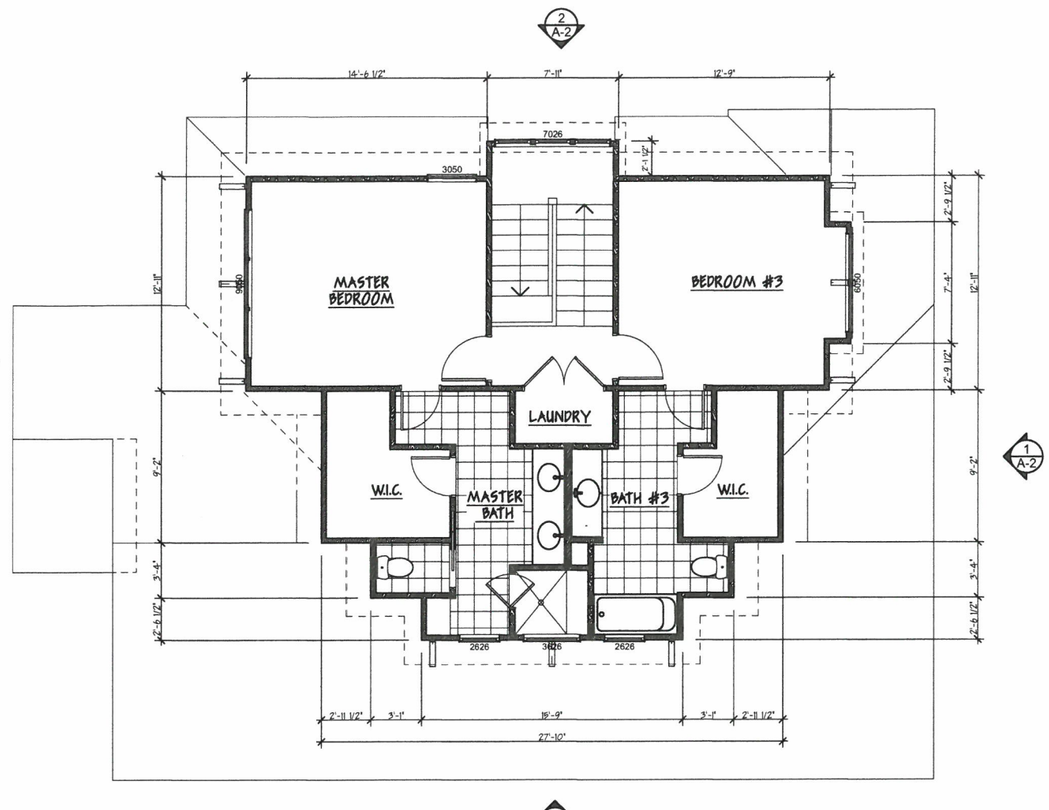
ELEVATIONS

Date: 12/21/2018
Scale:
Drawn:
Job:
Sheet Number:
A-2



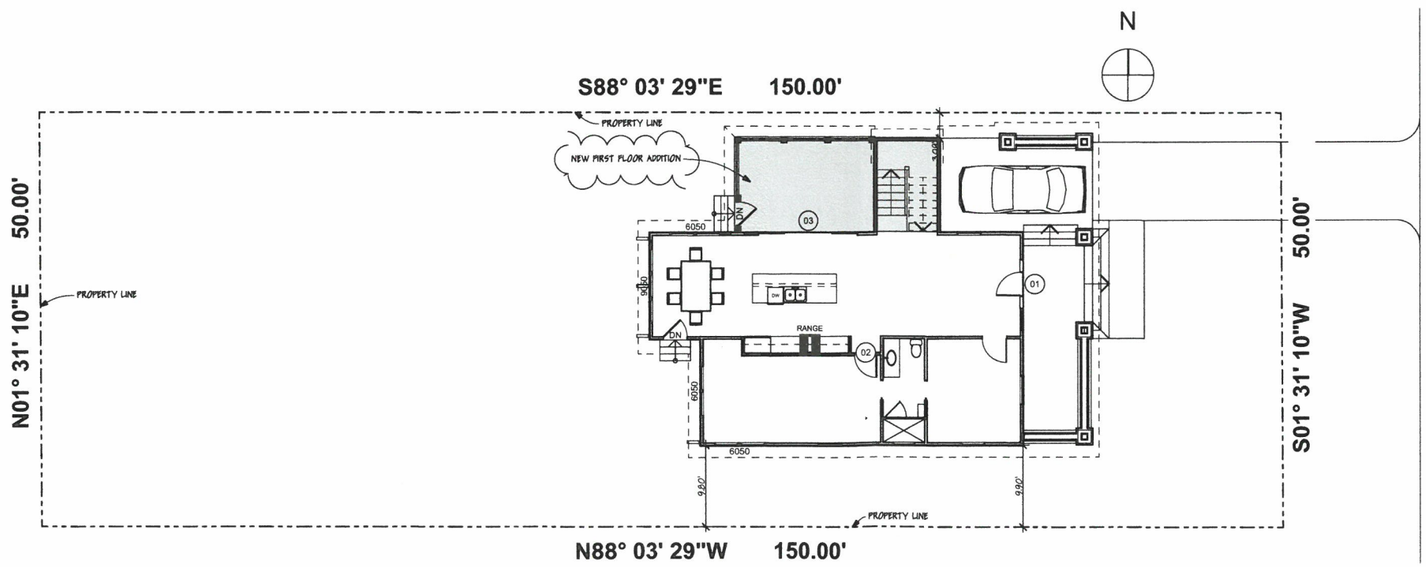
1 A-1 FIRST FLOOR PLAN

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



2 A-1 FIRST FLOOR PLAN

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



3 A-1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

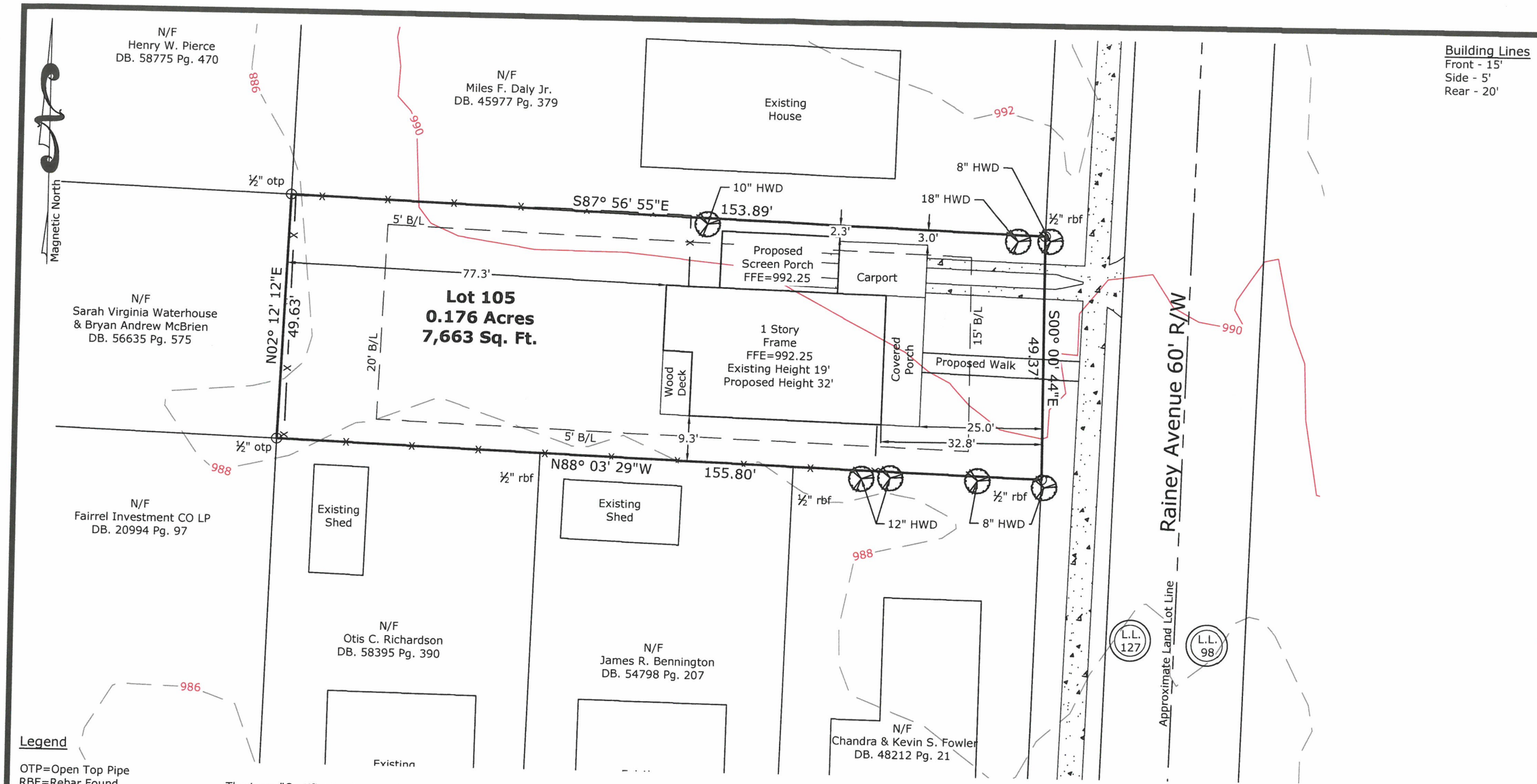
Revisions:	By:

SAM WHEATLEY - ARCHITECT
CORPUS CHRISTY RD., 102 EXECUTIVE CENTERD
POST OFFICE BOX 6505
HILTON HEAD ISLAND, SOUTH CAROLINA, 29938
(843)785-6160

RENOVATIONS & ADDITIONS FOR:
MELINDA AND BRENDAN DALTON
LOT #105 VIRGINIA PARK, 3429 RAINEY AVENUE
HAPEVILLE, GEORGIA

PLANS

Date: 12/21/2018
Scale:
Drawn:
Job:
Sheet Number:
A-1



Building Lines
Front - 15'
Side - 5'
Rear - 20'

Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
IPF= Iron Pin Found
P.O.B.=Point of Beginning
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
F.W.P.D.=Field Work Performed Date
=Gas Valve
=Water Meter
=Utility Pole
=Drop Inlet
=Fire Hydrant
=Light Pole
—X—=Fence
=Drainage Manhole
—OHE—=Over Head Electric Line

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Closure Data

Field closure=1'IN 10,000+
Angle point error=< 20"
Equipment used=Topcon 3005W,
Sokkia SX, & Topcon hyper GA GPS System
adjustment method=Compass rule
Plat closure=1'IN 100,000+

This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

In my opinion this property appears not to lie within a 100 year flood plain according to F.I.R.M. #13121C0366F Dated 09/18/2013.

Surveyor's Certificate:

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

GEORGIA REGISTERED No. 2696 PROFESSIONAL LAND SURVEYOR RONALD T. GODWIN

BY: _____
GA R.L.S. Ronald T. Godwin

2696
License NO.

07/03/19
Date

Graphic Scale 1"= 20'
0 10 20 40

FOUR CORNERS SURVEYING™
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

Page: 69-70
Plat/Deed Book P.B. 8

Prepared For:
Park Atlanta Homes

Subdivision: Virginia Park | Address: 3429 RAINEY AVENUE
Lot: 105 | Land Lot: 127 | District: 14th | County: Fulton County, Georgia
Scale: 1" = 20' | F.W.P.D.: 06/29/19 | Date: 07/03/19 | Drawn By: JCB | Job No: 19-128

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: July 25, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Site Plan Review – 3429 Rainey Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Andy Steele to renovate an existing one-story single-family dwelling located at 3429 Rainey Avenue. The renovations would add a second story extending above a new screened in porch on the north side of the house. The final proposed floor area has not been provided, although the finished height of the dwelling will be 32'. The property is zoned R-SF, Residential Single-Family, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The current dwelling has an integrated carport extending into the northern side setback by two feet, making it a nonconforming use. The Applicant will need a variance from the Board of Appeals to alter or enlarge the dwelling in any way unless it is to bring the dwelling into conformance. Further, two additional variances will be required per the proposed design (and are detailed further in the report):

1. A variance to allow additional construction within the north side setback.
2. A variance to reduce the minimum off-street parking to one space.

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

(1) Ensure the best use of the land;

(2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;

(3) Protect and promote a suitable environment for family life;

(4) Discourage any use which would generate other than usual residential traffic on minor streets; and

(5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

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

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

(1) One-family dwellings detached;

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

Dimensional Requirements for **R-SF 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/ Bldg. Lot
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side 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 provide the location and footprint of the existing dwelling and carport, and of the proposed expansion to the dwelling.***
- ***The plans indicate the existing dwelling is 1-story or 19' high, and the proposed dwelling will be 2-stories or 32' high.***
- ***The floor areas of the existing and proposed structure have not been provided.***
- ***Setback dimensions of the existing structure are provided:***

- ***Front setback is 25'.***
- ***North side setback is 3', which encroaches on the R-SF required setback of 5' and is not compliant.***
- ***South side setback is 9.3'***
- ***Rear setback is 77.3'***

- ***Setback dimensions of the proposed structure are unchanged for the front, rear, and south setbacks. The north side setback will be 2.3' which further encroaches on the R-SF required setback by 0.7' and is not compliant.***

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

- ***The plans show the location of the driveway, carport, sidewalk, and the new walkway to the street. However, no dimensions are provided. The Applicant should provide the widths of the driveway, curb cuts, and the sidewalk.***

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

- ***R-SF zoning requires two off-street parking spaces per dwelling unit. Per the Architectural Design Standards, parking may not occur in the supplemental area/front yard. The proposed design will remove parking along the side of the house and reduce provided off-street parking to one space in the carport, which is not compliant.***

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

- ***Existing and proposed grades are shown at two-foot intervals.***

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

- ***The plans show seven trees on or near the property and does not indicate that any will be removed.***

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.

- ***No landscaping is provided or proposed.***

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

- ***Not applicable to residential development.***

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

- ***No retaining walls, fences or earth berms are shown as existing or proposed.***

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

- ***Not applicable to single-family development.***

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

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The total site area is 7,663 SF or 0.18 acres. The minimum lot size is 4,000 SF.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***Proposed lot coverage is 1,377 SF for the proposed house (including new porch), 177 SF for the existing driveway, 199 SF for the existing carport, 207 SF for the existing porch, 79 SF for the existing deck, and 99 SF for the new walkway, for a total 2,138 SF or 27.9%. Maximum lot coverage allowed is 70% or 5,364 SF.***

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

- ***The proposed dwelling will have 3 bedrooms and 2.5 bathrooms. Single-family dwellings must have at least 3 bedrooms and 2 bathrooms.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required floor area is 1,000 SF. While the existing and proposed building footprints indicate the dwelling will at a minimum be over 1,000 SF, <u>the Applicant has not provided the existing or proposed heated floor area of the dwelling.</u>***

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

- ***The existing dwelling has a one-car carport and a driveway extending along the side of the building. <u>The proposed dwelling will keep the carport but shorten the driveway and reduce the number of provided off-street parking spaces to one, which is not compliant.</u>***

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

- ***The Applicant has provided an explanation of the project, which consists of the renovation of an existing dwelling including the addition of a new second story partially extending over a new screened side porch on the north side of the dwelling.***
- ***A construction activity schedule has been provided.***
- ***Proof of ownership of the property has been provided.***

<u>FINDINGS</u>

The existing north side setback is 3', which encroaches on the R-SF required setback of 5' and is not compliant. As the existing structure is therefore non-conforming, a variance will be required to perform any renovation to the dwelling that does not bring the structure into conformity.

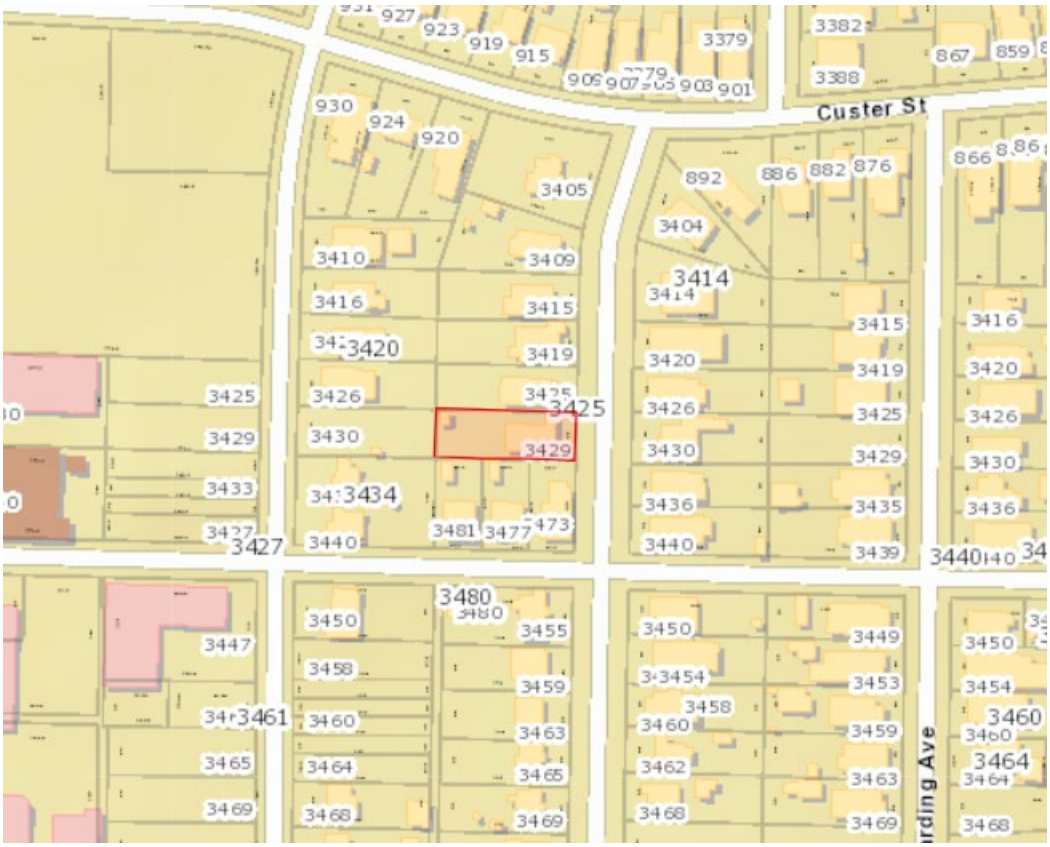
The designs as submitted are not compliant with R-SF zoning requirements. The following issues, if not resolved, will require variances in addition to the one described above from the Board of Appeals:

- The R-SF zone side setback is 5'. New construction is proposed within the north side setback, including the expansion of the building footprint to within 2.3' of the property line.
- The minimum off-street parking is two spaces. The proposed design will remove parking along the side of the house and reduce provided off-street parking to one space in the carport, which is not compliant.

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

- The floor areas of the existing and proposed structures have not been provided.
- The Applicant should provide the widths of the driveway, curb cuts, and the sidewalk.

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



Location Map – 3429 Rainey Avenue

19-PC-08-17

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Philip Jones

Mailing Address: 2840 Peachtree Rd unit 104, Atlanta, GA

Telephone [redacted] Mobile # [redacted] Email [redacted]

Property Owner (s) Vancole Investments Inc

Mailing Address 2840 Peachtree Rd unit 104, Atlanta, GA

Telephone [redacted] Mobile # [redacted]

Address/Location of Property: 876 Virginia Ave

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0098-0001-069-8

Present Zoning Classification: UV Size of Tract: .434 acre(s)

Present Land Use: Smoothie King & Grub fresh bowls & wraps

Please check the following as it applies to this application

_____Site Plan Review
_____Conditional Use Permit
_____Temporary Use Permit

X Other (Please State) Special Exception
Special Exception and restaurants in U-V are allowed up t
to a max of 6,000 sf (with or without a drive-thru)

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: 7/11/2019

Sworn to and subscribed before me

This 11 **day of** July, 20 19.

Notary Public

AMY LANNOM NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES April 17, 2021

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 previous use of this site was a Pizza Hut location that had a drive thru as well. The building has now been remodeled to include two tenants. One tenant is Smoothie King and the other tenant will be Grub fresh bowl and wraps. The Smoothie King side is the side that includes the drive thru that existed with the former Pizza Hut concept. The proposed drive thru on the Smoothie King side of the building will alleviate parking lot congestion during peek hours and provide a more convenient option for residents and employees of the City of Hapeville to patronize this local business. Smoothie King corporate has also provided a study of it's busiest drive thru locations, which states that the average number of cars per hour is only 10. We are also providing three possible solutions to ensure that the drive thru is utilized in a way to alleviate any traffic concerns on Virginia Ave to provide adequate stacking along with entrance and exiting signage. The City of Hapeville residents and employees in surrounding businesses have also shown overwhelming support for the utilization of a drive thru at Smoothie King with over 2000 signatures showing personal desire to have this option when patronizing this local business.

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:

876 Virginia 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 Vancole Investments/Philip Jones

Address of Applicant
2840 Peachtree Rd, Unit 104, Atlanta, GA 30305

Telephone of Applicant
[redacted]

Signature of Owner

Philip Jones
Print Name of Owner

Personally Appeared Before Me this 11 day of July, 2019.

Notary Public

SHUNKETA BRANTLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 16, 2022

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Date
July 8th, 2019

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR THE PROPERTY LOCATED AT:

876 Virginia Ave

City of Hapeville, County of Fulton, State of Georgia

Name or Attorney
Jon W. Jordan

Bar No.: 690096

Address
3340 Peachtree Road Suite 1530
Atlanta, GA 30326

Telephone
404-348-4881

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)

PJ 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.

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

PJ 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.

PJ 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).

PJ ___ 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.

PJ ___ 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.

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

PJ ___ 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).

PJ ___ 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.

PJ ___ 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.

PJ ___ 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.

PJ ___ 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.

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

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

PJ 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.

PJ Site area (square feet and acres).

PJ 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.

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

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

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

PJ 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 7/11/2019

LEGAL DESCRIPTION

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

Beginning at the corner formed by the intersection of the easterly Right of Way line of Oak Ridge Avenue with the southerly Right of Way line of Virginia Avenue, Thence run easterly along the southern Right of Way of Virginia Avenue South 88 Degrees 58 Minutes 18 Seconds East a distance of 25.09 feet to a point,

Thence North 00 Degrees 59 Minutes 49 Seconds East a distance of 4.00 feet to a 0.5" RBF,

Thence run South 89 Degrees 00 Minutes 11 Seconds East a distance of 54.98 feet to a 0.5" RBS, located on the southern R/W of Virginia Avenue,

Thence leaving said Right of Way run South 00 Degrees 22 Minutes 02 Seconds West a distance of 189.51 feet to a point,

Thence run North 88 Degrees 14 Minutes 23 Seconds West a distance of 2.08 feet to a 0.5" RBF,

Thence run North 89 Degrees 22 Minutes 37 Seconds West a distance of 103.25 feet to a Disk, Right of Way Monument, located on the eastern Right of Way line of Oak Ridge Avenue,

Thence run North 02 Degrees 11 Minutes 45 Seconds East a distance of 10.03 feet to a point,

Thence run North 00 Degrees 33 Minutes 26 Seconds East a distance of 32.17 feet to a point,

Thence run South 86 Degrees 20 Minutes 39 Seconds East a distance of 0.93 feet to a point,

Thence run North 00 Degrees 46 Minutes 05 Seconds East a distance of 53.89 feet to a 0.5" RBF,

Thence run North 89 Degrees 36 Minutes 02 Seconds East a distance of 4.08 feet to a point,

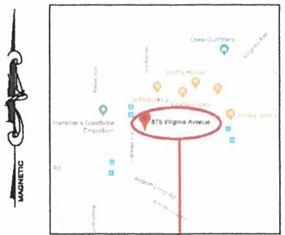
Thence run North 00 Degrees 49 Minutes 14 Seconds East a distance of 57.32 feet to a 0.5" RBF,

Thence run North 18 Degrees 38Minutes 20 Seconds East a distance of 17.96 feet to a point,

Thence run North 41 Degrees 10 Minutes 35 Seconds East a distance of 20.38 feet to a point, said point being the True Point of Beginning.

Land Area = 0.434 AC

The End



LOCATION MAP
(NOT TO SCALE)

SITE

FLOOD NOTE

MAP ID 13121C0366F EFFECTIVE DATE 09/18/2013
ZONE: A

NOTES:

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

SURVEY CERTIFICATION

This survey is made for the benefit of:

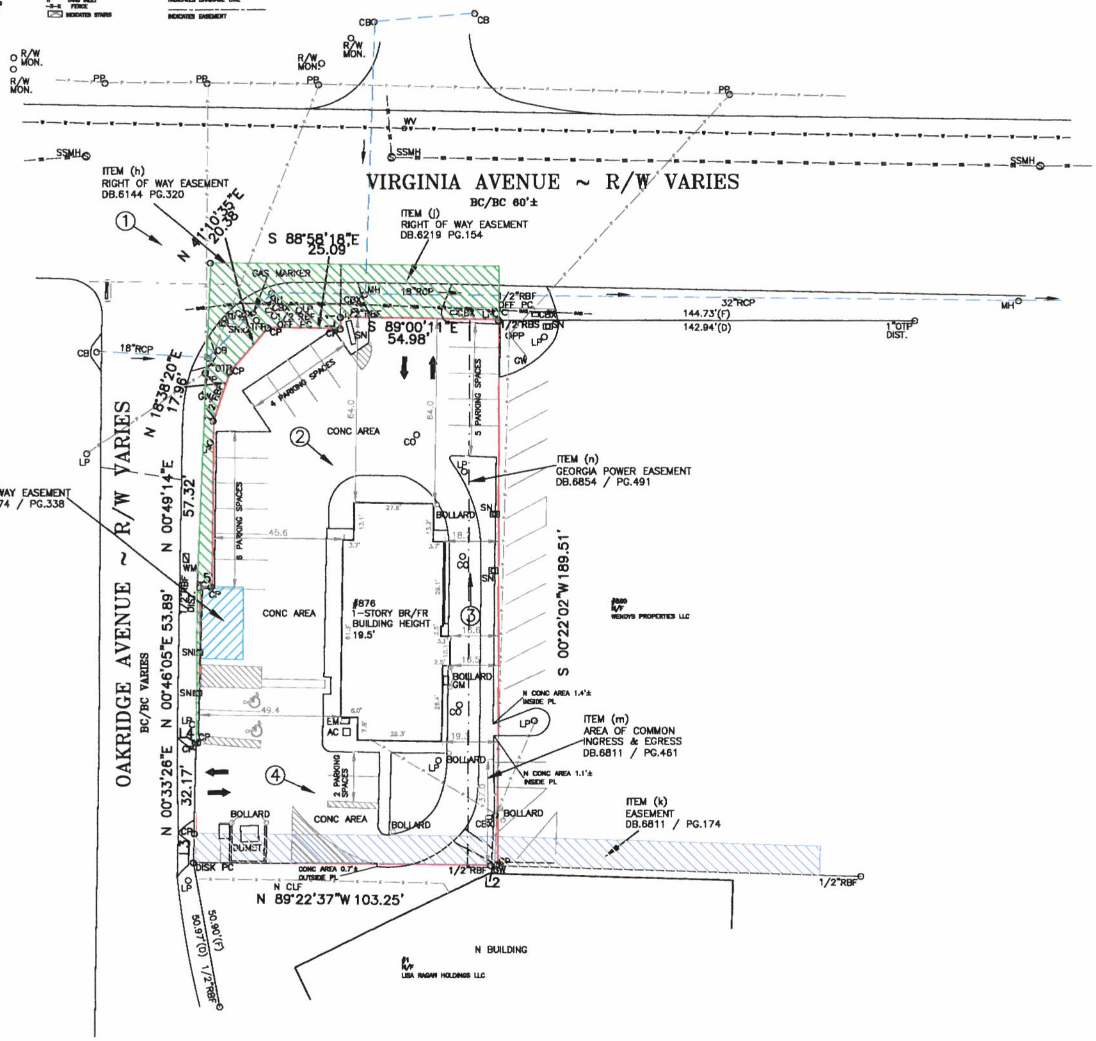
PHILIP JONES
CHICAGO TITLE INSURANCE
THOMAS A. SPILLMAN, ESQUIRE
SMITH, GAMBRELL & RUSSELL, LLP

TOTAL LAND AREA
18903.93 SF
0.434 AC

• LEGEND •

• SYMBOLS •

• LINE INDICATORS •



TITLE EXCEPTIONS

LEGAL DESCRIPTION

SITE PICTURES

Course	Bearing	Distance
L1	N 00°59'49" E	4.00'
L2	N 88°14'23" W	2.08'
L3	N 02°11'45" E	10.03'
L4	S 86°20'39" E	0.93'
L5	N 89°36'02" E	4.08'

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

SURVEY LAND EXPRESS, INC
PROFESSIONAL LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
OFFICE 404-252-5747
FAX 404-601-0941
EMAIL INFO@SURVEYLANDEXPRESS.COM

ALTA/ACSM LAND TITLE SURVEY FOR:
PHILIP JONES
CHICAGO TITLE INSURANCE
THOMAS A. SPILLMAN, ESQUIRE
SMITH, GAMBRELL & RUSSELL, LLP

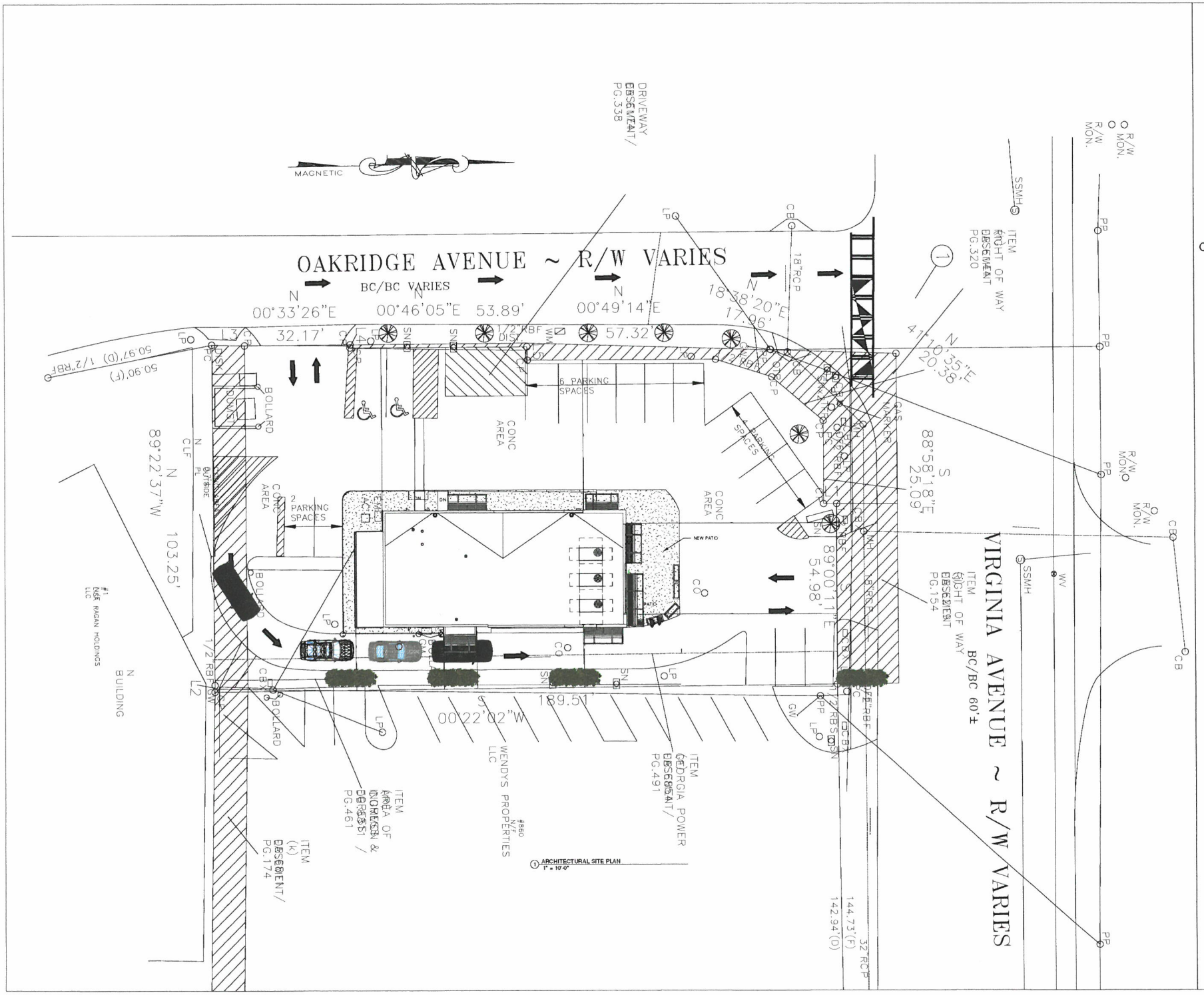
LAND LOT 98 14TH DISTRICT FULTON COUNTY, GEORGIA

REVISIONS	BY

SCALE 1" = 20'

DRAWN BY	AP
CHECKED BY	ES
FIELD WORK	04/25/2018
DATE SIGNED	05/08/2018
SCALE:	1"= 20'
JOB No.	20180885
SHEET NUMBER	1 OF 1

24x36 PAPER SIZE



TREY LUCAS
ARCHITECTURE
324 Eastland Drive
Decatur, GA 30030
c: 403.307.0771
trey@treylucas.com

Lowndes Engineering
Consulting Structural Engineering
CornerStone Design Services, LLC
504 Indian Trail Rd
Suite 201C
Lilburn, GA 30047
o: 770.717.0040

Philip Jones
Jones_philip29@hotmail.com
c: 404.915.7458

SMOOTHIE KING #913
876 Virginia Avenue,
Hapeville, GA 30354

SMOOTHIE KING

No.	Description	Date
1	FULTON CO. HEALTH COMMENTS	8/21/19

CONSTRUCTION DOCUMENTS

STATE OF GEORGIA
FRED TREY LUCAS, III
REGISTERED ARCHITECT

6/7/19

ARCHITECTURAL SITE PLAN

Project Number	Project Number
Date	6/7/19
Drawn By	III
Checked By	Checker

ASP

Scale 1" = 10'-0"

DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: August 8, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Special Exception Request – 876 Virginia Avenue

BACKGROUND

The City of Hapeville has received a special exception application from Mr. Philip Jones to permit a drive-through window accessory to a Smoothie King restaurant at 876 Virginia Avenue. The window would be on the east side of the building, adjoining 860 Virginia Avenue. The Applicant has indicated there was a drive-through window with the same configuration previously utilized on the property by its prior occupants.

The drive-through configuration was established prior to the extension renovation of the site. The drive-through is located on the east side of the structure, facing the adjacent property (Wendy's) and away from the right-of-way along Oakridge Avenue.

An application for the same special exception, a drive-through at 876 Virginia Avenue, was denied by Mayor & City Council on July 17, 2018.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-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) Promote neighborhoods established near shopping and employment centers;
(4) Encourage pedestrian and neighborhood uses in the commercial area;
(5) Discourage land uses that 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, antique

shops, new apparel shops and banks; and

(8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

Sec. 93-11.2-3. - Permitted uses.

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

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

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

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

(c) Special exceptions may be sought for:

(1) Reduction of the number and size of parking spaces and off-street loading space requirements;

(2) Location of off-street parking space and off-street loading spaces; and

(3) Location and number of drive-throughs.

(d) When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable:

(1) The proposed design and location of the particular development;

(2) The possible traffic generating characteristics of the proposed development;

(3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate;

(4) The availability of public utilities, facilities and services; and

(5) The character, and effect of the parking demands of the proposed development.

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

FINDINGS

The intent of the U-V zoning district is to encourage pedestrian and neighborhood uses in the commercial area of Hapeville while discouraging land uses that are automobile or transportation related. While the U-V district does

permit drive-through restaurants with special exception, it does so with the intention of permitting a drive-through when included as part of a larger mixed-use/retail development footprint. Such developments must address pedestrian orientation and safety in their design. It is not the intent of the U-V district to sustain the existing land use pattern of single-use, low-density drive-through restaurants.

The location of the property and the curb is in the Virginia Avenue Gateway. This Gateway is identified in the adopted LCI as a main entry corridor to Hapeville. The purpose of this node is to create a welcoming gateway into Hapeville that showcases the office, hotel and mixed-use potential along Virginia Avenue and provides a smooth transition and wayfinding into downtown Hapeville.

Concerns presented by the Planning Commission and the Mayor & Council during the last consideration the ingress and egress onto Virginia Ave, potential pedestrian conflicts, and the desire to avoid a series of adjacent drive-throughs along Virginia Ave.

The definition provided in the code for “restaurants” in U-V has changed since this special exception was last considered. At that time, the addition of a drive-through to any restaurant would have made it a non-permitted use. The code has been updated to potentially accommodate restaurants with drive-throughs, explicitly allowing them with special exception. Furthermore, the code adds a qualifier, stating that “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.” Should the Planning Commission recommend approval of the special exception to the City Council, staff recommends that the property owner be willing to mitigate traffic interruptions on Virginia Avenue as well as install pedestrian-oriented design elements (such as the concrete sidewalk be continued across the driveway along Virginia Avenue) that convey the area as a priority for pedestrians rather than automobiles.

19-PC-07-13

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant JANICE M WHITE

Mailing Address: 1854 VIRGINIA AVE STE 2, College Park GA 30337

Telephone (404) 964-5922 Mobile # _____ Email allpreppermit@yahoo.com

Property Owner (s) GUSTAVO PERDIGON / GPCUBE, LLC

Mailing Address 2505 Gatewater Ct, Cumming, GA 30040

Telephone 954-278-1687 Mobile # _____

Address/Location of Property: 644 Coleman Street

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009900031503

Present Zoning Classification: ~~R-3~~ R-SF Size of Tract: 0.114 acre(s)

Present Land Use: VACANT Lot

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.

Janice M. White
Applicant's signature

Date: _____

Sworn to and subscribed before me

This 11th day of June, 2019.

Eddie W Sellers
Notary Public

EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

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.)

NEW CONSTRUCTION of A SINGLE-FAMILY HOME. 4-BEDROOMS; 3 BATHS; Kitchen; DINING ROOM; Living Room
2 DECKS IN the rear
1½ GARAGE
CONSTRUCTION - FALL

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:

Gustavo Pendigon GPCUBE LLC
644 Coleman Street

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Janice M White

Address of Applicant 1854 Virginia Ave #2, College Park, GA 30337

Telephone of Applicant (404) 964-5922

Signature of Owner

Gustavo Pendigon
Print Name of Owner

Personally Appeared Before Me this 11th day of June, 2019.

Eddie W. Sellers
Notary Public

EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

Site Plan Checklist – <u>Please include with your application.</u>

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 **<u>must</u>** contain the following information:

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

JW 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.

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

JW 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.

JW 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: James M. White

Date 6/10/2019

Residential New Construction

644 Coleman St

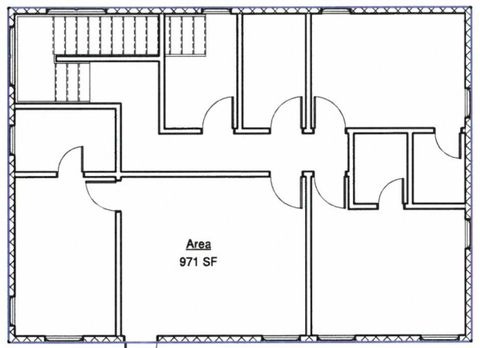
Atlanta, GA 30354

4 Bedroom
3 Bathroom

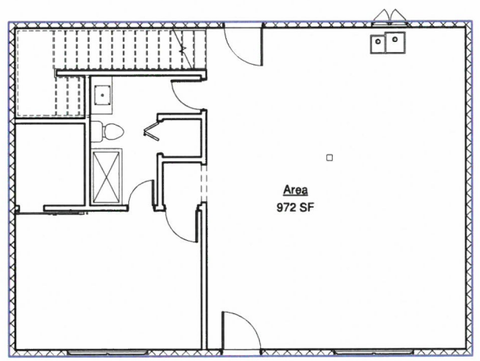
1944 sqft (Heated)

④ 3D View 2

Sheet Number	Sheet Name
A101	Proposed Plan
A102	Elevation
A100	Cover Sheet
A103	Foundation Plan
A104	Framing Plan
A105	Roof Plan
A106	Deck Plan



③ Level 2
3/16" = 1'-0"



② Foundation
3/16" = 1'-0"

<u>Code Summary</u>
International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

GEORGIA REGISTERED No. PE026728 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

8/4/2019

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

Cover Sheet

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 3/16" = 1'-0"

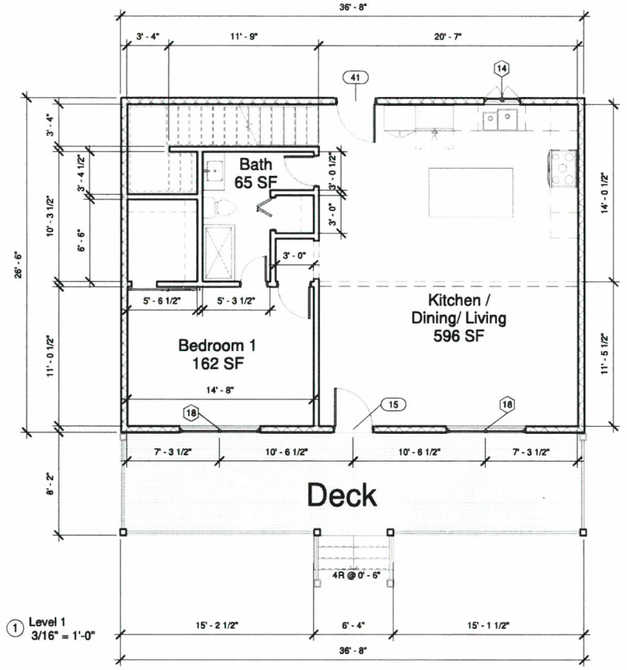
8/4/2019 10:14:01 AM

General Notes

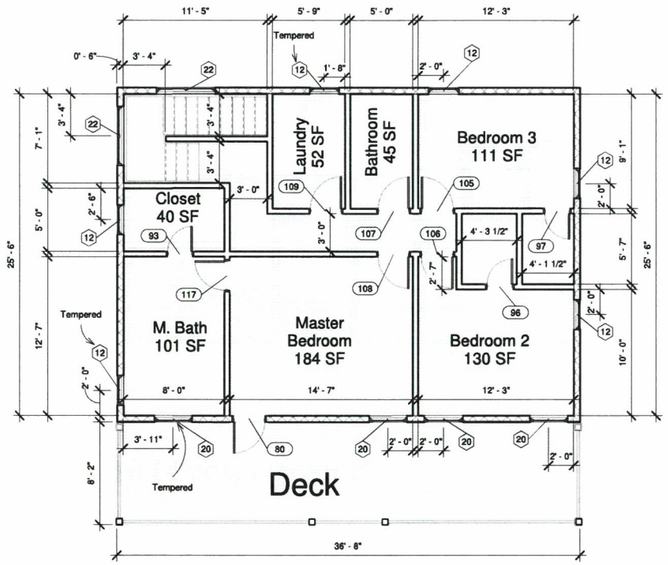
1. All lumber to be Southern Pine No. 2 or better
2. All concrete to have 4000 psi 28-day compressive strength
3. All deck lumber shall be presure preservative treated in accordance with AWPA U1 for the specied, product , preservative and end use. Feild cut ends, notches and drilled holes of preservative treated wood shall be treated in the feild in accordance with AWPA M4. Preservative - treated lumber in contract with the ground shall be rated as "ground-contract."
4. Joist Hangers shall have a minimum capacity of 800 lbs.

Window Schedule	
Type Mark	Family and Type
12	Window-Double-Hung: 28" x 46"
14	Window-Casement-Double: 34" x 36"
18	Window-Double-Hung-Double: 76" x 56"
20	Window-Double-Hung: 36" x 56"
22	Window-Double-Hung-Double: 56" x 52"

Door Schedule	
Mark	Family and Type
15	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"
41	Door-Interior-Single-Full Glass-Wood: 36" x 84"
80	Door-Interior-Single-Full Glass-Wood: 30" x 80"
86	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
87	Interior_barn_door_18732: Interior_barn_door_18732
89	Door-Opening: 36" x 80"
93	Door-Interior-Single-1_Panel-Wood: 24" x 80"
96	Door-Interior-Single-1_Panel-Wood: 24" x 80"
97	Door-Interior-Single-1_Panel-Wood: 24" x 80"
98	Door-Interior-Single-1_Panel-Wood: 24" x 80"
103	Door-Interior-Single-1_Panel-Wood: 28" x 80"
104	2_Panel_Bifold_Door_18618: 30" x 84"
105	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
106	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
107	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
108	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
109	Door-Interior-Single-3_Panel_Vert-Wood: 30" x 80"
117	Door-Interior-Single-1_Panel-Wood: 28" x 80"



① Level 1
3/16" = 1'-0"



② Level 2
3/16" = 1'-0"

Code Summary
International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

GEORGIA REGISTERED No. PE022720 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

8/4/2019

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

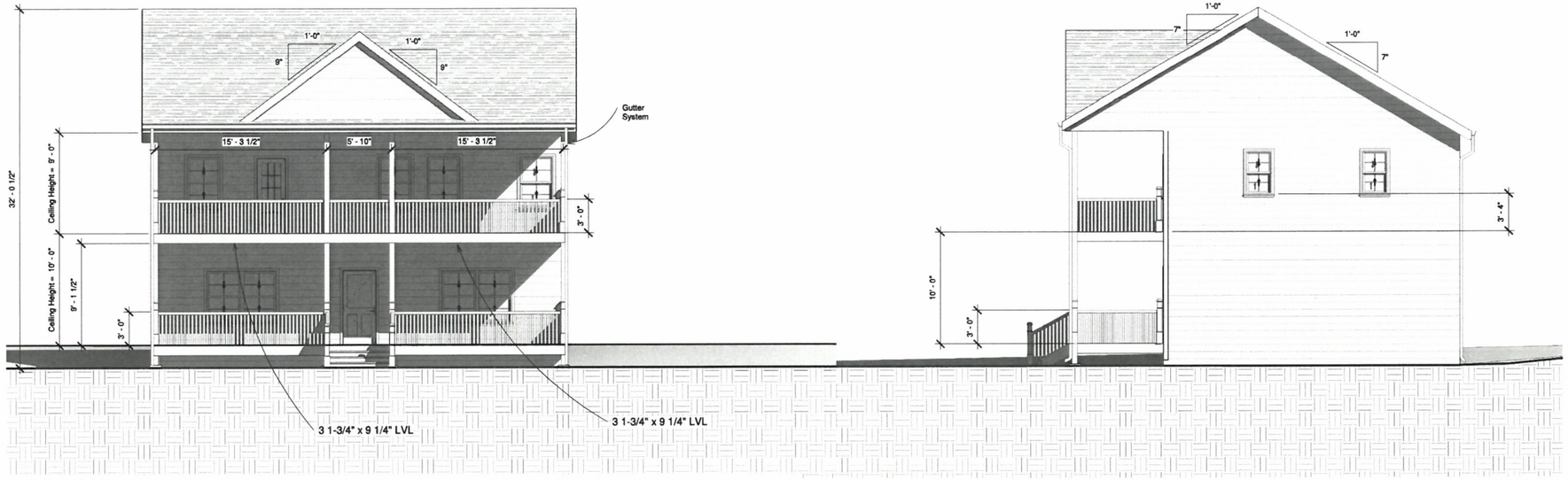
Proposed Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

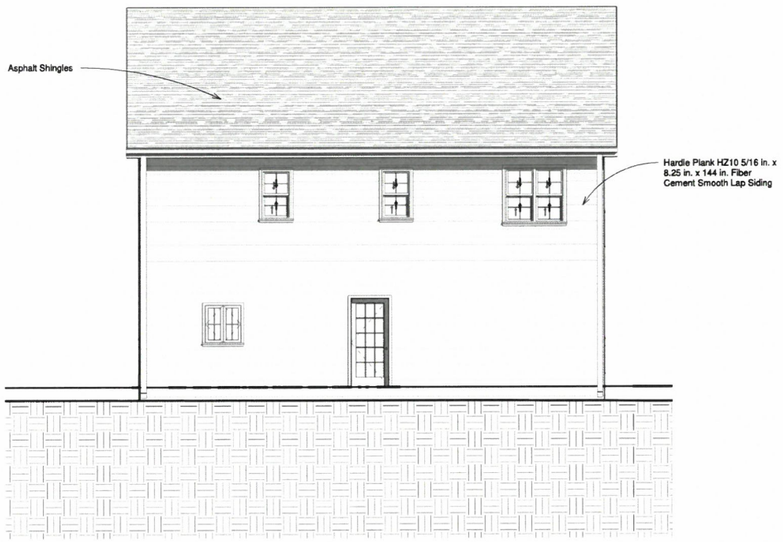
Scale 3/16" = 1'-0"

8/4/2019 10:14:04 AM

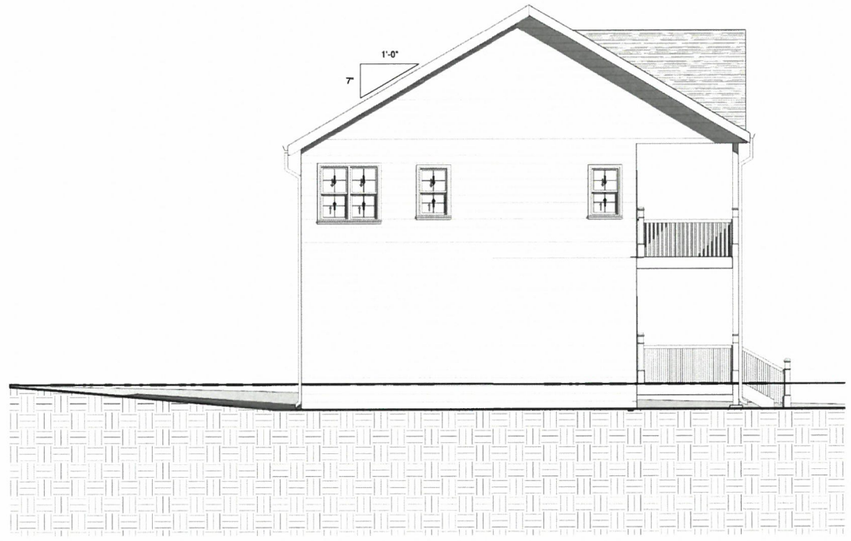


1 East
3/16" = 1'-0"

2 South
3/16" = 1'-0"



3 North
3/16" = 1'-0"



4 West
3/16" = 1'-0"

Code Summary

International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

GEORGIA REGISTERED No. PE001738 PROFESSIONAL ENGINEER SHAYAN A.M. SMILEY

8/4/2019

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

Elevation

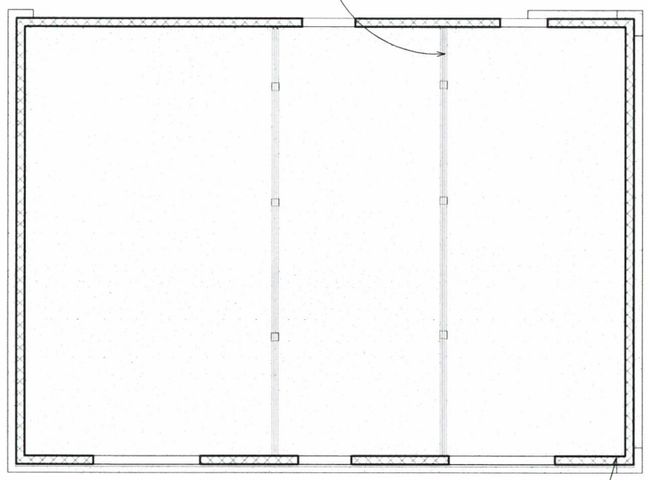
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale 3/16" = 1'-0"

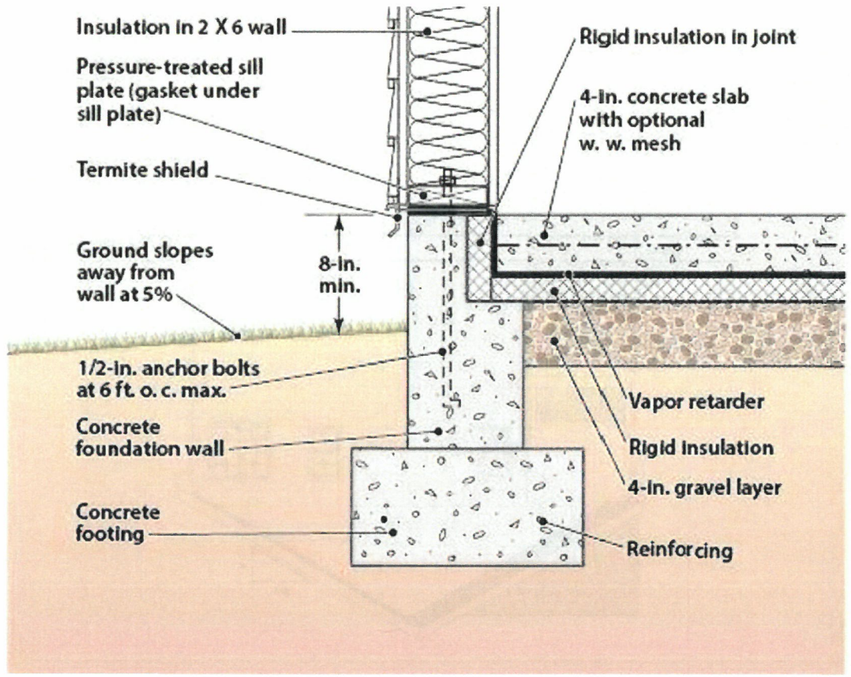
8/4/2019 10:14:09 AM

4" slab on grade with provide 6x6 W1 1.4 x W1.4 welded wire fabric Place welded wire fabric 1" below the top of the slab



① Foundation Plan

8" CMU with 18" wide 12" thick footing 2#4 rebar continuous



Beam Span, L_B	Joist Span L_J	Post Heights[1]					Footing Sizes[2]		
		Southern Pine	Douglas Fir-Larch[3]	Hem-Fir[3], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF[3]	Round Footing Diameter	Square Footing	Footing Thickness[4]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	25"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	16"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	35"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

Code Summary
International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

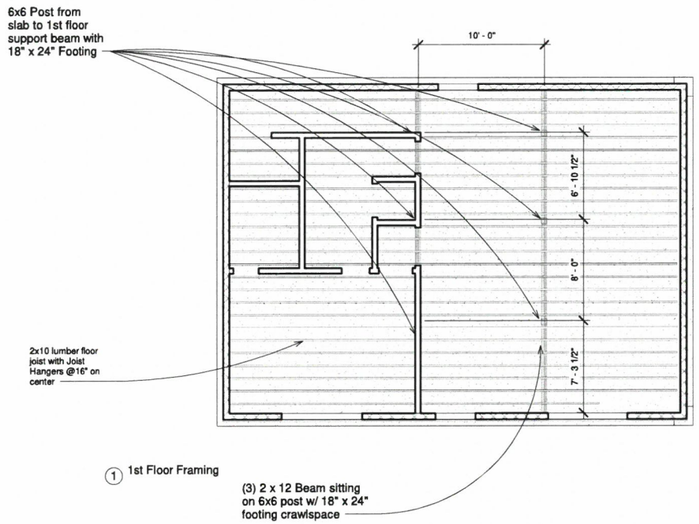
Foundation Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

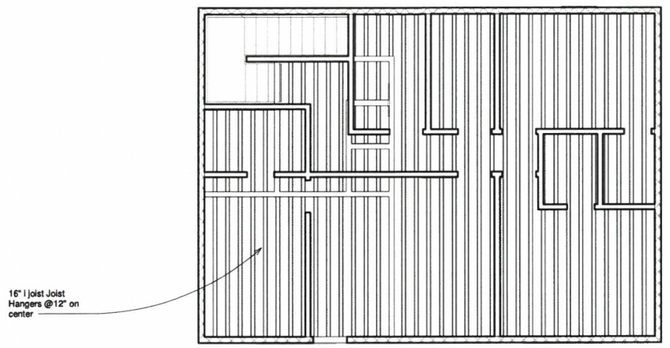
A103

Scale 1/4" = 1"

8/4/2019 10:14:10 AM



1 1st Floor Framing



2 2nd Floor Framing

3 2nd Floor Ceiling Framing

Code Summary

International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

GEORGIA REGISTERED No. PE031724 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

8/4/2019

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

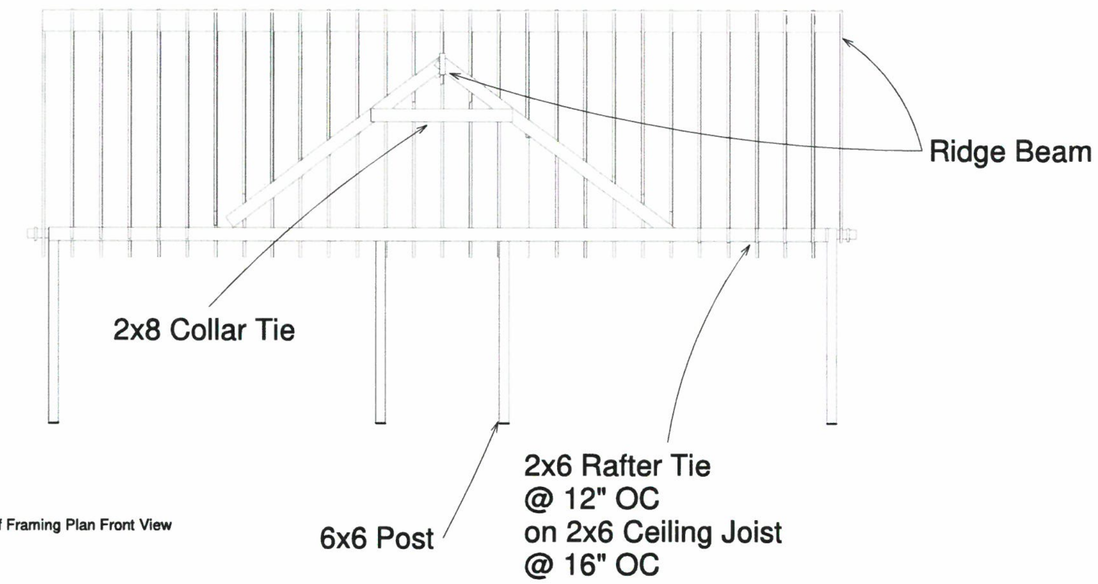
Framing Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

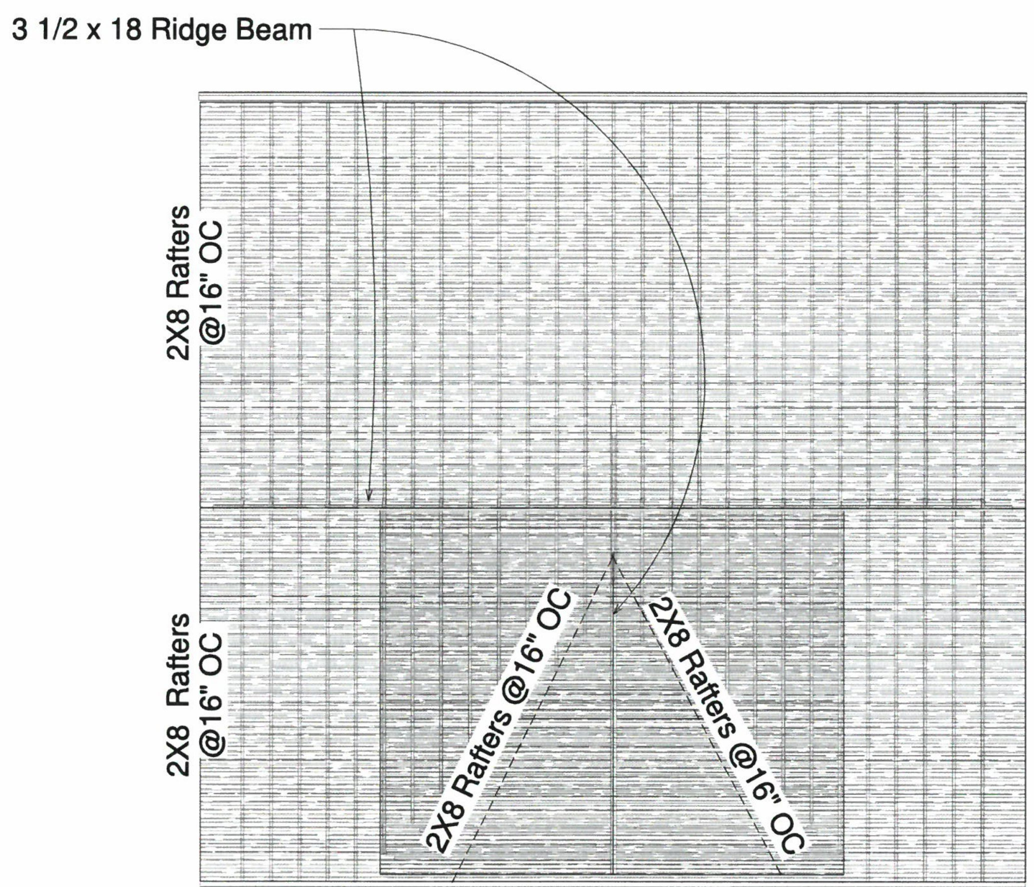
A104

Scale 3/16" = 1'

8/4/2019 10:14:12 AM



② Roof Framing Plan Front View



① Roof Framing Plan

Code Summary

International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

TABLE R403.1
MINIMUM WIDTH OF CONCRETE,
PRECAST OR MASONRY FOOTINGS (inches)[a]

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.
a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential living areas, live load = 40 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-1	13-6	16-2	19-1	9-10	12-6	14-8	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
19.2	Southern pine	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern pine	#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern pine	#2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9
	Southern pine	#3	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8
24	Southern pine	SS	8-10	11-8	14-11	18-0	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6

TABLE R802.5.1(1)
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Roof live load=20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a]									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	11-3	17-8	22-4	Note b	Note b	11-3	17-8	22-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-2	21-4	6-11	10-2	12-10	15-7	18-6
16	Southern pine	SS	10-4	16-1	21-2	Note b	Note b	10-4	16-1	21-2	25-7	Note b
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-1	13-7	17-2	20-1	23-10
	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
19.2	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b
	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern pine	#2	8-2	12-4	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern pine	#3	6-4	9-4	11-8	14-3	16-10	5-6	8-1	10-2	12-4	14-7
24	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1

Check sources for availability of lumber in lengths greater than 20 feet.

TABLE R802.4(1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-8	19-11	25-2	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
16	Southern pine	SS	11-8	18-5	24-3	Note a
	Southern pine	#1	11-6	17-8	22-4	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
19.2	Southern pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-3
	Southern pine	#3	8-0	11-9	14-10	18-0
24	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-1	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Span exceeds 26 feet in length.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE0 SHAYAH A.M. SMILEY

8/4/2019

A D
AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

Roof Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale 1/4" = 1'

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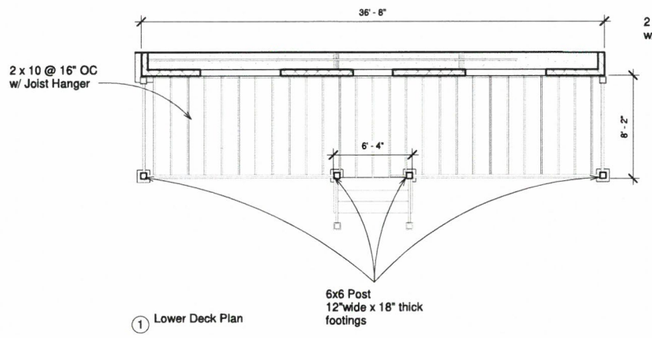
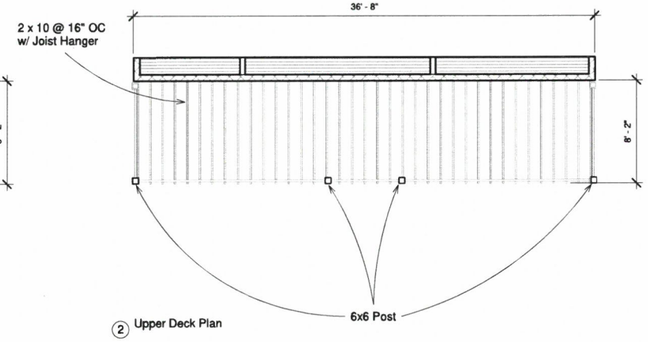
General Notes

1. All lumber to be Southern Pine No. 2 or better
2. All concrete to have 4000 psi 28-day compressive strength
3.All lumber shall be presure preservative treated in accordance with AWPA
U1 for the specied, product , preservative and end use. Feild cut ends,
notches and drilled holes of preservative treated wood shall be treated in the
feild in accordance with AWPA M4. Preservative - treated lumber in contract
with the ground shall be rated as "ground-contract."
4. Joist Hangers shall have a minimum capacity of 800 lbs.



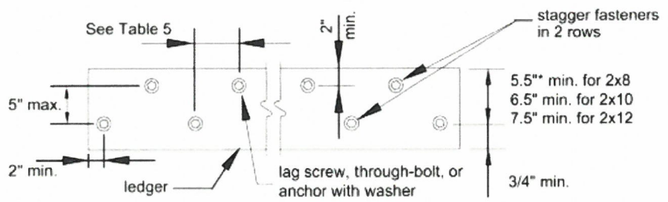
1 Lower Deck Plan

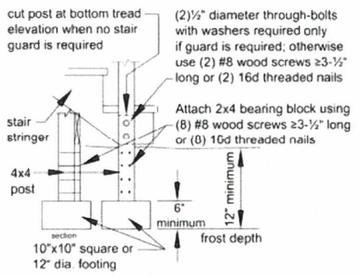


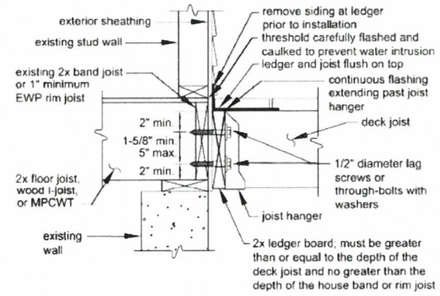
2 Upper Deck Plan

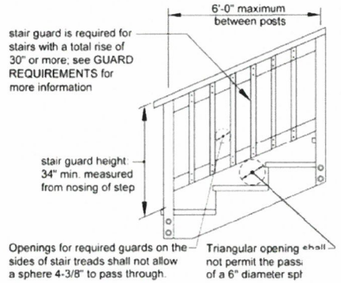
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist.[3,4,5,6,8]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

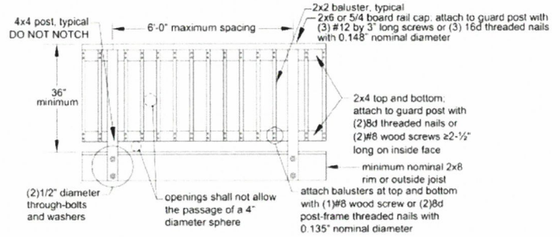
Joist Span	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details	**On-Center Spacing of Fasteners**							
½" diameter lag screw[1] with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/8" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[2,7]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"

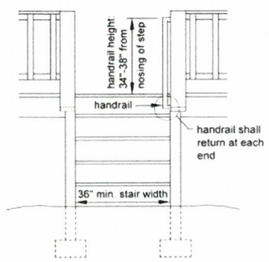


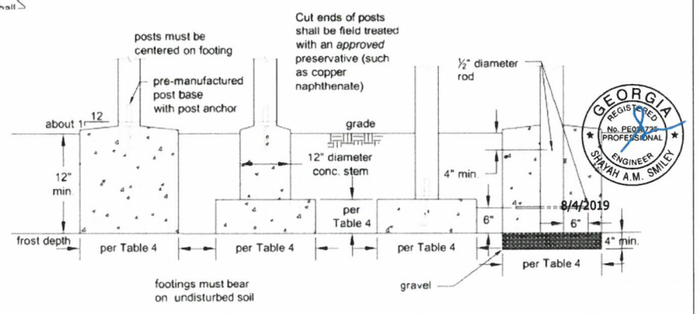












GEORGIA REGISTERED No. PE024734 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

Code Summary

International Residential Code, 2012 Edition,
with Georgia Amendments (2014) (2015) (2017)

Release For Construction

AD Designs

GP Cube Investments

644 Colman St.

No.	Description	Date

Deck Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A106

Scale

8/4/2019 10:14:18 AM

SURVEYORS NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTPF	OPEN TOP PIPE FOUND
T.L.P	TRAFFIC LIGHT POLE
C.L.	CENTER LINE
(X)	LOT NUMBER
W.M	WATER METER
E/B	ELECTRIC METER
T/B	TELEPHONE BOX
C/B	CABLE BOX
G.M	GAS METER
CTF	CRIMP TOP FOUND
CLF	CHAIN LINK FENCE

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 182,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WALTER F. PRINCE

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0366F DATE 9/18/2013

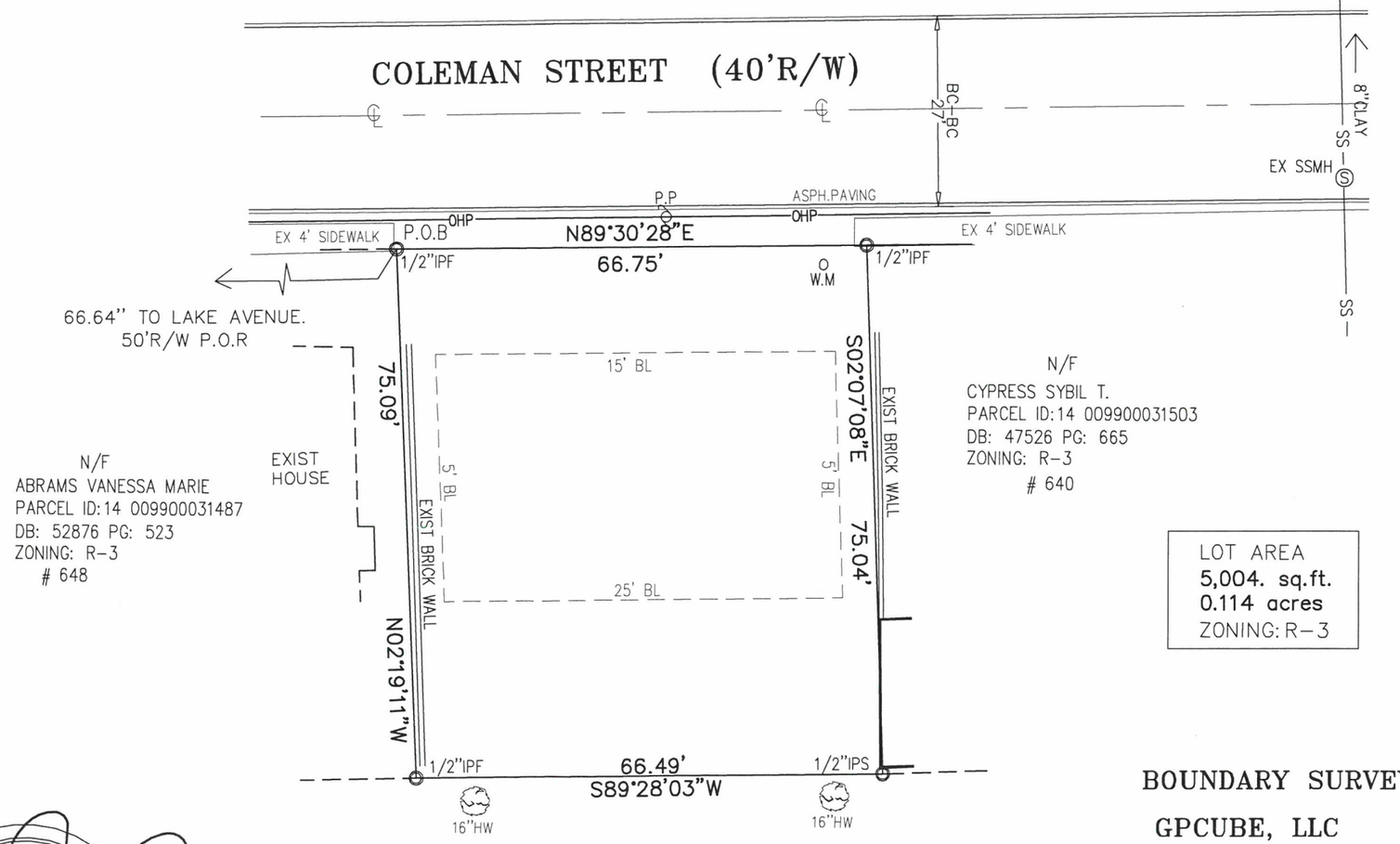
INSTRUMENT USED:

NIKON DTM–520 TOTAL STATION
REFERNCE USE PLAT 287 PAGE 31

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch =20 ft.

NOTE:

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67



LOT AREA
5,004. sq.ft.
0.114 acres
ZONING: R–3

HURD PRINCE & ASSOCIATES, INC.

Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281–3424
Phone (678)–782–7737

BOUNDARY SURVEY FOR:

GPCUBE, LLC

644 COLEMAN ST.
ATLANTA GA. 30354
PARCEL ID: 14 009900031495
LAND LOT: 99 14TH DISTRICT
CITY HAPEVILLE
FULTON COUNTY, GEORGIA
DATE OF FIELD SURVEY: 4–23–19
SCALE 1"=20' DATE OF PLAT 4–28–19

JOB # 26628

EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP
PANEL # 13121C0366F DATE 9/18/2013
NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION
REFERENCE USE: PLAT: 287 PAGE: 31

REQUIREMENTS FOR REPLACING AN EXISTING WALKWAY AND STAIRS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES;

1. REMOVE EXISTING PAVING USING HAND MACHINERY i.e. JACK HAMMER;
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ;
3. LEVEL USING OPEN GRADE AGGREGATE SUCH AS 57 STONE;
4. LAY 6 MIL PLASTIC SHEET WITHIN THE CRZ BEFORE POURING CONCRETE;
5. DO NOT REMOVE CONCRETE UNTILL IT TO BE REPLACED
6. DO NOT DRIVE OR USE MACHINERY ON THE EXPOSED ROOTS OF THE CRZ.

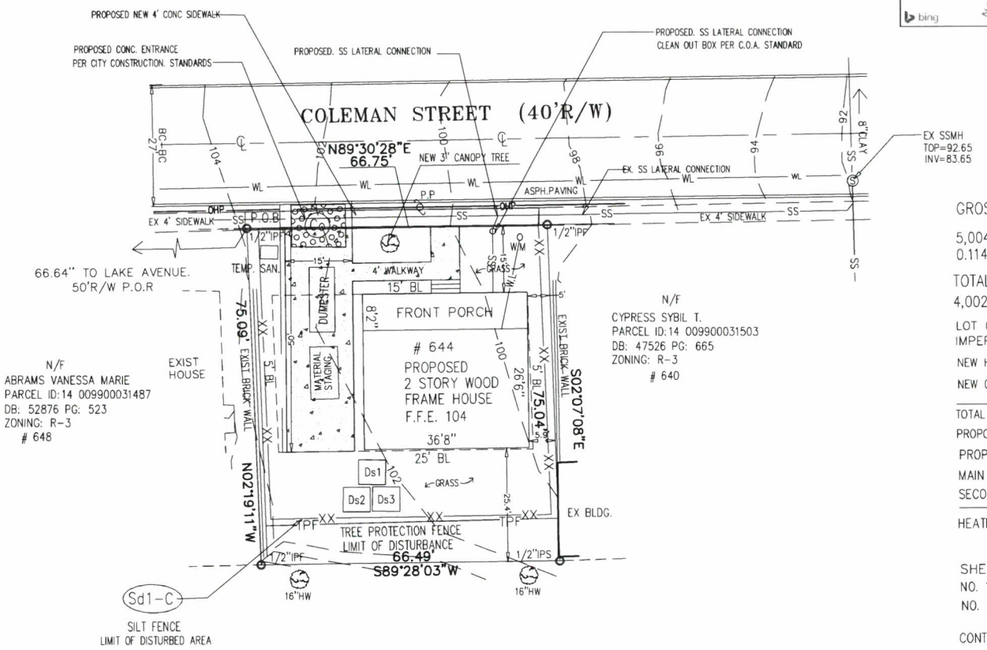
"THE EXCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES".

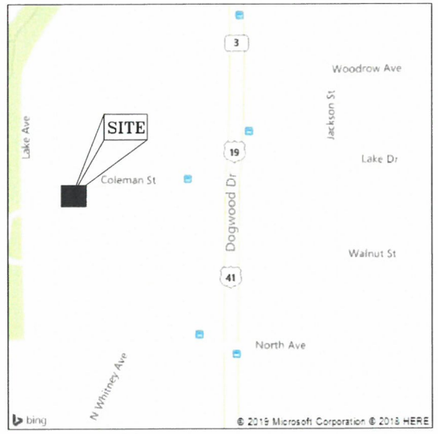
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

NOTE:

1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
4- NO STANDING WATER.

DIRT STATEMENT:
CUT = 30 CU.YDS.
FILL =30 CU.YDS.
DIRT TO BE BALANCE ON SITE
DEMOLITION DEBRIS= 60 CU.YDS.





VICINITY MAP
NTS

GROSS LOT AREA
5,004. sq.ft.
0.114 acres

TOTAL DISTURDED AREA
4,002 SQ FT. OR 0.09 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:
NEW HOUSE ---------- 1,289 SQ.FT.
NEW CONC DRIVEWAY / WALK ----- 892 SQ.FT.
TOTAL INPERVIOUS AREA --------- 2,181 SQ.FT.
PROPOSED LOT COVERAGE ---------- 43%
PROPOSED FLOOR AREA RATIO
MAIN FLOOR HEATED ----------972 SQ.FT.
SECOUND FLOOR HEATED AREA -----972 SQ.FT.
HEATED FLOOR AREA --- 1,944 SQ.FT./ 5,004 SQ/FT= .38

SHEET INDEX
NO. 1 SITE PLAN & GRADING
NO. 2 CONSTRUCTION STANDARDS

CONTRACTOR/DEVELOPER
GUSTAVO PERDIGON
TEL: 954-278-1687

LEGEND

PROPOSED BUILDING		P.O.B.	POINT OF BEGINNING
EXISTING TOPOGRAPHIC CONTOURS	100	P.O.R.	POINT OF REFERENCE
PROPOSED TOPOGRAPHIC CONTOURS	100	I.P.S.	1/2" IRON PIN SET
EXISTING SPOT ELEVATIONS	x 100.00	O.H.P.	OVERHEAD POWER LINE
PROPOSED SPOT ELEVATIONS	x 100.00	P.P.	POWER POLE
Sd1-C SILT FENCE BARRIER.		L.L.L.	LAND LOT LINE
Co CONST. EXIT/ ENTRANCE.		I.P.F.	1/2" IRON PIN FOUND
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)		C.L.	CENTER LINE
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)		X	LOT NUMBER
Ds3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)		WM	WATER METER
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)		G.M	GAS METER
		←	GUY WIRE

Before staring any land-disturbing activities, the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.
Call (404) 546-1305
Failure to schedule may result in a Stop Work Order or Permit Revocation

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
WALTER PRINCE
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000000148
ISSUED: 06/03/2008 EXPIRES: 06/03/2020

SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE.
CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION

SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC R/W . CONTACT THE TRANSPORTATION DEPARTMENT OF PUBLIC WORK AT 404-330-6501

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call

REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WALTER F. PRINCE
SEAL:

24 HOUR CONTACT/DEVELOPER
GUSTAVO PERDIGON
TEL: 954-278-1687

HURD PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

PROJECT ADDRESS
644 COLEMAN STREET
ATLANTA GA. 30354
PARCEL ID: 14009900031495

LAND LOT:	LAND LOT 99
DISTRICT:	14 TH DISTRICT
COUNTY:	FULTON
STATE:	GEORGIA

ZONING: R-3
FRONT YARD SETBACK = 15 FEET
SIDE YARD SETBACK =5 FEET
REAR YARD SETBACK = 25 FEET

SHEET TITLE:
SITE PLAN AND SOIL EROSION CONTROL PLAN FOR:
GP CUBE IVESTMENTS

DATE: JUNE 7, 2019
JOB: 26628
DRAWN: W.A
CHECKED: F.P.
SHEET NUMBER: 1
SHEET 1 OF 2

DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: August 8, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Site Plan Review – 644 Coleman Street

BACKGROUND

The City of Hapeville has received a revised site plan application from Janice M. White to construct a new two-story four bed, three bath single-family dwelling at 644 Coleman Street. The property is currently vacant. The dwelling will have 1,944 SF of heated floor area and will provide off-street parking via a 15' wide driveway along the west side of the house.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

(1) Ensure the best use of the land;

(2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;

(3) Protect and promote a suitable environment for family life;

(4) Discourage any use which would generate other than usual residential traffic on minor streets; and

(5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

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

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

(1) One-family dwellings detached;

(2) Group homes, subject to the restrictions in section 93-2-19;

(3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and

(4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

							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/ Bldg. Lot**
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

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

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

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

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

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

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

- ***The subject tract is undeveloped.***
- ***The plans indicate the dwelling will be two stories, or 32' – 0 1/2" high.***
- ***Setback dimensions provided:***
  - ***Front setback is 15'.***
  - ***West side setback not provided but is within 5' building line.***
  - ***East side setback is 5'.***
  - ***Rear setback is 25.4'.***

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

- ***The plans include a proposed 15' wide driveway, 4' wide sidewalk, and 4' walkway from the entrance to the street.***
- ***<u>The Applicant should provide design cross sections for all new driveways and walkways.</u>***

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

- ***The proposed driveway along the west side of the house is sufficient to meet the two off-street parking space requirement.***

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

- ***Grades are shown at two-foot intervals.***

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

- ***There are no trees on the property.***

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 <u>section 93-23-18</u>.

- ***Lawn is to be planted with grass and one new canopy tree in the supplemental area. <u>The Applicant should specify the type of tree to be planted</u>.***

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.).

- ***Residential development.***

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

- ***No retaining walls, fences, or earth berms are shown as proposed.***

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

- ***Not applicable to single-family development.***

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

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***Building elevations have been provided. <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***Building elevations have been provided. <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 4,000 SF. The proposed site area is 5,004 SF, which is compliant.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***The maximum lot coverage allowed is 70%, or 3,503 SF. The plans indicate that the lot coverage will be 1,289 SF for the building area and 892 SF for the new driveway and walkway, for a total coverage of 2,181 SF or 44%, which is compliant.***

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

- ***A minimum of 3 bedrooms and 2 bathrooms are required. The proposed dwelling will have 4 bedrooms and 3 bathrooms, which is compliant.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required area is 1,000 SF. The proposed dwelling will have 1,944 SF of heated floor area, which is compliant.***

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

- ***A 15' driveway will provide 34' – 8" of parking space along the west side of the house.***

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

- ***The overall project includes the construction of a two-story single-family house.***

- ***Authorization of the property owner has been provided.***
- ***<u>The Applicant should provide a more detailed development schedule.</u>***

<u>RECOMMENDATION</u>

Prior to approval, the Applicant must provide, and/or the site plan must be revised to reflect the following:

- The Applicant should provide design cross sections for all new driveways and walkways.
- The Applicant should specify the type of tree to be planted in the supplemental area.
- The Applicant should provide a more detailed development schedule.

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

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

Approximate Location Map – 644 Coleman St.

19-PC-07-14

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant JANICE M WHITE

Mailing Address: 1854 VIRGINIA AVE STE 2, College Pk, GA 30337

Telephone (404) 964-5922 Mobile # _____ Email allpropperm.t@yahoo.com

Property Owner (s) Gustavo Perdigon / GPCUBE, LLC

Mailing Address 2505 Gatewater Ct, Cumming, GA 30040

Telephone 954-278-1687 Mobile # _____

Address/Location of Property: 3384 North Fulton Ave. Atl. 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-009500090115

Present Zoning Classification: ~~R3~~ R-SF Size of Tract: 0.278 acre(s)

Present Land Use: VACANT Lot

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.

Janice M. White
Applicant's signature

Date: _____

Sworn to and subscribed before me

This 11th **day of** June, 20 19.

Eddie W. Sellers
Notary Public

EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

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.)

NEW CONSTRUCTION of A SINGLE-FAMILY HOME 3-BEDROOMS; 2 BATHS; Kitchen; Dining Room; Living Room

Construction timeline Fall 2019

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:

Gustavo Perdigon GPCUBE LLC

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 Janice M White

Address of Applicant 1854 Virginia Ave. Ste 2-College Park 30337

Telephone of Applicant (404) 964-5922

Signature of Owner

Gustavo Perdigon

Print Name of Owner

Personally Appeared Before Me this 11th day of June, 2019.

Eddie Sellers

Notary Public

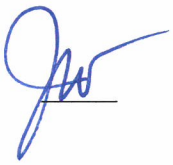
EDDIE W SELLERS
Notary Public, Fulton County, Georgia
My Commission Expires June 29, 2020

Site Plan Checklist – <u>Please include with your application.</u>

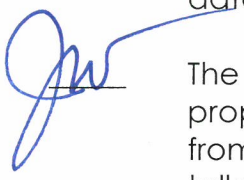
A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the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

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

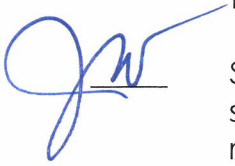
A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the 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 <u>all</u> 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 ***<u>initial</u>*** 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: _____

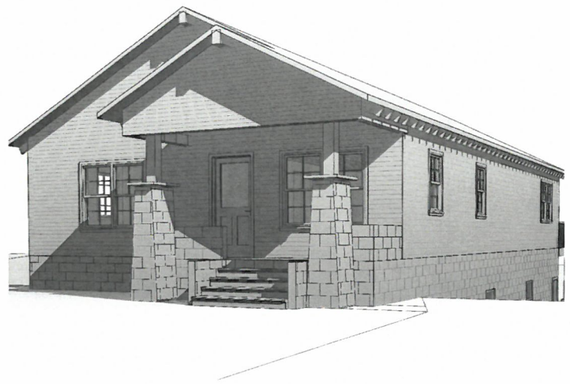
Date 6/10/2019

Residential New Construction

3384 Fulton Ave.

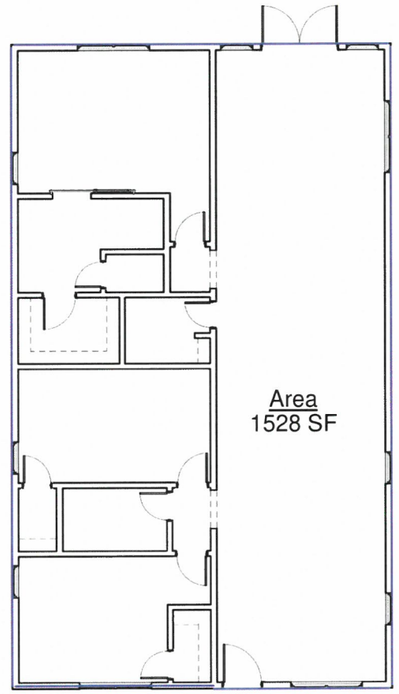
Atlanta, GA 30354

3 Bedroom 1528 sqft (Heated)
2 Bathroom



1 3D View 1

Sheet Number	Sheet Name
A100	Cover Sheet
A101	Proposed Plan
A102	Elevation View
A103	Foundation Plan
A104	Floor Framing
A106	Roof Framing Plan
A105	Ceiling Plan
A107	Deck Plan



3 Main Floor
3/16" = 1'-0"

Code Summary
International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
International Pluming Code 2012 Edition

GEORGIA REGISTERED No. PEO36725 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY
8/2/2019

AD Designs

GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

No.	Description	Date

Cover Sheet

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 3/16" = 1'-0"

7/31/2019 11:09:11 PM

Door Schedule	
Mark	Family and Type
162	Door-Opening: 36" x 80"
163	Door-Interior-Single-1_Panel-Wood: 28" x 84"
164	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 80"
165	Door-Interior-Single-1_Panel-Wood: 28" x 84"
166	Door-Interior-Single-1_Panel-Wood: 30" x 84"
167	Door-Interior-Single-1_Panel-Wood: 26" x 80"
168	Door-Interior-Single-1_Panel-Wood: 26" x 80"
169	Interior_barn_door_18732: Barn Door 30" x 84"
170	Door-Interior-Single-1_Panel-Wood: 24" x 80"
171	Door-Interior-Single-1_Panel-Wood: 28" x 84"
172	Door-Opening: 36" x 84"
173	Door-Exterior-Double-Full Glass-Wood_Clad: 72" x 84"
174	Door-Interior-Single-1_Panel-Wood: 24" x 84"
175	Door-Interior-Single-1_Panel-Wood: 26" x 80"
176	Single-Flush: 30" x36"

Window Schedule	
Mark	Family and Type
22	Window-Double-Hung-Double: 68" x 56"
23	Window-Double-Hung-Double: 68" x 56"
24	Window-Double-Hung-Double: 68" x 48"
25	Window-Double-Hung-Double: 68" x 56"
26	Window-Double-Hung: 30" x 46"
27	Window-Double-Hung: 30" x 46"
28	Window-Double-Hung: 30" x 46"
29	Window-Double-Hung: 30" x 46"
30	Window-Double-Hung: 30" x 46"
31	Window-Double-Hung: 30" x 80"
32	Window-Double-Hung: 30" x 80"
33	Fixed: 36" x 24"
34	Fixed: 36" x 24"
35	Fixed: 36" x 24"
36	Fixed: 36" x 24"

<u>Code Summary</u>
International Residential Code 2012 Edition
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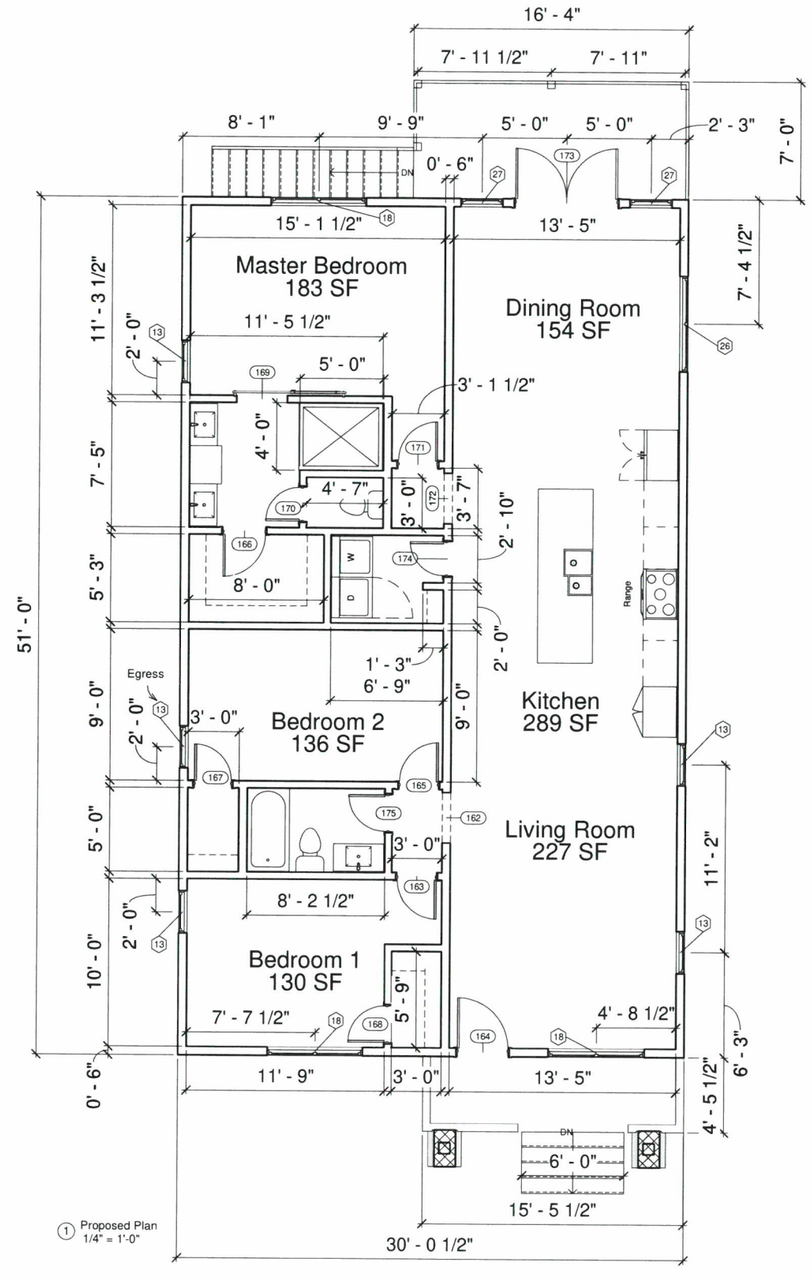

1 Proposed Plan
1/4" = 1'-0"

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3384 North Fulton Ave. Atlanta GA 30354

No.	Description	Date

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A101

Scale 1/4" = 1'-0"

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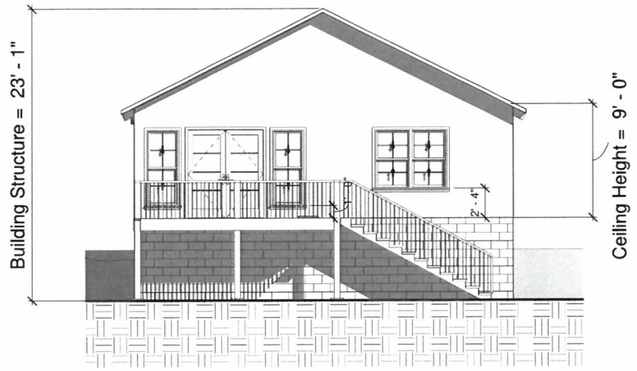
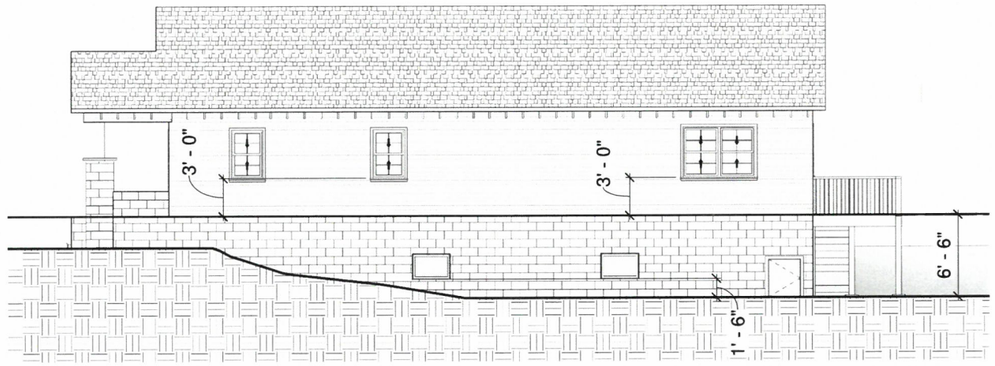
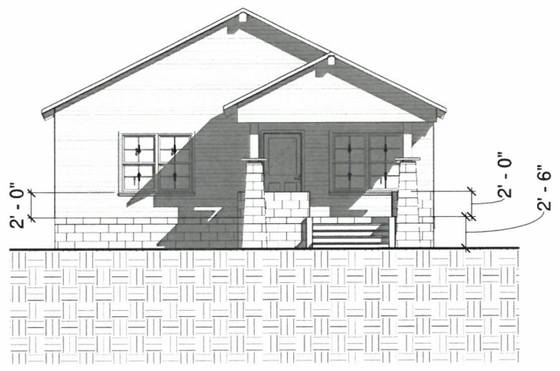


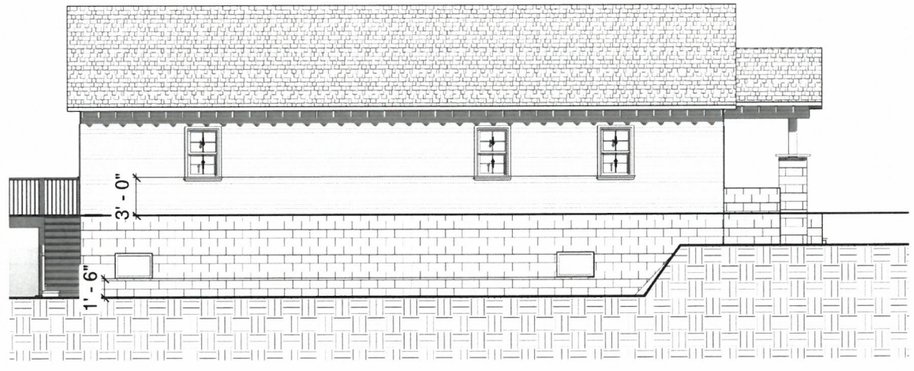
② North
3/16" = 1'-0"



① East
3/16" = 1'-0"



③ South
3/16" = 1'-0"



④ West
3/16" = 1'-0"

Code Summary
International Residential Code 2012 Edition
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GEORGIA REGISTERED No. PE036725 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

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No.	Description	Date

Elevation View

Project number	Project Number
Date	Issue Date
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A102

Scale 3/16" = 1'-0"

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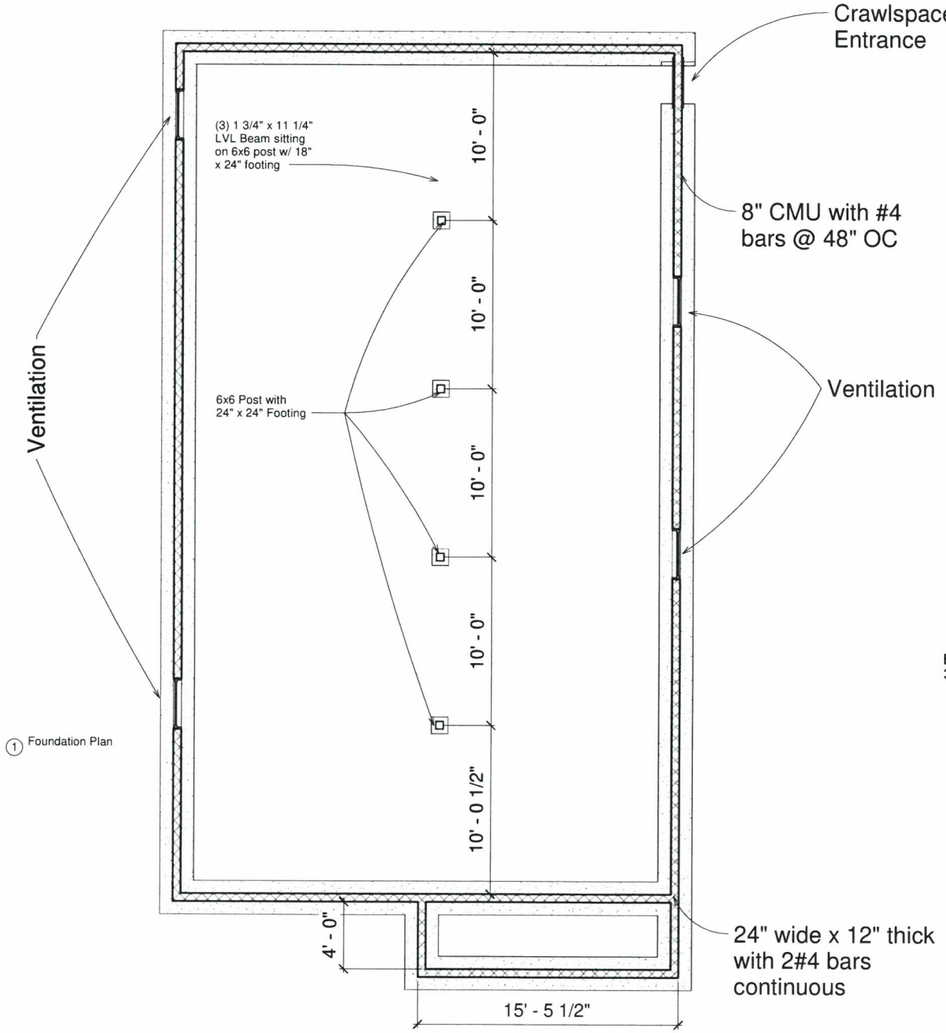
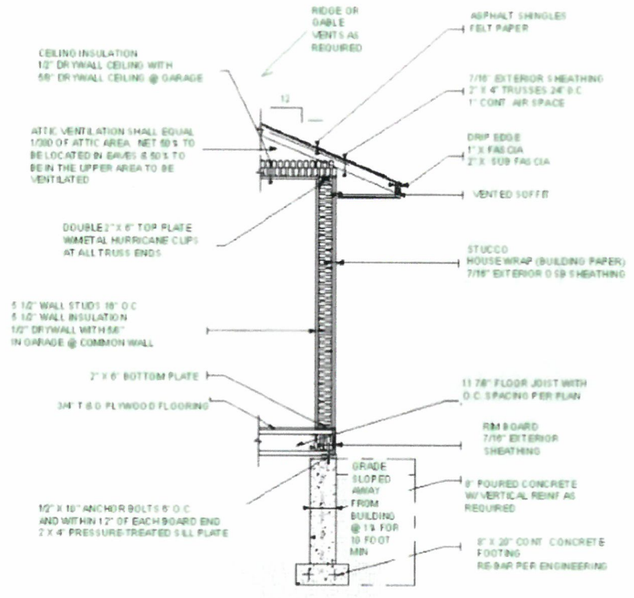
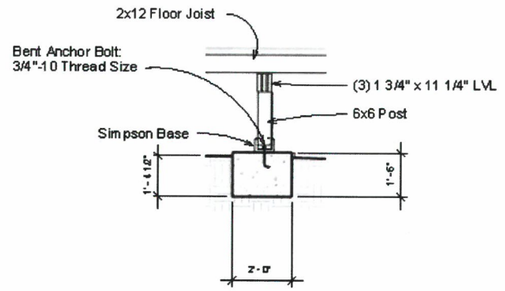
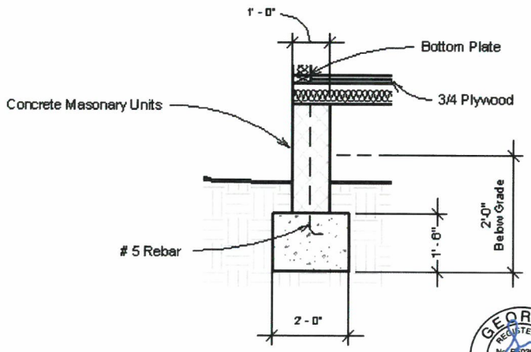


① Foundation Plan







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No.	Description	Date

Foundation Plan

Project number	Project Number
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A103

Scale

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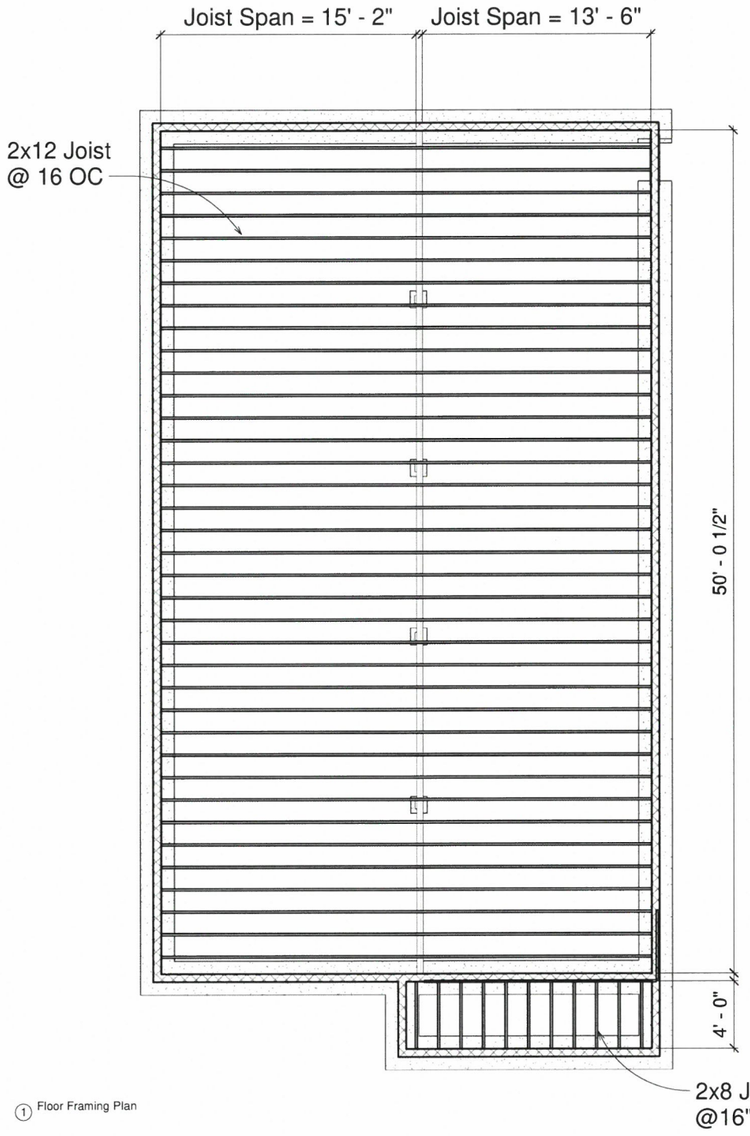
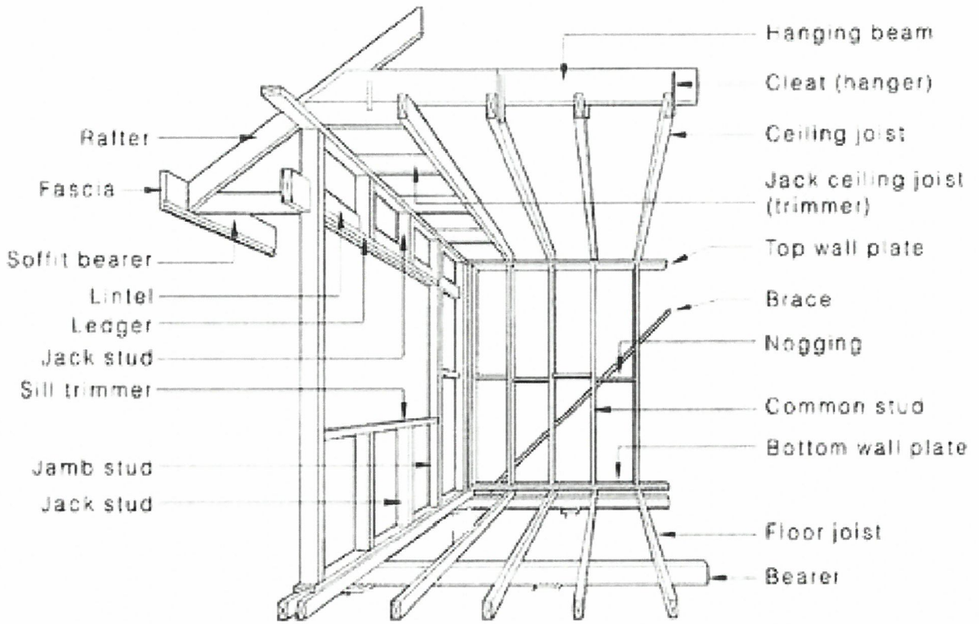
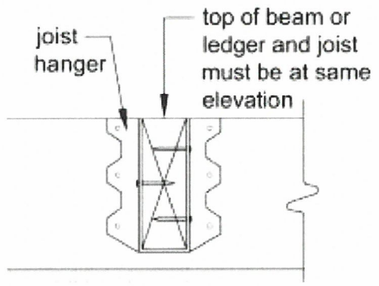
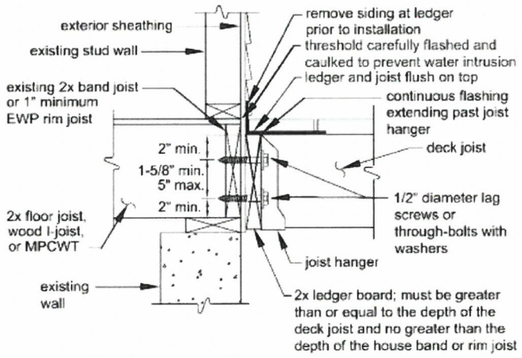
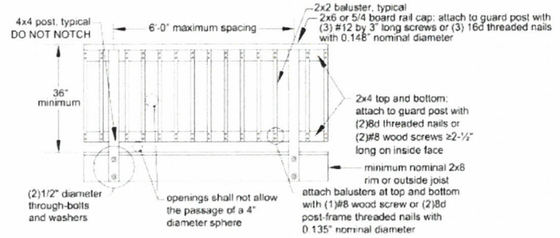


① Floor Framing Plan









Code Summary

International Residential Code 2012 Edition
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GEORGIA REGISTERED No. PE036725 PROFESSIONAL ENGINEER SHAYAH A.M. SMILEY

8/2/2019

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No.	Description	Date

Floor Framing

Project number	Project Number
Date	Issue Date
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A104

Scale

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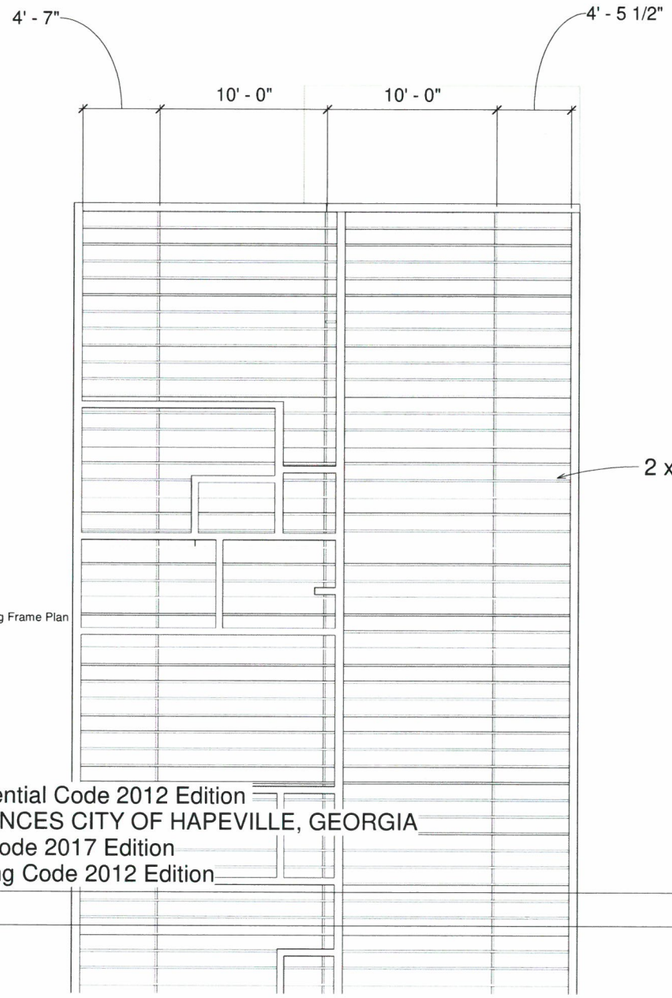

1 Ceiling Frame Plan

Code Summary

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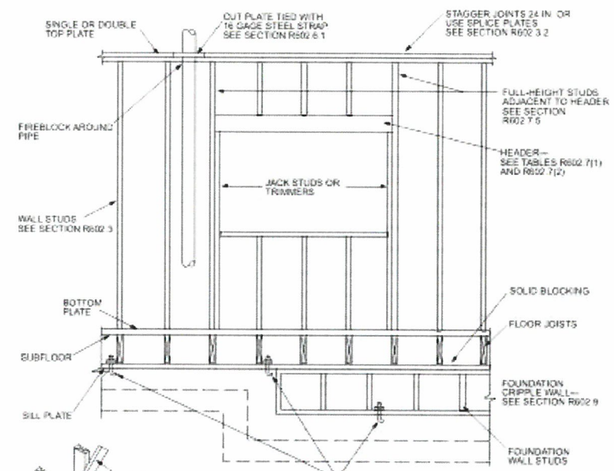
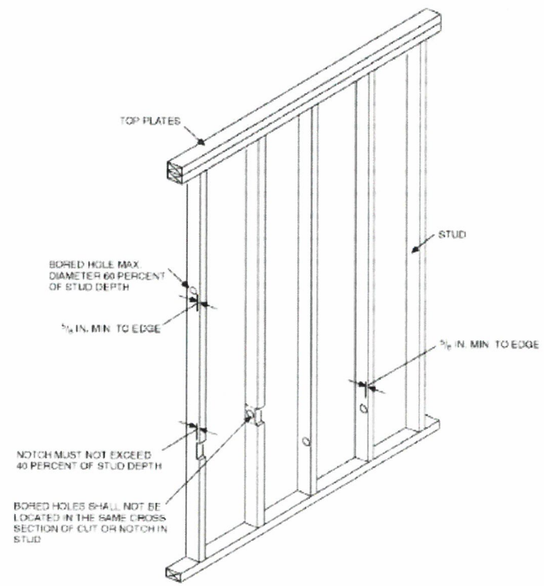
FIGURE R602.3(1)
TYPICAL WALL, FLOOR AND ROOF FRAMING



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10

CORNER AND PARTITION POSTS

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS



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No.	Description	Date

Ceiling Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale

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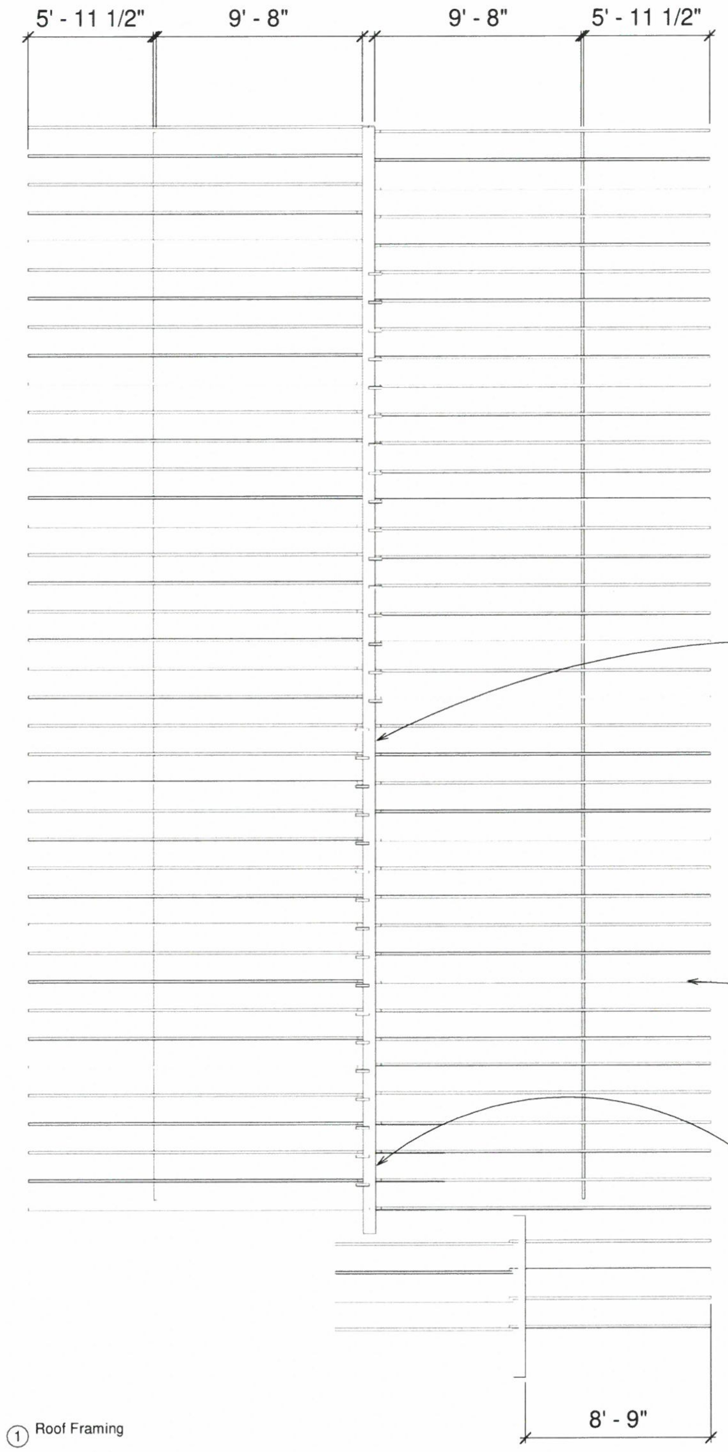
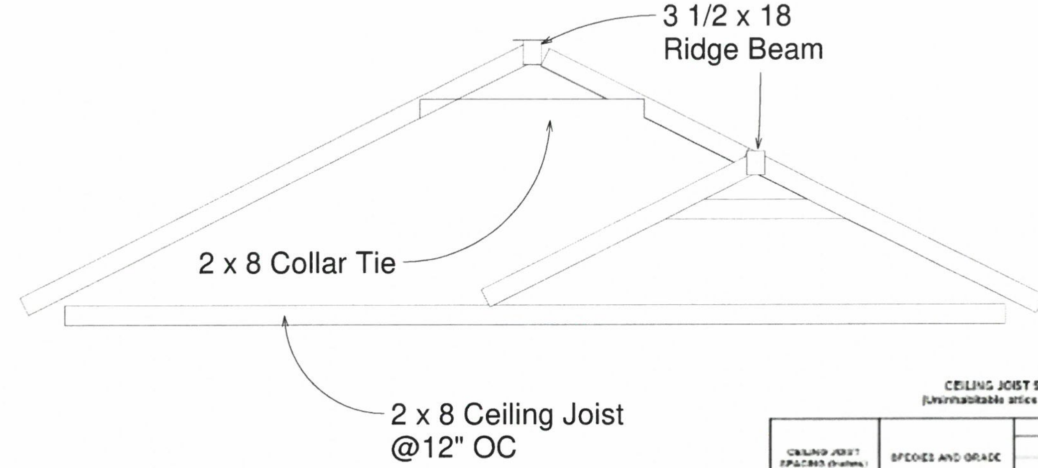


① Roof Framing



② Roof Frame Front View

TABLE R802.4(1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf 2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans (feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-7	19-8	25-10	Note a
	Southern pine	#2	11-10	18-6	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
16	Southern pine	SS	11-8	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-4	Note a
	Southern pine	#2	10-9	16-11	22-7	22-7
	Southern pine	#3	8-9	12-11	16-3	19-9
19.2	Southern pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-3
	Southern pine	#3	8-0	11-9	14-10	18-0
24	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-1	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Span exceeds 26 feet in length.

TABLE R403.1
MINIMUM WIDTH OF CONCRETE PRECAST OR MASONRY FOOTINGS (inches)[a]

	LOAD-BEARING VALUE OF SOIL (psf) 1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.
a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential living areas, live load = 40 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans (ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-7	13-8	16-2	19-1	9-10	12-6	14-8	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-3	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-8	12-11	16-1	19-1	9-8	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-0	9-10	11-8
19.2	Southern pine	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern pine	#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern pine	#2	8-6	10-11	12-10	15-1	7-9	9-10	11-8	13-9
	Southern pine	#3	6-5	8-2	9-10	11-8	5-11	7-4	9-0	10-8
24	Southern pine	SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-6	8-1	9-6

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
Note: Check sources for availability of lumber in lengths greater than 20 feet.
a. End bearing length shall be increased to 2 inches.
b. [illegible]

TABLE R802.5.1(1)
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Roof live load=20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a] (feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-8	16-2	19-11	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	17-9	21-4	6-11	10-2	12-10	15-7	18-6
16	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	Note b
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-3	14-0	17-3	20-1	23-10
	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-4	18-6	6-0	8-10	11-2	13-4	16-0
19.2	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b
	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-5	12-9	15-9	18-4	21-9
	Southern pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern pine	#3	6-4	9-4	11-9	14-0	16-10	5-6	8-1	10-2	12-2	14-7
24	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-6	11-5	14-1	16-5	[illegible]
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	[illegible]
	Southern pine	#3	5-8	8-4	10-6	12-7	15-1	4-11	7-3	9-1	10-11	[illegible]

Check sources for availability of lumber in lengths greater than 20 feet.

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036725 SHAYAH A.M. SMILEY
8/2/2019

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No.	Description	Date

Roof Framing Plan

Project number	Project Number
Date	Issue Date
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Scale

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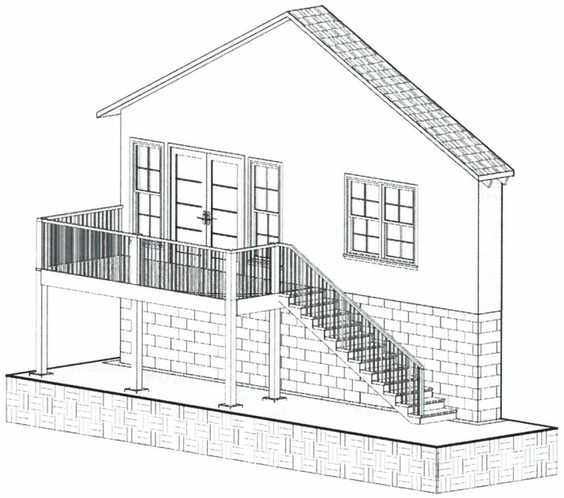
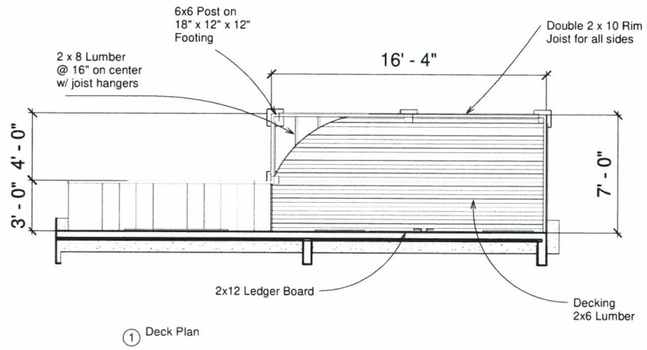


② Deck View

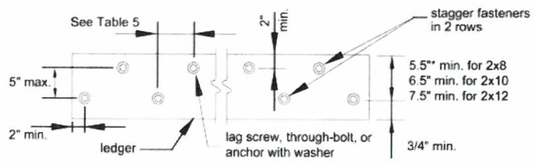


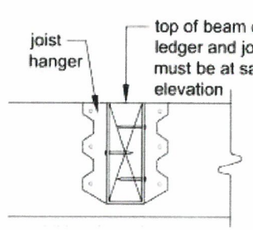
① Deck Plan

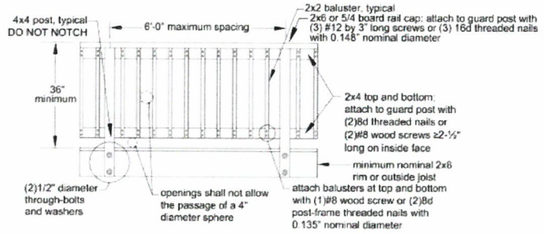
Beam Span, L_B	Joist Span, L_J	Post Heights[1]					Footing Sizes[2]		
		Southern Pine	Douglas Fir-Larch[3]	Hem-Fir[3], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF[3]	Round Footing Diameter	Square Footing	Footing Thickness[4]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	25"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	35"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

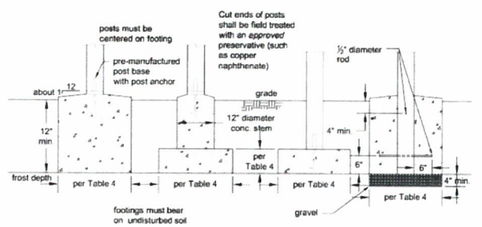
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist.[3,4,5,6,8]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

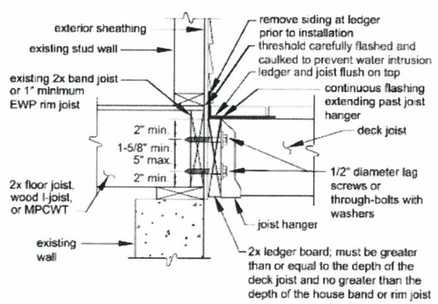
Joist Span	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details	On-Center Spacing of Fasteners							
½" diameter lag screw[7] with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/4" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with 15/32" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-1/4" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[9]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"

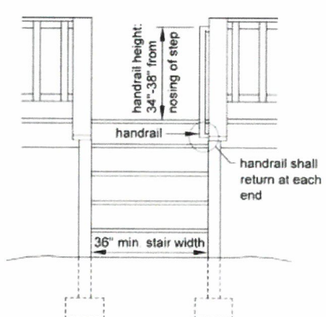


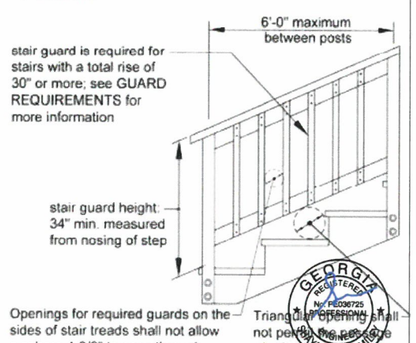












Code Summary

International Residential Code 2012 Edition
CODE OF ORDINANCES CITY OF HAPEVILLE, GEORGIA
National Electical Code 2017 Edition
International Pluming Code 2012 Edition

8/2/2019

AD Designs

GP Cube Investments

3384 North Fulton Ave. Atlanta GA 30354

No.	Description	Date

Deck Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A107

Scale

7/31/2019 11:10:35 PM

EROSION CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED AS NECESSARY.
4. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN , AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INTALLED, IF DETERMINED NECESSARY BY ON SITE INSPECTION.
7. SILT FENCE SHALL BY "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
8. DOUBLE ROW OF SDI-C REQUIRED, IF DISTURBED AREA IS WITHIN 200 FEET OF STATE WATERS.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V

NOTE:

1- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
3- DUMPSTER SHALL NOT BE LOCATED INSIDE OF TREE PROTECTION FENCE.
4- NO STANDING WATER.

DIRT STATEMENT:
CUT = 30 CU.YDS.
FILL =30 CU.YDS.
DIRT TO BE BALANCE ON SITE
DEMOLITION DEBRIS= 60 CU.YDS.

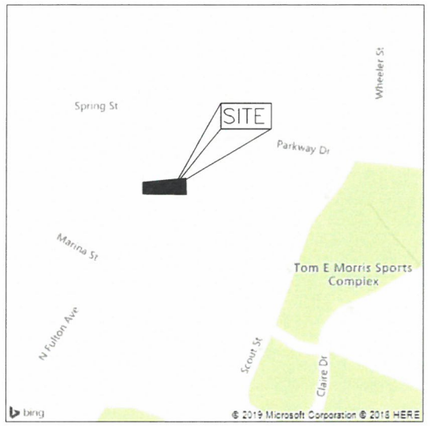
Before staring any land-disturbing activities, the contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.
Call (404) 546-1305
Failure to schedule may result in a Stop Work Order or Permit Revocation

"THE EXCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES".

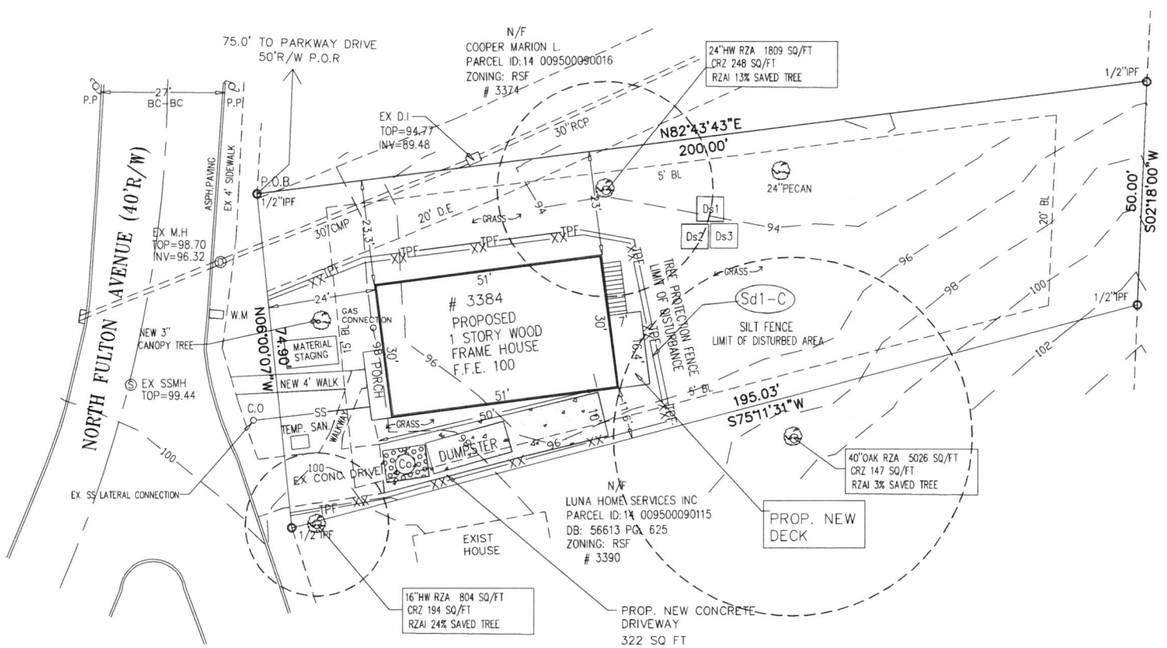
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

REQUIREMENTS FOR REPLACING AN EXISTING WALKWAY AND STAIRS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES;

1. REMOVE EXISTING PAVING USING HAND MACHINERY i.e. JACK HAMMER;
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ;
3. LEVEL USING OPEN GRADE AGGREGATE SUCH AS 57 STONE;
4. LAY 6 MIL PLASTIC SHEET WITHIN THE CRZ BEFORE POURING CONCRETE;
5. DO NOT REMOVE CONCRETE UNTILL IT TO BE REPLACED
6. DO NOT DRIVE OR USE MACHINERY ON THE EXPOSED ROOTS OF THE CRZ.



VICINITY MAP
NTS



GROSS LOT AREA
12,148. sq.ft.
0.278 acres

TOTAL DISTURDED AREA
3,915 SQ FT. OR 0.08 AC.

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

NEW HOUSE	1,598 SQ.FT.
EX. CONC DRIVEWAY / WALK	328 SQ.FT.
NEW WOOD DECK	160 SQ.FT.
NEW 4' WALK	62 SQ.FT.
NEW CONC DRIVEWAY	525 SQ.FT.
TOTAL INPERVIOUS AREA	2,673 SQ.FT.
PROPOSED LOT COVERAGE	22%

PROPOSED FLOOR AREA RATIO
MAIN FLOOR HEATED ---------- 1,474 SQ.FT.
HEATED FLOOR AREA --- 1,474 SQ.FT./ 12,148 SQ/FT= .12

SHEET INDEX
NO. 1 SITE PLAN & GRADING
NO. 2 CONSTRUCTION STANDARDS

CONTRACTOR/DEVELOPER
GUSTAVO PERDIGON
TEL: 954-278-1687

LEGEND

PROPOSED BUILDING
EXISTING TOPOGRAPHIC CONTOURS
PROPOSED TOPOGRAPHIC CONTOURS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
Sd1-C SILT FENCE BARRIER.
Co CONST. EXIT/ ENTRANCE.
Ds1 DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)
Ds3 DISTURBED AREA STABILIZATION (W/PERMANENT VEGETATION)
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
I.P.S.	1/2" IRON PIN SET
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
C.L.	CENTER LINE
(X)	LOT NUMBER
WM	WATER METER
G.M	GAS METER
←	GUY WIRE

SAN SEWER CONNECTION TO BE CONNECTED TO EXIST. SERVICE. CONTRACTOR SHALL VERIFY LOCATION PRIOR BEGINING OF CONSTRUCTION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
WALTER PRINCE
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 00000000148
ISSUED: 06/03/2008 EXPIRES: 06/03/2020

FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0366F DATE 9/18/2013
NO WATER OF STATE EXIST. WITHIN 200 FEET OF PROJECT SITE
INSTRUMENT USED:
NIKON DTM-520 TOTAL STATION

SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC R/W . CONTACT THE TRANSPORTATION DEPARTMENT OF PUBLIC WORK AT 404-330-6501

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call

REVISIONS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WALTER F. PRINCE
SEAL:

24 HOUR CONTACT/DEVELOPER
GUSTAVO PERDIGON
TEL: 954-278-1687

HURD PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

PROJECT ADDRESS
3384 NORTH FULTON AVENUE
ATLANTA GA. 30354
PARCEL ID: 14 009500090107

LAND LOT:	LAND LOT 95
DISTRICT:	14 TH DISTRICT
COUNTY:	FULTON
STATE:	GEORGIA

ZONING: RSF
FRONT YARD SETBACK = 15 FEET
SIDE YARD SETBACK =5 FEET
REAR YARD SETBACK = 20 FEET

SHEET TITLE:
SITE PLAN AND SOIL EROSION CONTROL PLAN FOR:
GP CUBE IVESTMENTS

DATE: JUNE 7, 2019
JOB: 26626
DRAWN: W.A
CHECKED: F.P.
SHEET NUMBER: 1
SHEET 1 OF 2

SURVEYORS NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

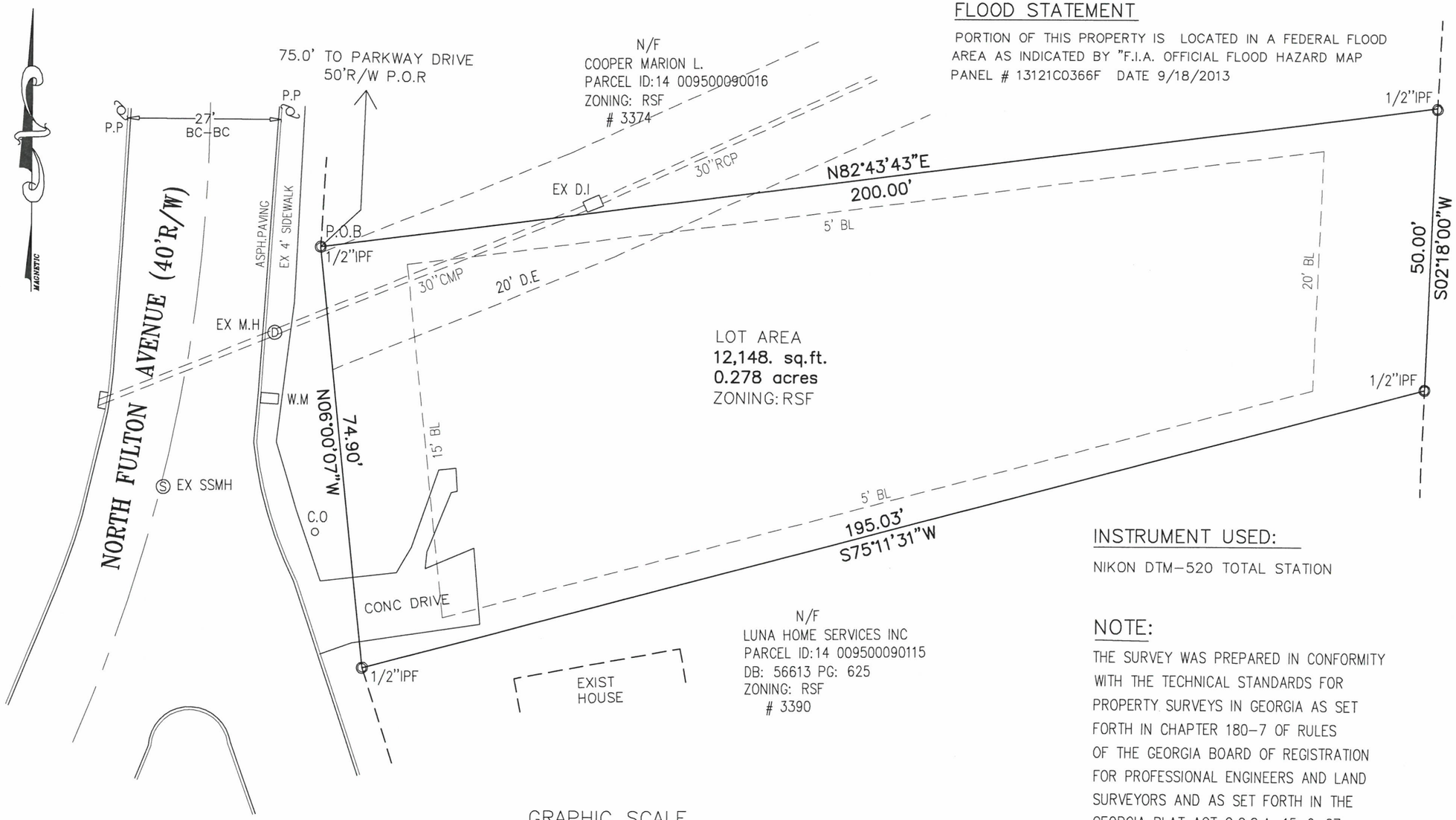
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTPF	OPEN TOP PIPE FOUND
C.L.	CENTER LINE
W.M	WATER METER
G.M	GAS METER
CTF	CRIMP TOP FOUND
CLF	CHAIN LINK FENCE

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 182,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WALKER F. PRINCE



GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch =20 ft.

FLOOD STATEMENT

PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13121C0366F DATE 9/18/2013

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION

NOTE:

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

HURD PRINCE & ASSOCIATES, INC.

Consulting Engineers & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737

BOUNDARY SURVEY FOR:
GPCUBE, LLC

3384 NORTH FULTON AVE
ATLANTA GA. 30354
PARCEL ID: 14 00950090107
LAND LOT: 95 14TH DISTRICT
CITY HAPEVILLE
FULTON COUNTY, GEORGIA
DATE OF FIELD SURVEY: 4-23-19
SCALE 1"=20' DATE OF PLAT 4-28-19

JOB # 26626

DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: August 8, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Site Plan Review – 3384 North Fulton Avenue

BACKGROUND

The City of Hapeville has received a revised site plan application from Janice M. White to construct a new one-story three bed, two bath single-family dwelling at 3384 North Fulton Avenue. The property is currently vacant, although there is already an existing driveway and curb cut. The dwelling will have 1,528 SF of heated floor area and will provide off-street parking via a 10' wide driveway along the south side of the house.

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

REVIEW

The following code sections are applicable to this application:

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

Sec. 93-11.3-1. - Intent.

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

(1) Ensure the best use of the land;

(2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;

(3) Protect and promote a suitable environment for family life;

(4) Discourage any use which would generate other than usual residential traffic on minor streets; and

(5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

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

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

(1) One-family dwellings detached;

(2) Group homes, subject to the restrictions in section 93-2-19;

(3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and

(4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

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

							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/ Bldg. Lot**
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

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

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

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

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

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

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

- ***The subject tract is undeveloped.***
- ***The plans indicate the dwelling will be one story. It will be built on a slope, with the front of the house being 19' – 1" high and the rear of the house being 23' – 1" high.***
- ***Setback dimensions provided:***
  - ***Front setback not provided from porch but is within 15' building line.***
  - ***North side setback is 23.3'.***
  - ***South side setback is 11.6'***
  - ***Rear setback is not provided but is well within 20' building line.***

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

- ***The plans include a proposed 10' wide driveway.***
- ***The plans show a 4' wide existing sidewalk.***
- ***The plans include a 4' walkway from the entrance to the street and an existing walkway to the driveway.***
- ***<u>The Applicant should provide design cross sections for all new driveways and walkways.</u>***

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

- ***A driveway provides 50' of length along the side of the house, which provides enough space to meet the minimum parking requirement of two off-street parking spaces.***

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

- ***Grades are shown at two-foot intervals.***

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

- ***The survey shows two trees on the property and two trees on adjacent properties with critical root zones within the scope of construction. The plans do not indicate any trees are to be removed.***

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 <u>section 93-23-18</u>.

- ***Lawn is to be planted with grass and one new canopy tree in the supplemental area. <u>The Applicant should specify the type of tree to be planted</u>.***

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.).

- ***Residential development.***

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

- ***No retaining walls, fences, or earth berms are shown as proposed.***

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

- ***Not applicable to single-family development.***

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

- ***Not applicable.***

k. Location and size of all signs.

- ***Not applicable.***

(2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- ***Building elevations have been provided. <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

- ***Building elevations have been provided. <u>The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.</u>***

(4) *Project data.*

a. Site area (square feet and acres).

- ***The minimum lot size is 4,000 SF. The proposed site area is 12,148 SF, which is compliant.***

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

- ***The maximum lot coverage allowed is 70%, or 8,504 SF. The plans indicate that the lot coverage will be 1,598 SF for the building area, 160 SF for the deck, 328 SF for the existing driveway and walkway, and 587 SF for the new driveway and walkway, for a total coverage of 2,673 SF or 22%, which is compliant.***

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

- ***A minimum of 3 bedrooms and 2 bathrooms are required. The proposed dwelling will have 3 bedrooms and 2 bathrooms, which is compliant.***

d. Floor area in nonresidential use by category.

- ***Not applicable.***

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

- ***The minimum required area is 1,000 SF. The proposed dwelling will have 1,528 SF of heated floor area, which is compliant.***

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

- ***A 10' driveway will provide 50' of parking space along the side of the house, which is compliant.***

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

environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***The overall project includes the construction of a one-story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***<u>The Applicant should provide a more detailed development schedule.</u>***

<u>RECOMMENDATION</u>

Prior to approval, the Applicant must provide, and/or the site plan must be revised to reflect the following:

- The Applicant should provide design cross sections for all new driveways and walkways.
- The Applicant should specify the type of tree to be planted in the supplemental area.
- The Applicant should provide a more detailed development schedule.

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

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

Approximate Location Map – 3384 N. Fulton Ave.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 28 ("A-D ZONE (ARTS DISTRICT OVERLAY)"), SECTION 93-28-8 ("PROHIBITED USES") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

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

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

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

WHEREAS, the governing authority of the City finds it desirable to amend and update the prohibited uses in the Arts Overlay District.

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

Section One. Chapter 93 (Zoning), Article 28 (A-D Zone (Arts District Overlay)), Section 93-28-8 (Prohibited uses) of the City Code of Ordinances is hereby amended by striking the subsection (1) in its entirety and inserting in lieu thereof the following language:

(1) All drive-through facilities other than those permitted by special exception for accessory use by banks.

DRAFT

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

ATTEST:

_____
Crystal Griggs-Epps, City Clerk

APPROVED BY:

_____
City Attorney

Department of Planning and Zoning
Planner's Report

DATE: August 8, 2019
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: Drive-Up ATMs for Banks in the A-D, Arts District Zoning District

BACKGROUND

Regions Bank recently requested the City of Hapeville consider allowing a drive-up ATM at its facility in downtown Hapeville (see attached). The request was declined as currently the City of Hapeville Zoning Code prohibits any drive-through facilities in the A-D – Arts District overlay, within which the bank is located (Sec. 93-28-8 – *Prohibited Uses*). While drive-up teller windows are present at the banks located in the Arts District, the application of this restriction prohibits conversion or additional drive-up Automated Teller Machines. This text amendment, presented at the request of Regions Bank, would allow for drive-up ATMs as a permitted use requiring special exception exclusively for banks in the A-D overlay. Special exceptions require approval from the City Council.

CODE

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

Change:

Sec. 93-28-8. - Prohibited uses.

The following uses shall be prohibited in the Arts District Overlay:

(1) Any drive-through facility.

To:

Sec. 93-28-8. - Prohibited uses.

The following uses shall be prohibited in the Arts District Overlay:

(1) All drive-through facilities except those permitted by special exception for accessory use by banks.

FINDINGS

The intent of the Arts District is to generate interest in downtown Hapeville and attract arts and cultural events in part by promoting a pedestrian character. It was specifically designed to provide for walkable distances between nearby neighborhoods and small-scale establishments compatible with the neighborhood character. Allowing for a proliferation of typical drive-through establishments may compromise this goal of the district.

In the past, Hapeville has required new outdoor ATMs to be walk-up models, accessible via the sidewalk but not by car. Staff consulted with the Hapeville Chief of Police to determine if there are any safety concerns regarding vehicle or drive-up ATMs. Chief Glavosek suggested that walk-up ATMs may leave people more vulnerable to being targets of thieves, whereas drive-up ATMs could be a safer alternative. Regions Bank has indicated in conversations that the market and industry standards are changing to address convenience and thus teller windows are being replaced with more ATMs and similar automated machines.

In considering the text amendment, staff recommends the Planning Commission and City Council carefully consider the intent of the Arts-District, safety, and changing industry and market conditions. If the text amendment is approved, staff recommends special exception approvals to include pedestrian safety measures and compatibility with the Arts -District overall intent.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 1 ("TITLE, DEFINITIONS AND APPLICATION OF REGULATIONS"), SECTION 93-1-2 ("DEFINITIONS") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

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

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

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

WHEREAS, the governing authority of the City finds it desirable to amend and update the definition of "setback".

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

Section One. Chapter 93 (Zoning), Article 1 (Title, Definitions and Application of Regulations), Section 93-1-2 (Definitions) of the City Code of Ordinances is hereby amended by striking the definition of "Setback" in its entirety and inserting in lieu thereof the following language:

Setback. The distance from the property boundary of a parcel to the nearest point of a building.

DRAFT

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

ATTEST:

_____
Crystal Griggs-Epps, City Clerk

APPROVED BY:

_____
City Attorney

Department of Planning and Zoning
Planner's Report

DATE: July 18, 2019
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: Setback Definition

BACKGROUND

The definition of "Setback" given in Sec. 93-1-2. – *Definitions* of the Hapeville Zoning Code is inconsistent with the standard accepted definition of a "setback" and with other portions of the City Code. The following text amendment would alter the definition of "setback" to reflect the customary meaning of setback and is presented for recommendation to Mayor & City Council.

CODE

ARTICLE 1. – TITLE, DEFINITIONS AND APPLICATION OF REGULATIONS

Sec. 93-1-3. – Definitions
(c) *Definitions*
Change:

Setback. The distance from the centerline of a street to the nearest point of a building.

To:

Setback. The distance from the property boundary of a parcel to the nearest point of a building.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 1 ("TITLE, DEFINITIONS AND APPLICATION OF REGULATIONS"), SECTION 93-1-2 ("DEFINITIONS") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

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

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

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

WHEREAS, the governing authority of the City finds it desirable to amend and update the definition of "home occupation".

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

Section One. Chapter 93 (Zoning), Article 1 (Title, Definitions and Application of Regulations), Section 93-1-2 (Definitions) of the City Code of Ordinances is hereby amended by striking the definition of "Home occupation" in its entirety and inserting in lieu thereof the following language:

Home occupation. Any accessory use of a commercial service character customarily conducted within a dwelling by a resident thereof, which use is secondary to the use of the

dwelling for living purposes and does not change the character thereof. Operation of any such use is subject to the provisions set forth in section 93-2-25.

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

DRAFT

ATTEST:

_____

Crystal Griggs-Epps, City Clerk

APPROVED BY:

_____

City Attorney

Department of Planning and Zoning
Planner's Report

DATE: July 18, 2019
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: Home Occupation Definition

BACKGROUND

The definition of "Home Occupation" given in Sec. 93-1-2. – *Definitions* of the Hapeville Zoning Code is restrictive and does not reflect the current trend of dwellings being used as home offices in businesses that operate remotely via telephone and the internet. Sec. 93-2-25 – *Home occupations; special provisions* provides specific guidelines for the operation of a home occupation that make the restrictive language in the definition unnecessary. The following text amendment would alter the definition of "Home Occupation" to be more general and is presented for recommendation to Mayor & City Council.

CODE

ARTICLE 1. – TITLE, DEFINITIONS AND APPLICATION OF REGULATIONS

Sec. 93-1-3. – Definitions

(c) *Definitions*

Change:

Home occupation. Any accessory use of a commercial service character customarily conducted within a dwelling by a resident thereof, which use is secondary to the use of the dwelling for living purposes and does not change the character thereof. The types of businesses meeting the definition of a home occupation include, but are not limited to, the office of a physician, surgeon, dentist, chiropractor, lawyer, engineer, architect, accountant or other professional person, within a dwelling occupied by the same for consultation or emergency treatment, but not for the general practice of his profession and where no assistants are employed.

To:

Home occupation. Any accessory use of a commercial service character customarily conducted within a dwelling by a resident thereof, which use is secondary to the use of the dwelling for living

purposes and does not change the character thereof. Operation of any such use is subject to the provisions set forth in section 93-2-25.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 25 ("AMENDMENTS") TO CREATE SECTION 93-25-9 ("RECONSIDERATION FOR DEFEATED ACTIONS") OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

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

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

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

WHEREAS, the governing authority of the City finds it desirable to amend and create a new section regarding the waiting period for rezoning applications pursuant to O.C.G.A. Section 36-66-4.

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

Section One. Chapter 93 (Zoning), Article 25 (Amendment), Section 93-25-9 (Reconsideration of Defeated Actions) of the City Code of Ordinances is hereby created, and shall state as follows:

> If the zoning decision of the mayor and council is for the rezoning of property and the amendment to the zoning ordinance to accomplish the rezoning is defeated, then the

same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning.

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2019.

CITY OF HAPEVILLE, GEORGIA

_____

Alan Hallman, Mayor

DRAFT

ATTEST:

_____

Crystal Griggs-Epps, City Clerk

APPROVED BY:

_____

City Attorney

Department of Planning and Zoning
Planner's Report

DATE: July 17, 2019
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: Waiting Period for Repeat Applications

BACKGROUND

The State of Georgia limits the reconsideration of defeated rezoning proposals by requiring a six-month waiting period before such a proposal may be reconsidered by a city. The proposed text amendment would add similar language to the City of Hapeville's zoning code and is presented for recommendation to the Mayor & City Council.

CODE

Add the following:

CHAPTER 93 – ZONING

Sec. 93-25-9. – Reconsideration of Defeated Actions.

(a) If the zoning decision of the mayor and council is for the rezoning of property and the amendment to the zoning ordinance to accomplish the rezoning is defeated, then the same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning.