

1. Welcome And Introduction
2. Approval Of Minutes

August 9, 2016

3. Old Business
4. New Business

- 4.I. 1155 Virginia Avenue - Conditional Use Permit

Documents:

[WEB - 1155 VIRGINIA AVENUE.PDF](#)

- 4.II. 2116 Woodland Drive - Subdivision Plat Review

Documents:

[WEB - 2116 WOODLAND DRIVE.PDF](#)

- 4.III. 3161 Oakdale Road - Site Plan

Documents:

[WEB - 3161 OAKDALE ROAD.PDF](#)

- 4.IV. 3159 Oakdale Road - Site Plan

Documents:

[WEB - 3159 OAKDALE ROAD.PDF](#)

- 4.V. 3157 Oakdale Road - Site Plan Review

Documents:

[WEB - 3157 OAKDALE RD.PDF](#)

- 4.VI. Halfway House Ordinance - Text Amendment

Documents:

[WEB - HALFWAY HOUSE ORDINANCE.PDF](#)

5. Next Meeting Date - October 11, 2016 At 6:00PM
6. Adjourn

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant roger fisher
Mailing Address 54 Sawgrass manor dr newnan ga 30265
Telephone 404 391 6538 Mobile 404 391 6538
Email fish6319@bellsouth.net
Property Owner (s) hapeville capital LLC
Mailing Address 2253 grady ridge trail duluth, ga 30097
Telephone 678 468 4254 Mobile N/A
Address/Location of Property: 1155 virginia ave hapeville ga 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0177-LL1195
Present Zoning Classification: UV-C
Present Land Use: retail

Please check the following as it applies to this application:

Site Plan Review Temporary Use Permit
 Conditional 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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature
Date: 7/20/16

Sworn to and subscribed before me
This 21 day of July, 2016
Carolyn A Meier
Notary Public



CITY OF HAPEVILLE
COMMUNITY SERVICE 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)

A 62' X 160' CRUSHER RUN PARKING AREA TO
PROVIDE ADDITIONAL OVERFLOW PARKING AT PEAK
BUSINESS HOURS. PROJECT WILL INCLUDE SAFETY
BARRIER ALONG NORTH PROPERTY LINE OF PARKING
AREA.

Site Plan Checklist – Please include with your application.

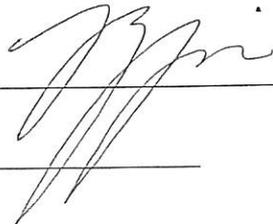
A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the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

- RAF ✓ 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.
- RAF ✓ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, North arrow and date drawn.
- RAF N/A 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.
- RAF ✓ 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).

- RAF ✓ 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.
- RAF ✓ 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.
- RAF N/A Existing and proposed grades at an interval of five (5) feet or less.
- RAF N/A 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).
- RAF N/A 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.
- RAF ✓ 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.
- RAF ✓ 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.
- RAF ✓ 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.

- ~~RAF~~ N/A Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ~~RAF~~ N/A Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ~~RAF~~ N/A 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.
- RAF ✓ Site area (square feet and acres).
- ~~RAF~~ N/A 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.
- ~~RAF~~ N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- RAF N/A Total floor area ratio and/or residential density distribution.
- ~~RAF~~ ✓ Number of parking spaces and area of paved surface for parking.
- RAF ✓ 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 that all the 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: 7/19/16

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

Deed Book 55231 Pg 560
Filed and Recorded Aug-03-2015 08:28am
2015-0235122
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF COBB

Upon recording, please return to:
H. Dennis Panter, Esq.
H. Dennis Panter & Associates, LLC
1827 Powers Ferry Road
Building 10, Suite 200
Atlanta, GA 30339

QUITCLAIM DEED

THIS INDENTURE, Made as of the 1st day of May, in the year two thousand fifteen, between HAPEVILLE CAPITAL, LLC a Georgia limited liability company, as party of the first part, and FORT WAYNE CAPITAL, LLC a Georgia limited partnership, as party of the second part.

WITNESSETH:

That said party of the first part for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
("Property")

With all the rights, members and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described Property unto the party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors or assigns, nor any other person or persons claiming under it shall at any time, claim or demand any right, title or interest to the Property or appurtenances.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Raynard Clay
Notary Public

My commission expires:
2/27/2016

HAPEVILLE CAPITAL, LLC
A GEORGIA LIMITED LIABILITY COMPANY

BY: [Signature]
Jay Patel

ITS: Manager



Deed Book 55231 Pg 562
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

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JEFFERIES LOANCORP, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 HAYESVILLE CAPITAL, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

APPLICANT: JEFFERIES LOANCORP, LLC
 PROJECT: 181 WEST 78th STREET
 LOCATION: DALLAS, TEXAS 75241
 DATE: 12-10-2013



THIS PLAN WAS PREPARED FOR THE PURPOSES OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REVISED: 12-10-2013
 REVISIONS: 02-08-2014
 REVISIONS: 07-15-2014

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. PLEASE CONSULT YOUR FINANCIAL ADVISOR FOR MORE INFORMATION.



THE USE OF THIS PLAN HAS BEEN INDICATED FOR DESIGN AND IS TO BE ACCURATE WITHIN THE TOLERANCES SPECIFIED HEREIN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED FROM THE FIELD BY THE ENGINEER AND HIS STAFF AND HAS BEEN CHECKED FOR ACCURACY AND COMPLETENESS. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE AND HAS NOT OBSERVED THE CONSTRUCTION OF THE PROJECT.

NOTES:
 1. THERE IS A 10' SIDEWALK SEWER EASEMENT ON THE EASTERN PROPERTY LINE. THE SIDEWALK SHALL BE CONSTRUCTED TO THE PROPERTY LINE.
 2. THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION OF BUILDING FOUNDATIONS.
 3. THERE ARE NO OBSERVED EVIDENCE OF PREVIOUS UTILITIES OR SERVICES CONSTRUCTION ON THE SITE.

PROPOSED IMPROVEMENTS:
 SEE BOOK 18341, PAGE 354
 SEE BOOK 18341, PAGE 354

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	GRAVEL	1000	CU YD	12.00	12000.00
2	CONCRETE	1000	CU YD	150.00	150000.00
3	ASPHALT	1000	CU YD	100.00	100000.00
4	STEEL	1000	CU YD	100.00	100000.00
5	BRICK	1000	CU YD	100.00	100000.00
6	CEMENT	1000	CU YD	100.00	100000.00
7	PAINT	1000	CU YD	100.00	100000.00
8	GLASS	1000	CU YD	100.00	100000.00
9	MECHANICAL	1000	CU YD	100.00	100000.00
10	ELECTRICAL	1000	CU YD	100.00	100000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
11	FOUNDATION	1000	CU YD	100.00	100000.00
12	WALLS	1000	CU YD	100.00	100000.00
13	FLOORS	1000	CU YD	100.00	100000.00
14	ROOF	1000	CU YD	100.00	100000.00
15	MECHANICAL	1000	CU YD	100.00	100000.00
16	ELECTRICAL	1000	CU YD	100.00	100000.00
17	PAINT	1000	CU YD	100.00	100000.00
18	GLASS	1000	CU YD	100.00	100000.00
19	MECHANICAL	1000	CU YD	100.00	100000.00
20	ELECTRICAL	1000	CU YD	100.00	100000.00

SEE BOOK 18341, PAGE 354
 SEE BOOK 18341, PAGE 354

ADD BOUNDARY LINES
181 WEST 78th STREET
78,800 SQ FT
181 WEST 78th STREET
78,800 SQ FT

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
21	FOUNDATION	1000	CU YD	100.00	100000.00
22	WALLS	1000	CU YD	100.00	100000.00
23	FLOORS	1000	CU YD	100.00	100000.00
24	ROOF	1000	CU YD	100.00	100000.00
25	MECHANICAL	1000	CU YD	100.00	100000.00
26	ELECTRICAL	1000	CU YD	100.00	100000.00
27	PAINT	1000	CU YD	100.00	100000.00
28	GLASS	1000	CU YD	100.00	100000.00
29	MECHANICAL	1000	CU YD	100.00	100000.00
30	ELECTRICAL	1000	CU YD	100.00	100000.00

62' x 160' CRUSHER RUN GRAVEL PARKING AREA W/ ROSEMARY INTER-LAYMENT

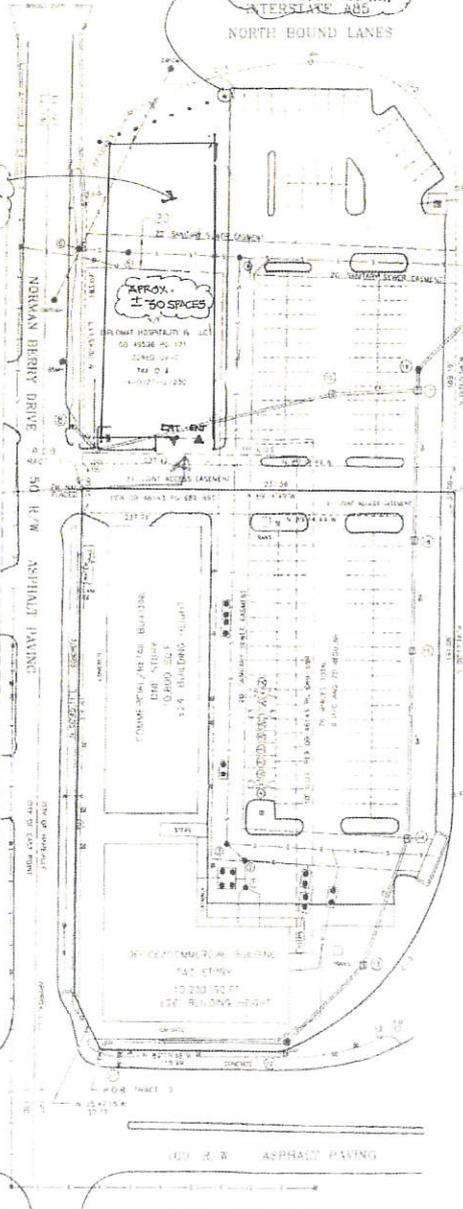
APPROX. 150 SPACES

CVAB CVT

2" CONC-FILLED BOLLARDS (10' o.c. (TYP) W/ CONTINUOUS WIRE CONNECTION INTERLACE ADD



Remove BUNKER AND PLAN ON NORTH SIDE OF NEAR SIDE WALK



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
31	FOUNDATION	1000	CU YD	100.00	100000.00
32	WALLS	1000	CU YD	100.00	100000.00
33	FLOORS	1000	CU YD	100.00	100000.00
34	ROOF	1000	CU YD	100.00	100000.00
35	MECHANICAL	1000	CU YD	100.00	100000.00
36	ELECTRICAL	1000	CU YD	100.00	100000.00
37	PAINT	1000	CU YD	100.00	100000.00
38	GLASS	1000	CU YD	100.00	100000.00
39	MECHANICAL	1000	CU YD	100.00	100000.00
40	ELECTRICAL	1000	CU YD	100.00	100000.00



Department of Planning & Zoning

MEMORANDUM

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report
DATE: Thursday, 8 September 2016

Background

This application was tabled at the August meeting of Planning Commission. The applicant has now submitted a “Quit Claim Deed” conveying ownership interest in Tract 1, the northern tract and the site of a proposed “Yotel” hotel, to the owner of Tract 2, location of the Landmark Diner and other businesses. This results in the entire property being owned by a single entity.

The Findings, Conclusions and Recommendation from the August 4, 2016 report are generally unchanged unless noted otherwise and follow below:

Findings

This property, known as Hapeville Center, was originally developed as a single tract and assigned an address of 1155 Virginia Avenue. Subsequently, the property which is zoned U-V, Urban Village, was subdivided into Tract 1 and Tract 2 with the latter being developed in such hospitality uses as Landmark Diner, Michon’s and Smoothie King. Tract 1 contains paved parking that was installed prior to the subdivision and presumably used for overflow parking generated by uses at 1155 Virginia Avenue. The reason for the re-platting was a proposed “Yotel” hotel on Tract 1, the northern tract. The centerline of the driveway off Norman Berry forms the east-west common boundary.

The tracts are held in different ownerships with Tract 1 owned by Fort Wayne Capital LLC, Brian Knight, and Tract 2 owned by Hapeville Capital LLC, Jay R. Patel. While these entities share a common address, the Secretary of State’s Office lists those respective individuals as owning the LLC’s. Accordingly, the lot in question, Tract 1, is a separate lot of record. Any parking on this lot constitutes a free-standing parking lot. The parking lot cannot be considered as accessory to the Tract 2 uses, that is, the retail and hospitality uses.

The application for a conditional use permit to allow a commercial parking lot proposes a 62-foot by 160-foot gravel surfaced parking lot. (See ALTA Survey dated December 2, 2013) This would accommodate approximately 30 vehicles. The existing paved parking located on Tract 1 accommodates 78 vehicles for a total of roughly 108 spaces. The application describes the project as a “parking area to provide additional overflow parking at peak business hours.”

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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Surrounding Context

Surrounding uses are hotels, limited retail, office and service uses. No “free standing” commercial parking lots are operated in the vicinity.

Adopted Plans Guidance

The Future Development Map designates the property as “Commercial,” along with nearby properties in this commercial node. The proposed use is compatible with that designation. Guidance in the Hapeville Comprehensive Plan 2005-2025, other than the Future Land Use designation of “Commercial” as well, is not small bore enough to encompass a relatively minor parking lot. The property is not located within the 2005 LCI Study boundary.

Ordinance Guidance as to the U-V Zone

According to Sec. 93-11.2-1 *Intent* of the Ordinance, the U-V, Urban Village Zone was established to accomplish the following objectives:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment
- (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.”

The proposed parking lot conflicts with objectives (4) and (5) and does not advance the others with the exception of objective (7).

Ordinance Provisions as to Parking

Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) provides the following parking standard:

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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“Nonresidential. All driveways, off-street parking and loading facilities required, pursuant to the provisions of this chapter, shall be hard surfaced pavement, drained, lighted and maintained by the owner in accordance with specifications of the city. Parking areas that are in excess of the parking requirements of this chapter may consist of pervious materials provided the total number of parking spaces does not exceed 110 percent of the requirement.”

Accordingly, the proposed gravel surface does not comply with the Ordinance hard surfaced pavement standard. In addition, the referenced pervious materials do not apply to the proposed parking lot as no parking demand is generated on the property. Therefore, there can be no “parking areas that are in excess of the parking requirements.” NOTE: The proposed parking on the entire lot can be considered as a combination of parking accessory to the established businesses AND parking available to the public.

The applicant is seeking approval of a conditional use to allow the existing paved parking and the proposed gravel parking to be used to provide additional overflow parking, presumably generated by establishments on Tract 1, Hapeville Center, at peak business hours. That process is described below; NOTE: While the applicant is not proposing “public parking,” unless Mayor and Council were to override the provision of Sec. 93-23-5 concerning the limitation of 110 percent, the parking would have to be considered a parking lot.

Sec. 93-11.2-5. *Conditional uses* of the U-V Zone permits parking lots as a conditional use:

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

(6) Parking lots (except for municipal parking lots benefiting the U-V zone)

Conditional Use Procedures Mirror the Rezoning Process

Conditional uses are subject to procedures identical to those for consideration of a property rezoning as provided below:

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

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

The process for reviewing conditional use applications is established in Sec. 93-3.2-2. *Review of applications*:

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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

Sec. 93-3.2-3. *Issuance of permit* also sets forth the process for Mayor and Council review of conditional use applications:

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

This means that conditions of approval may be recommended by Planning Commission and assigned to the granting of the conditional use by Mayor and Council.

Conclusions

Sec. 93-25-6. *Standards of review* establishes the following criteria for evaluating the appropriateness of a property rezoning and a conditional use:

“In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:”

The relevant criteria and analysis of the impact of the proposed conditional use on these criteria are reprinted below:

The existing land use pattern.

Properties near the I-85 interchange, including the 1155 Virginia Avenue property, comprise a hospitality node. The property is removed from neighborhoods and is situated in a relatively, intensely developed commercial district. The proposed parking lot is consistent with the existing land use pattern established by nearby commercial uses, all of which contain surface parking.

The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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The proposed parking lot will add approximately 30 vehicles to the area. However, as the property ownership is now established and the parking lot configured, some 108 spaces will be added. As five hotels are found in the immediate vicinity, including the massive Hilton, the impact on four-lane Virginia Avenue will be minimal. A report by Hapeville PD that focused on the traffic that would have been generated by the then proposed “Yotel” concluded that traffic impacts, including the intersection of Norman Berry Boulevard and Virginia Avenue, would not overtax local streets. Finally, 78 of the 108 spaces are presumably now being used. NOTE: The Quit Claim Deed has caused a reversion of the property back to a single lot. Accordingly, only 30 spaces would be “new” spaces.

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

Considerable attention has recently been focused on permeable pavements and stormwater runoff. The proposed gravel will minimize stormwater runoff and properly maintained over what is expected to be an interim period, will not add to sedimentation of the city’s surface water drainage system. NOTE: More recent guidance from GAEPD indicates that “gravel” becomes “impervious.” The impact on stormwater would then be that of pavement and the City Engineer would enforce development standards in reviewing civil plans.

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

Appropriate screening, in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas*, can mitigate any adverse impact on surrounding uses. Given that screening, the proposed conditional use will not be a deterrent to the value or development of adjacent property.

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

A wide range of office, institutional, retail, service and other commercial uses is available to the property owner. Many adjacent and nearby properties have been developed in such uses.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area

In response to an application for a conditional use on nearby property that could have introduced approximately 800 vehicles, the following observation was made: “*Commercial parking lots play a very diminished role in community building and in promoting the hospitality and office environment represented by the uses on Tract 1, by Delta operations, Delta Credit Union, and hotels and services establishments in the immediate vicinity. The latter uses are complementary in forming a commercial node that caters to residents, office workers, airport employees and air travelers. The parking lot proposal would not fulfill such a role and could have a deleterious effect on future use of the property and the surrounding area.*” The proposed parking lot differs in two respects, the use being proposed here is expected to be temporary and would be limited to approximately 108 parking spaces, 78 of which have been on the ground and used for a number of years without apparent incident.

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

6 of 8

The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight

The location is far removed from the nearest neighborhood, the Virginia Park neighborhood. Vehicles accessing the proposed parking are expected to represent traffic already drawn to this commercial node. The proposed conditional use is not expected to adversely impact Hapeville's neighborhoods.

Recommendation

Based on the above findings and conclusions, a recommendation of approval of the proposed parking lot as a conditional use is appropriate, subject to the following conditions. The existing paved parking is apparently already used for parking. Accordingly, no new demand is associated with that 78-space parking lot. The addition of some 30 spaces yields a scale that will not significantly increase vehicle traffic. In fact, the addition of parking may enhance traffic flow as motorists will have a new avenue for parking that will allow them to park and walk to nearby venues.

1. The parking lot shall comply with all pavement standards of the Ordinance, including Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) which requires hard surfaced pavement and shall be drained, lighted and maintained by the owner in accordance with the specifications of the City. The use of gravel as a finish top course shall not be permitted.
2. Landscaping in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas* shall be installed along the frontage of Norman Berry Drive adjacent to the parking lot to screen vehicles. The original site plan that placed the buildings on the adjoining lot, Tract 2, with parking to the rear served to eliminate the view of the parking lot from the right-of-way. Such landscaping will reduce glare and the visual impact of the proposed parking lot.
3. The conditional use shall expire within 18 months of issuance of a Certificate of Occupancy.
4. No shuttle operation shall be associated with the parking lot.
5. Use of the lot shall be limited to the hours during which alcohol may be served in the city of Hapeville.
6. The provision of Sec. 93-23-5. *Surfacing and maintenance* which states "Parking areas that are in excess of the parking requirements of this chapter may consist of pervious materials provided the total number of parking spaces does not exceed 110 percent of the requirement" is being overridden as the parking on the property would exceed that 110 percent limit as accessory parking. The spaces that are not accessory to the buildings on the premises would be considered in approval of a "parking lot" in which spaces are presumably available to the public. NOTE: This is a new condition.

Brian Wismer, Planning Commission Chairman

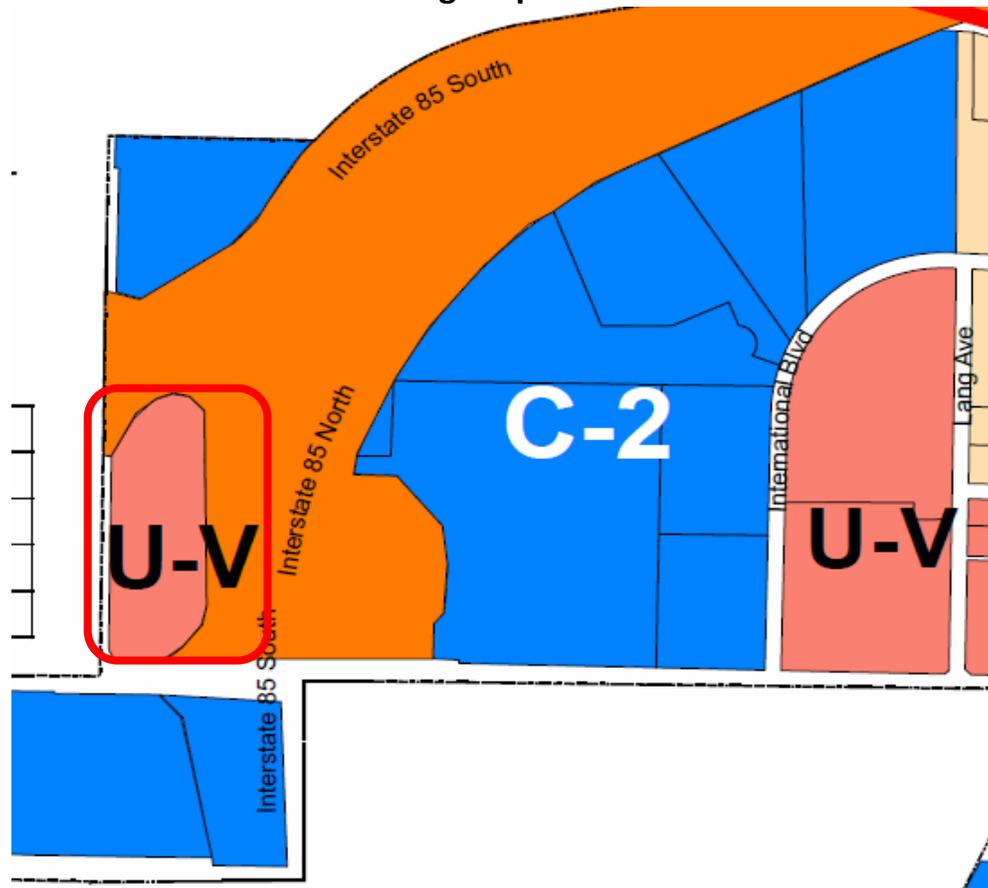
Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

7 of 8

- c: Commissioner Travis Horsley, Vice Chair
- Commissioner Lucy Dolan
- Commissioner Mark Farah
- Commissioner Kaity Ferrero
- Commissioner Jeanne Rast
- Commissioner Charlotte Rentz
- Adrienne Senter, Planning Commission Secretary
- Rick Glavosek, Police Chief
- Steven Fincher, City Attorney

Zoning Map Exhibit



Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

8 of 8

Google Map Image

Tract 1





DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 1155 Virginia Ave.

Date: August 4, 2016

I do not see any impact on the Fire Department for this project. If you should need any more information please let me know. Thanks.

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
SUBDIVISION APPLICATION**

WRITTEN SUMMARY

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

I propose to move a lot line for 2118 Woodland(042-0) by eleven(11)feet at the front(street) by taking eleven feet from 2116 Woodland(043-8). The eleven feet at the street would intersect the current lot line at one hundred ten(110) feet from the front lot line.

2118 Woodland(042-0) is owned by Saint/Hornet Investments, LLC, a single member LLC. J. Allen Poole is the single member and owner of the LLC. J. Allen Poole or Saint/Hornet has owned 2118 Woodland since 2003.

2116 Woodland(043 8) is owned by J. Allen Poole and has been used as a personal residence with Spouse for about forty(40) years.

The house at 2116 Woodland is built on and occupies two lots as originally platted. Fulton County sends two tax bills, one for a vacant lot and one for the residence. The remaining "vacant lot" is not large enough to be built on.

There is a natural shrubbery/azalea line between lots 2116 and 2118. The lot line appears to be several feet over into the yard of 2118.

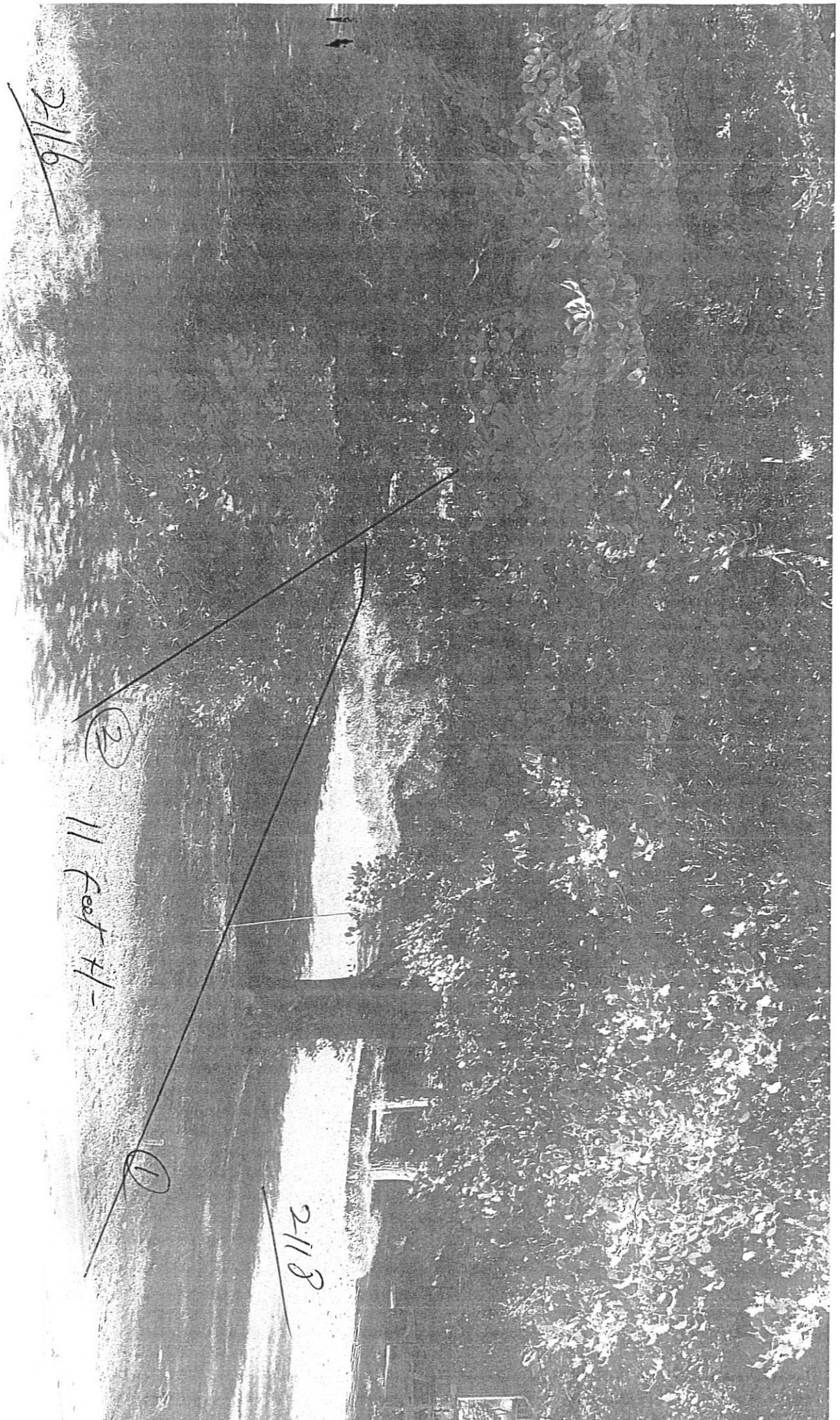
I propose to add the eleven feet(at the front line) to 2118 and take away from 2116. The lot line would then be near the middle of the existing natural shrubbery/azalea line.

I propose to record the plat for 2116 Woodland as combining the two original lots, record a correct legal description, and accurately show the house and lot as one, and receive one tax bill.

I plan to move into 2118 Woodland and use it as my personal residence after this adjustment of the lot lines. I have not determined whether I will sell or continue to own 2116 Woodland.

Please see attached plat and pictures showing the above information.

Thank you.



2116

2118

②

11 feet H-

①

- ① current lot line
- ② proposed lot line



- ① current lot line
- ② proposed lot line

**CITY OF HAPEVILLE
COMMUNTY SERVICE DEPARTMENT
SUBDIVISION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

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

2116 Woodland Drive

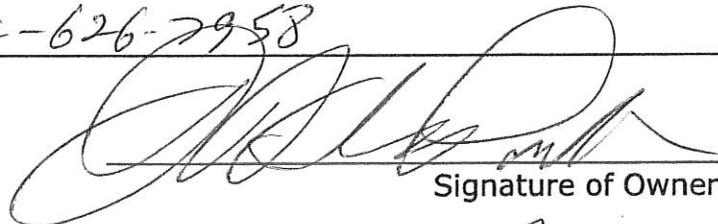
City of Hapeville, County of Fulton, State of Georgia

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: J. Allen Poole

Address of Applicant: 2116 Woodland Drive
Hapeville, GA 30354

Telephone of Applicant: 404-626-7958


Signature of Owner

J. Allen Poole
Print Name of Owner

Personally Appeared Before Me this 9 day of August, 2016.

Sharon E. Levi
Notary Public

SHARON E. LEVI
NOTARY PUBLIC
Douglas County
State of Georgia
My Comm. Expires Apr. 20, 2018

ANNUAL NOTICE OF ASSESSMENT

FULTON COUNTY ASSESSORS OFFICE

235 Peachtree St. NE, Suite 1400
Atlanta, GA 30303
(404) 612-6440

Notice Date: 06/10/2016

**This is not a tax bill
Do not send payment**

Last Date To File Appeal:
07/25/2016

POOLE J ALLEN
2116 WOODLAND DR
ATLANTA GA 30354

County property records are available online at:
www.fultonassessor.org

OFFICIAL TAX MATTER - 2016 ASSESSMENT

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property#field_relatedd_links-4863

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court (value, uniformity, denial of exemption, taxability)
- (2) To non-binding arbitration with an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For non-homestead real property or wireless personal property account(s) with an aggregate FMV in excess of \$750,000, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at

www.fultonassessor.org

For further information on the proper method of filing an appeal, you may contact the Board of Tax Assessors which is located at 235 Peachtree St. NE, Ste 1400, Atlanta and which may be contacted by telephone at: 404-612-6440. Your staff contact is Farmer, Jafari

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1058465	14 -0066-0004-043-8	.40	HAPEVILLE		YES - HF07S
Property Description	R1 - Residential Improvement		NBHD - 14431		
Property Address	<u>2116 WOODLAND DR</u>				

ANNUAL NOTICE OF ASSESSMENT

FULTON COUNTY ASSESSORS OFFICE

235 Peachtree St. NE, Suite 1400
Atlanta, GA 30303
(404) 612-6440

Notice Date: 06/10/2016

**This is not a tax bill
Do not send payment**

Last Date To File Appeal:
07/25/2016

POOLE, J ALLEN

P O BOX 82472
ATLANTA GA 30354

County property records are available online at:
www.fultonassessor.org

OFFICIAL TAX MATTER - 2016 ASSESSMENT

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1058473	14 -0066-0004-044-6	.43	HAPEVILLE		NO
Property Description	VA - Vacant Parcel		NBHD - 14431		
Property Address	<u>0 WOODLAND DR</u>				

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
SUBDIVISION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

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

2118 Woodland Drive

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:

Saint/Hornet Investments, LLC
J. Allen Poole, member

Address of Applicant:

2116 Woodland Drive
Hapeville, GA 30354

Telephone of Applicant:

404-626-7958

Saint/Hornet Investments, LLC
By: [Signature]
Signature of Owner

J. Allen Poole, member
Print Name of Owner

Personally Appeared Before Me this 9 day of August, 2016.

[Signature]
Notary Public

SHARON E. LEVI
NOTARY PUBLIC
Douglas County
State of Georgia
My Comm. Expires Apr. 20, 2018

ANNUAL NOTICE OF ASSESSMENT

FULTON COUNTY ASSESSORS OFFICE

235 Peachtree St. NE, Suite 1400
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Do not send payment**

Last Date To File Appeal:
07/25/2016

SAINT HORNET INVESTMENTS L L C
P O BOX 82472
ATLANTA GA 30354

County property records are available online at:
www.fultonassessor.org

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1058457	14 -0066-0004-042-0	.39	HAPEVILLE		NO
Property Description	R1 - Residential Improvement		NBHD - 14431		
Property Address	<u>2118 WOODLAND DR</u>				

Preliminary Plat Checklist

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

 The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

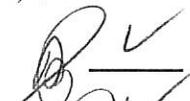
 Date, approximate north point and graphic scale.

 The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

 Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

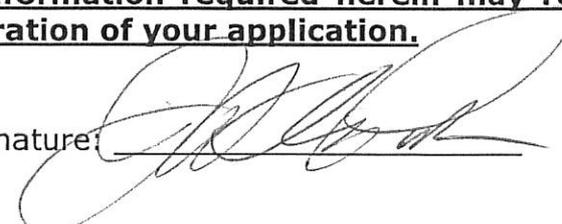
 The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

 Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

 The acreage of the land to be subdivided.

 Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature: 

Date: 8/8/16

REVISED FINAL PLAT OF: YOUNG & LONGINO PROPERTY

LAND LOT 66, of the 14th. DISTRICT
CITY OF HAPEVILLE,
FULTON COUNTY, GEORGIA
DATE: JUNE 14, 2016

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
BEEN CHECKED AND FOUND TO BE CORRECT WITHIN
AN ANGLE ERROR OF 0.001 PER ANGLE POINT
AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND BE ACCURATE WITHIN ONE FOOT IN
100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313
AS PER OFFICIAL FLOOD INSURANCE MAPS BY
THE F.E.M.A. THIS PROPERTY IS NOT LOCATED
WITHIN A DESIGNATED FLOOD HAZARD AREA
AS PER COMMUNITY - PANEL NUMBER 13121003677
DATED: SEPTEMBER 18, 2013
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE
GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS
AND THEIR SIZES, LOCATIONS AND MATERIALS
ARE CORRECTLY SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS
AND ENGINEERS, AS AMENDED BY THE BOARD OF REGISTRATION FOR THE
GEORGIA PLAT ACT O.C.G.A. 18-6-67, 43-15-4, 43-15-4,
43-15-19, 43-15-22.

GENERAL NOTES:
1. WOODLAND DR. 33,497.67 SQ. FT. 0.769 ACRES
2. WOODLAND DR. 16,856.18 SQ. FT. 0.387 ACRES
OWNER - (2118) J. ALLEN POOLE
SITE ZONED R-O (SM)/TOWNNET INVESTMENTS, L.L.C.
MINIMUM LOT AREA = 10,000 SQ. FT.
MINIMUM LOT FRONTALITY = 80'
MINIMUM LOT DEPTH = 100'/28FT
FLOOR AREA = 1,000 SQ. FT.
FRONT SETBACK-----30' MINOR & COLLECTOR
REAR SETBACK-----25'
SIDE SETBACK-----5'
MAXIMUM HEIGHT = 2.5 STOREYS/ 35'

CERTIFICATE OF OWNERSHIP

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED THEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY
CERTIFIES THAT THE SURVEY AND PLAT WERE MADE AND PREPARED IN ACCORDANCE
WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS AND THAT ALL NECESSARY
WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN
ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL
STREETS, DRIVEWAYS, DRIVEWAYS, PARKS AND OPEN SPACES.

SUBDIVIDER AND OWNER OF RECORD _____ DATE _____

CERTIFICATE BY SURVEYOR OR ENGINEER

I HEREBY CERTIFY THAT THIS FINAL PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVIS-
ION AND THAT ALL CORNERS ARE ACCURATELY MARKED BY A 1/2" IRON ROD

GEORGIA REGISTERED LAND SURVEYOR NO. 3150 _____ DATE _____

CERTIFICATE BY LOCAL APPROVING AGENT

ALL THE CONDITIONS OF APPROVAL HAVING BEEN MET AND IMPROVEMENT COMPLETED,
I HEREBY ACCEPT AND APPROVE OF IMPROVEMENTS TO THIS DOCUMENT

DIRECTOR OF COMMUNITY SERVICES _____ DATE _____

CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF HAPEVILLE.

CHAIRMAN/SECRETARY _____ DATE _____
CITY OF HAPEVILLE PLANNING COMMISSION

REVISED FINAL PLAT

YOUNG & LONGINO PROPERTY
LOTS 10, 11, & 12
LAND LOT 66, 14th. DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA



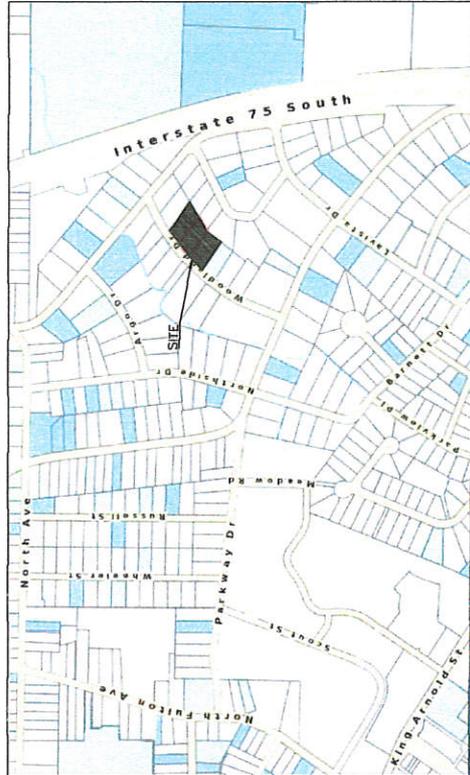
PROJEC NO.: B16042
REVISED LOTS
10, 11, 12
DRAWN BY: TLM
SCALE: 1" = 30'
DATE: 6-3-2016
SHEET 2 OF 2

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
MCDONOUGH, GA. 30255
PHONE: (770) 320-7555
FAX: (770) 320-7333
WWW.SIBLEYSURVEYING.COM
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS
AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED
OR UNRECORDED.

UTILITIES SHOWN ARE LOCATION VISIBLE AT
TIME OF SURVEY. ADDITIONAL UTILITIES MAY
EXIST ABOVE OR BELOW GROUND. THE SURVEYOR
HAS CONDUCTED A SEARCH FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

UTLITIES SHOWN ARE LOCATION VISIBLE AT
TIME OF SURVEY. ADDITIONAL UTILITIES MAY
EXIST ABOVE OR BELOW GROUND. THE SURVEYOR
HAS CONDUCTED A SEARCH FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.



VICINITY MAP N.T.S

SIBLEY-MILLER SURVEYING & PLANNING INC.
 2062 HWY. 42 NORTH
 MADONOUGH, GA. 30253
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN
 CIVIL ENGINEERING
 WWW.SIBLEYSURVEYING.COM
 PHONE: (770) 320-7559
 FAX: (770) 320-7533

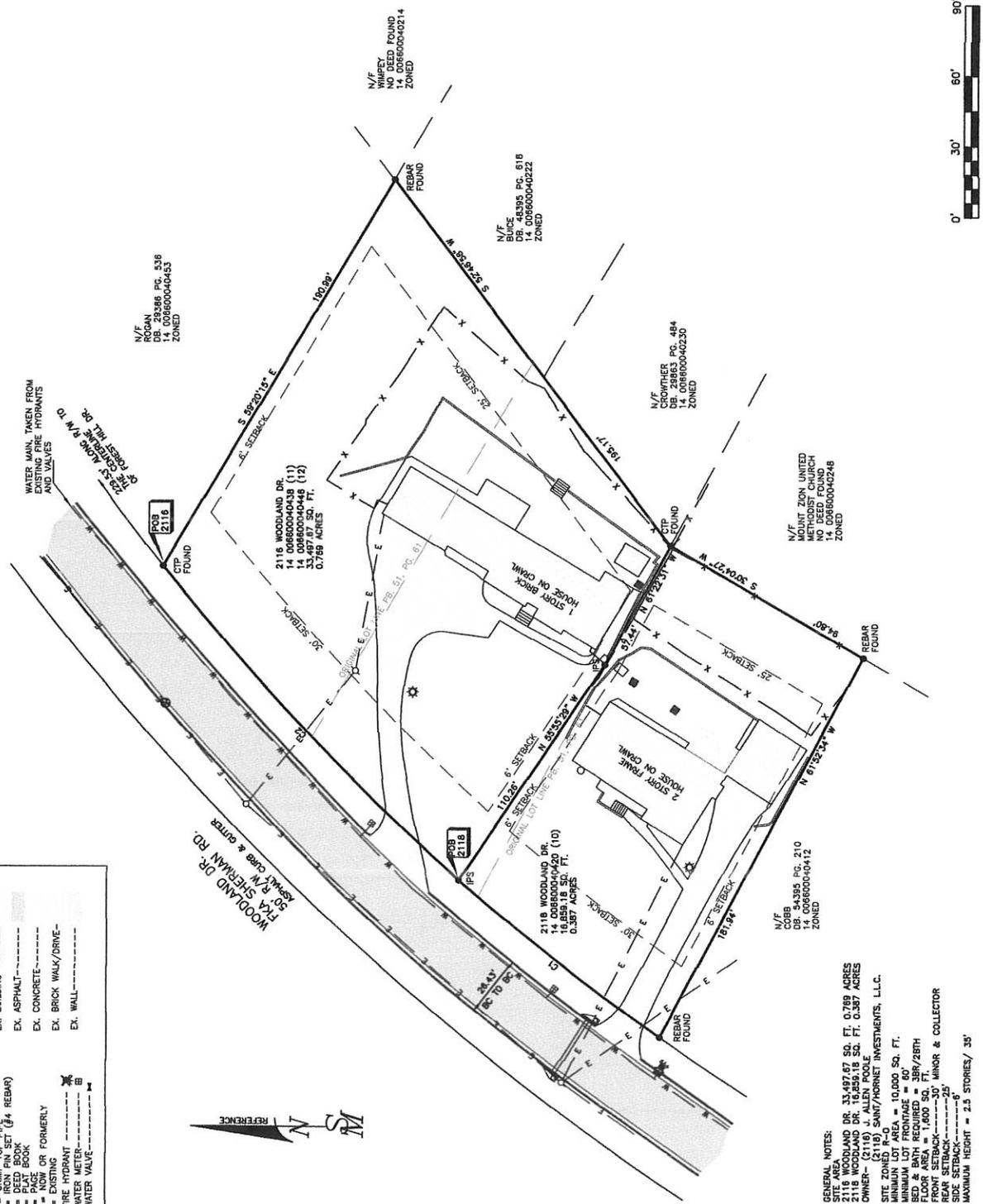
REVISED FINAL PLAT
YOUNG & LONGINO PROPERTY
LOTS 10, 11, & 12
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA



PROJECT #: B16042
 REVISED L/S
 10, 11, 12
 DRAWN BY: TLM
 SCALE: 1" = 30'
 DATE: 6-1-2016
 SHEET 2 OF 2

CURVE DATA CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1093.37	108.24	108.19	N 37°41'01" E
C2	1095.37	183.44	183.23	N 48°28'15" E



LEGEND

WOODEN POWER POLE	---D---	SANITARY SEWER MANHOLE	---O---
EX. OVERHEAD POWER LINES	---E---	SEWER CLEAN-OUT	---O---
EX. FENCE	---X---	GRATE INLET	---G---
EX. FENCING	---X---	EX. SINGLEWING CATCH BASIN	---G---
CRIMP TOP PIPE	---C---	EX. BUILDING	---B---
CRIMP TOP PIPE (4 REBAR)	---C---	EX. ASPHALT	---A---
CONCRETE	---C---	EX. CONCRETE	---C---
PLAT BOOK	---P---	EX. BRICK WALK/DRIVE	---B---
NEW OR FORMERLY	---N---	EX. WALL	---W---
EXISTING	---E---		
EX. FIRE HYDRANT	---F---		
EX. WATER METER	---M---		
EX. WATER VALVE	---V---		

GENERAL NOTES:
 SITE AREA
 218 WOODLAND DR. 13,407.67 SQ. FT. 0.310 ACRES
 218 WOODLAND DR. 18,259.18 SQ. FT. 0.417 ACRES
 OWNER - (2118) J. ALLEN POOLE
 SITE TOTAL AREA = 10,000 SQ. FT.
 MINIMUM LOT FRONTAGE = 60'
 BED & BATH REQUIRED = 3BR/2BTH
 FRONT SETBACK = 1,000'
 REAR SETBACK = 25'
 SIDE SETBACK = 25'
 MINOR & COLLECTOR
 MAXIMUM HEIGHT = 2.5 STORIES / 35'

Deed Book 49034 Pg 257
Filed and Recorded May-19-2010 10:17am
2010-0214020
Real Estate Transfer Tax \$175.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

“NO TITLE WORK DONE”

STEPHEN M. KISER

Attorney at Law
300 Prime Point, Suite #100
Peachtree City, Georgia 30269
(770) 487-4775
Fax: (770) 487-4725

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, Made the 31st day of March, in the year two thousand ten between

J. ALLEN POOLE

of the County of FULTON, and State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and

SAINT/HORNET INVESTMENTS, L.L.C.

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),

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 66 of the 14th District of Fulton County, Georgia, and being Lot 10, Block D, Property of Young & Longino, as per plat recorded in Plat Book 51, Page 61, Fulton County Records, which plat is incorporated herein by reference, and being improved property having a house located thereon known as No. 2118 Woodland Drive, according to the present system of numbering houses in Fulton County, Georgia.

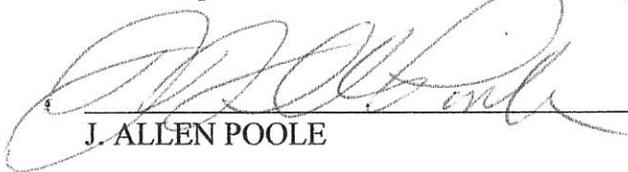
THIS PROPERTY IS CONVEYED IN "AS IS" CONDITION.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to 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.

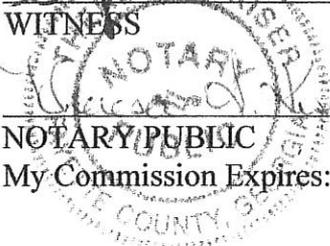
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered
in presence of:

 (SEAL)
J. ALLEN POOLE



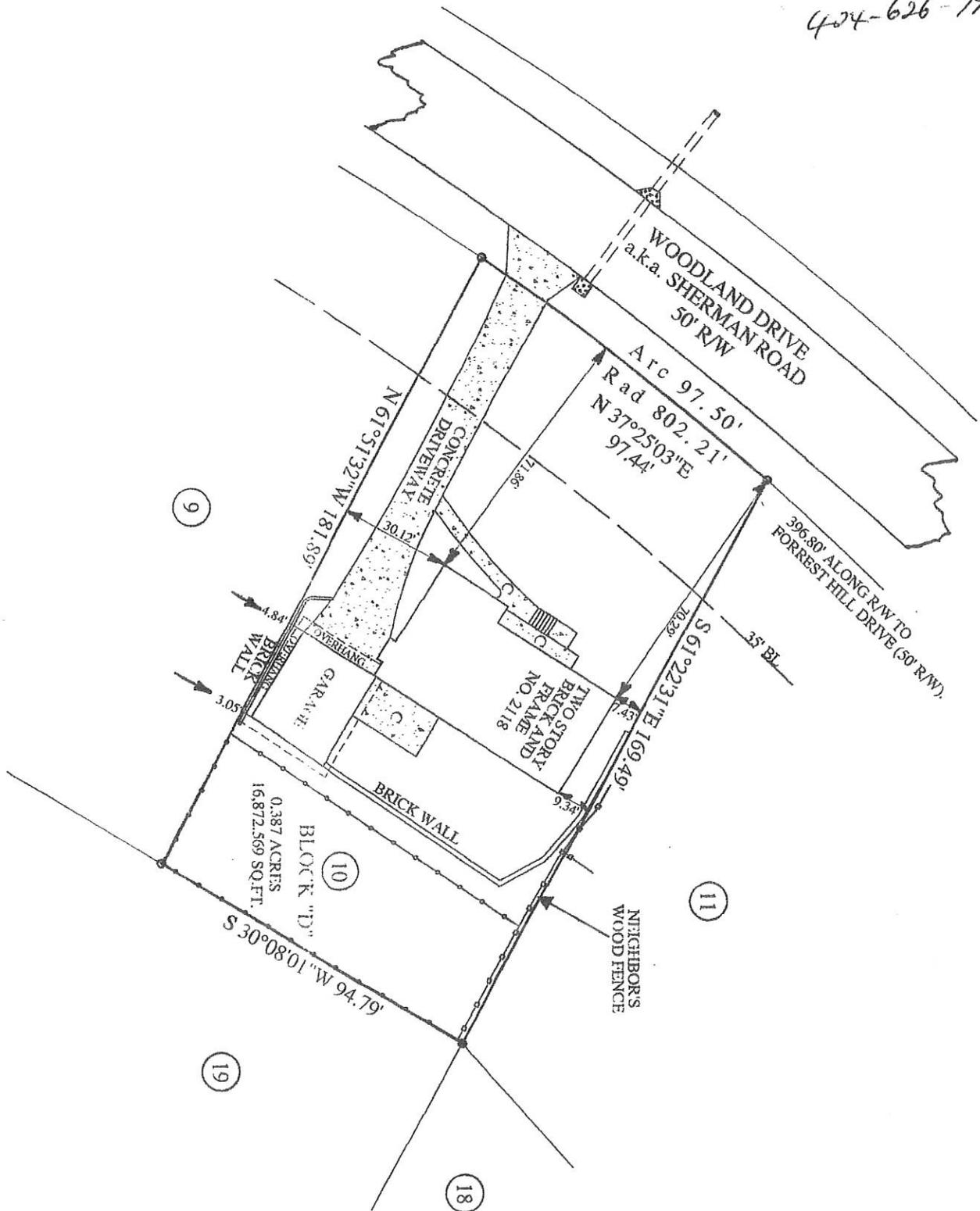
WITNESS


NOTARY PUBLIC
My Commission Expires: 1/23/2011

Deed Book 49034-2-2011
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

2118 Woodland

SANT/Robert Frost mts, LLC
2118 Woodland Drive - Haverille
J. Allen Pusk, memb
404-626-7958



Deed Book 54549 Pg 492
Filed and Recorded Jan-20-2015 09:01am
2015-0053334
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

"NO TITLE WORK DONE"
STEPHEN M. KISER
Attorney at Law
300 Prime Point, Suite #100
Peachtree City, Georgia 30269
(770) 487-4775
Fax: (770) 487-4725

EXECUTOR'S DEED

STATE OF GEORGIA

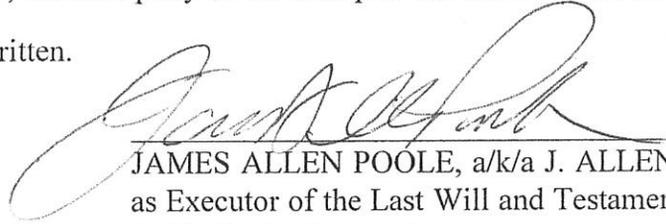
COUNTY OF FAYETTE

This indenture, made and entered into this 4th day of December 2014, between, JAMES ALLEN POOLE, a/k/a J. ALLEN POOLE, as Executor of the Last Will and Testament of Judy Hollis Poole, late of Fulton County, Georgia, deceased, party of the first part, and J. ALLEN POOLE of the second part, of the County of Fulton, State of Georgia.

Witnesseth, that the said Executor as party of the first part, by virtue of the power and authority vested in him by the Last Will and Testament of the said Judy Hollis Poole, (which has been duly probated and recorded in the Probate Court of Fulton County, Georgia):

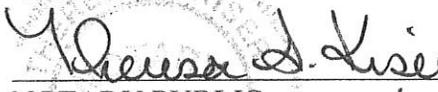
Now, therefore, the said party of the first part, in consideration of the premises and for the further consideration of the sum of ten and 00/100Dollars (\$10.00) and other good and valuable consideration, to him in hand paid, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and hereby do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described tract or parcel of land

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

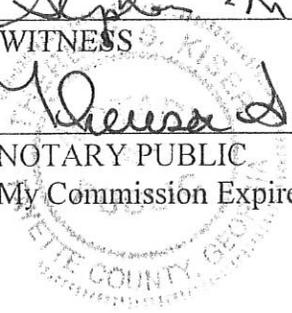
 (SEAL)
JAMES ALLEN POOLE, a/k/a J. ALLEN POOLE,
as Executor of the Last Will and Testament of Judy
Hollis Poole, deceased

Signed, sealed and delivered
in the presence of:


WITNESS


NOTARY PUBLIC

My Commission Expires: 1/18/2015
(Seal)





Department of Planning & Zoning

MEMORANDUM

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: Final Plat Approval for 2116 and 2118 Woodland Drive
DATE: Thursday 8 September 2016

Findings

Mr. J. Allen Poole with Saint/Hornet Investments, LLC, has submitted a Final Plat to accomplish a “boundary line adjustment” at 2116 and 2118 Woodland Drive. Chapter 90. Subdivisions does not contain a provision for moving a property line other than the re-recording of a final plat. In essence, two “new” lots are being created as the metes and bounds description will change when the line is moved. Mr. Poole owns both properties.

In addition, 2116 Woodland is comprised of two lots. The Plat reflects this property as one lot and following the proposed re-subdivision, this will become one lot. The lot identified as 2118 Woodland will gain approximately 10 feet of street frontage through the boundary line adjustment.

Subdivision Process

Chapter 90. Subdivisions, Sec. 90-1-2. *Procedure for plat approval*, subsection (g) provides a Short-cut Procedure: “Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.” Final plat requirements are found in subsection (f) Final plat and include the following information requirements; any deficiencies are underlined:

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

This standard is met, with the exception of the minimum lot frontage which should be shown as 60 feet.

b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

This standard is met.

Brian Wismer, Planning Commission Chair
Final Plat Approval for 2116 and 2118 Woodland Drive
Thursday 8 September 2016
2 of 4

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

This standard is met.

d. Location and description of monuments.

This standard is met.

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

This standard is met.

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

This standard is met.

g. Location map showing site in relation to area.

This standard is met.

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

Owner's Acknowledgement and Dedication. For example, the required language is reprinted below:

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

This standard is not met as the language on the Plat is taken from a previous Subdivision Ordinance.

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

Brian Wismer, Planning Commission Chair
Final Plat Approval for 2116 and 2118 Woodland Drive
Thursday 8 September 2016
3 of 4

This standard is not met as such language does not appear in the previous Subdivision Ordinance.

j. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments.

This standard is not met as the language on the Plat is taken from a previous Subdivision Ordinance.

k. Certification of Final Plat Approval

The Plat contains signature lines for the Director of Community Services and the Chairman/Secretary of the City of Hapeville Planning Commission.

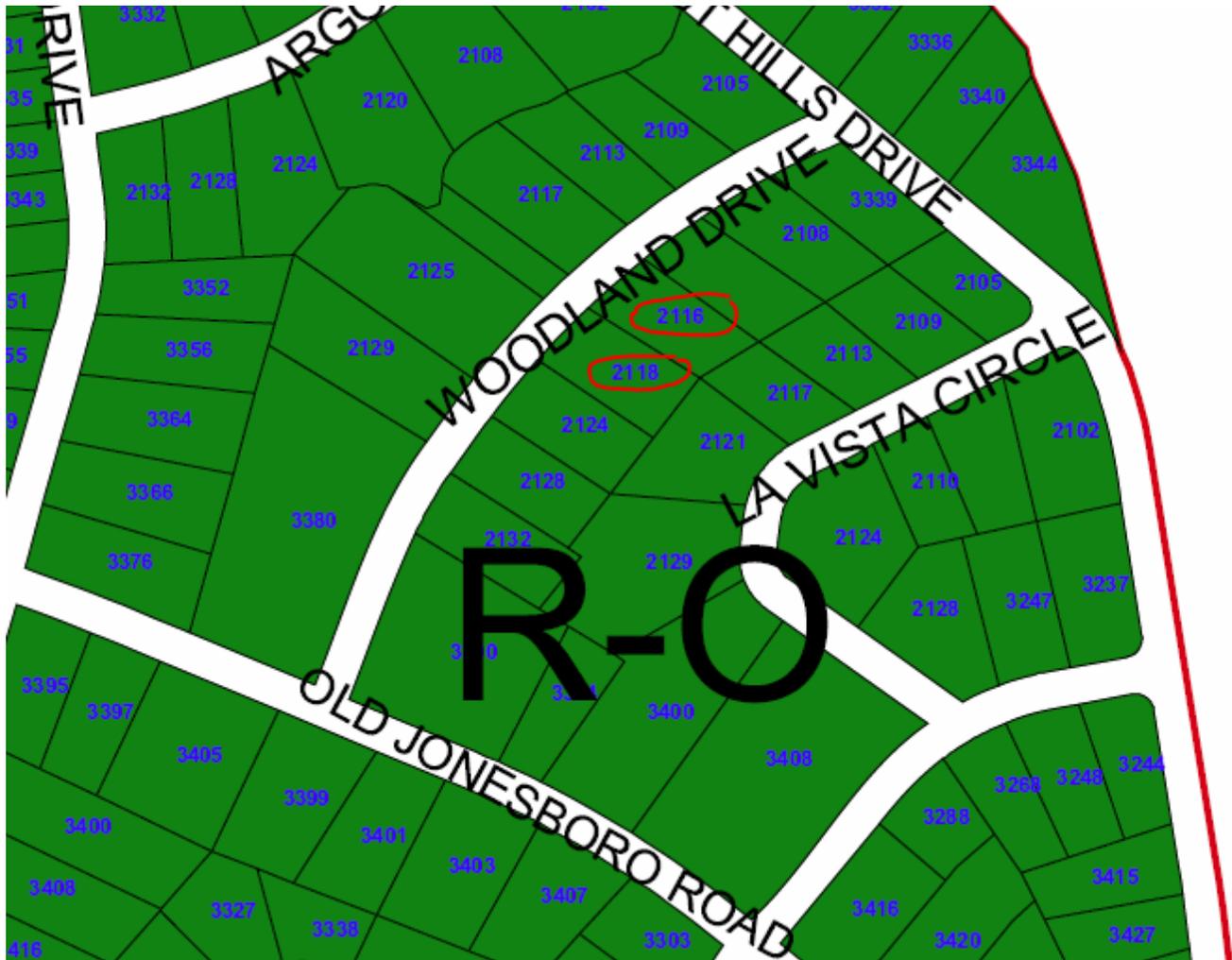
This standard is not met as the Chapter 90. Subdivisions now in effect requires the signature of the Chairman of the Planning Commission, the City Clerk and the City Engineer.

Recommendation

Based on the above findings, approval of the final plat is appropriate, subject to placement of the certificates set forth in Chapter 90. Subdivisions adopted as Ord. 2014-11 on the Final Plat and any further stipulations identified by the City Engineer.

c: Commissioner Travis Horsley, Vice Chair
Commissioner Lucy Dolan
Commissioner Mark Farah
Commissioner Kaity Ferrero
Commissioner Jeanne Rast
Commissioner Charlotte Rentz
Adrienne Senter, Planning Commission Secretary

Location Map





Keck & Wood, Inc.

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

August 29, 2016

Ms. Adrienne Senter
Planning & Development
Project Coordinator
City of Hapeville
3474 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: 2116 & 2118 Woodland Dr
Subdivision Plat Revision
Review No. 1
K&W Ref. No. 161051.30

Dear Ms. Senter:

As requested, I have reviewed the Subdivision Plat Revision for 2116 and 2118 Woodland Drive for compliance with the City's Final Plat requirements of the City of Hapeville. The submittal was received on August 25, 2016 and consists of a property subdivision to the overall 1.156 acre parcel of 3 lots into 2 lots of 0.387 and 0.769 acres each within an R-0 Zoning District. The Plat Revision was prepared by Sibley-Miller Surveying & Planning, Inc. under the Surveying seal of Tim L. Miller. My comments are as follows:

1. All Final Plat Statements and Certifications should be signed and dated by the appropriate individual.
2. The existing building on the lot for 2116 Woodland Drive encroaches into the rear and side building setback lines.

I have retained the copy of the Final Plat and supporting material provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review process. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours

KECK & WOOD, INC.

Michael J. Moffitt, P.E.



**DAVID BLOODWORTH
FIRE CHIEF**

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 2116 and 2118 Woodland Dr.

Date: September 7, 2016

I do not see this project having a negative impact on the Fire Department. If you should need any more information, please let me know. Thanks.

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant HOME BILT, Inc.

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Email mjenkins@rocklynhomes.com

Property Owner (s) Michelle L. Jenkins

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Address/Location of Property: 3161 Oakdale Rd. - Lot 11

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0099000021595

Present Zoning Classification: R-1

Present Land Use: vacant

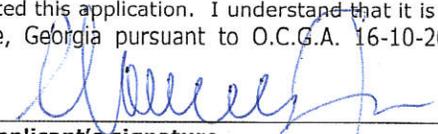
Please check the following as it applies to this application:

Site Plan Review Temporary Use Permit

Conditional 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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.



Applicant's signature

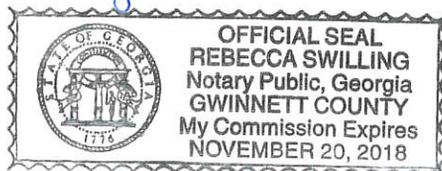
Date: August 10, 2016

Sworn to and subscribed before me

This 10th day of August, 2016.

Rebecca Swilling

Notary Public



CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3161 Oakdale Rd
Hapeville GA 30354

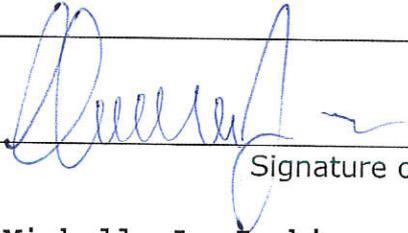
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant: HOME BILT, Inc.

Address of Applicant: 895 Amsterdam Ave.
Atlanta, GA 30306

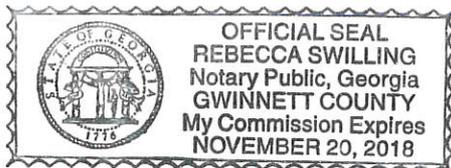
Telephone of Applicant: 770-231-2333


Signature of Owner

Michelle L. Jenkins
Print Name of Owner

Personally Appeared Before Me this 10th day of August, 2016.


Notary Public



**CITY OF HAPEVILLE
COMMUNITY SERVICE 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 single family residence / frame construction. Two story structure with detached garage conforming to aesthetics of existing Chesapeake at Oakdale / Courtyards of Hapeville residences. To be completed on 150 day construction calendar.

WRITTEN LEGAL DESCRIPTION FOR:

3161 Oakdale Rd., Hapeville, GA 30354

Lot 11 - PB 310 - Page 123

Chesapeake on Oakdale S/D

All that tract and parcel of land lying and being in land lot 99 of the 14th District, City of Hapeville, Fulton County, Georgia, and more particularly as follows:

LOT 11 of the Chesapeake at Oakdale plat recorded in PB 310, page 123, of Fulton County, GA. (Please see accompanying plat for metes and bounds.) Containing .20 acres. Together with all easements recorded and unrecorded.

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:

ly 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.

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

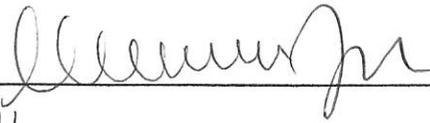
ly The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

ly 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).

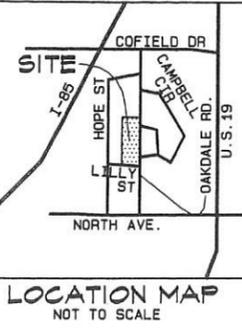
- _____ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- _____ The locations, 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.
- ly _____ 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.
- _____ 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 that all the required information has been included on the site plan. Sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

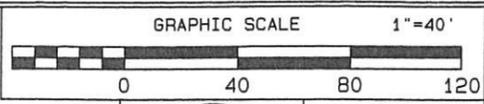
Applicant Signature: 

Date: 8-10-16



CERTIFICATE OF OWNERSHIP
 THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY INDICATES TO THE CITY OF HAPEVILLE, THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, PARKS, AND OPEN SPACES.

CERTIFICATE OF SURVEYOR OR ENGINEER
 I HEREBY CERTIFY THAT THIS FINAL PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL CORNERS ARE ACCURATELY MARKED BY 1/2 INCH IRON ROD.

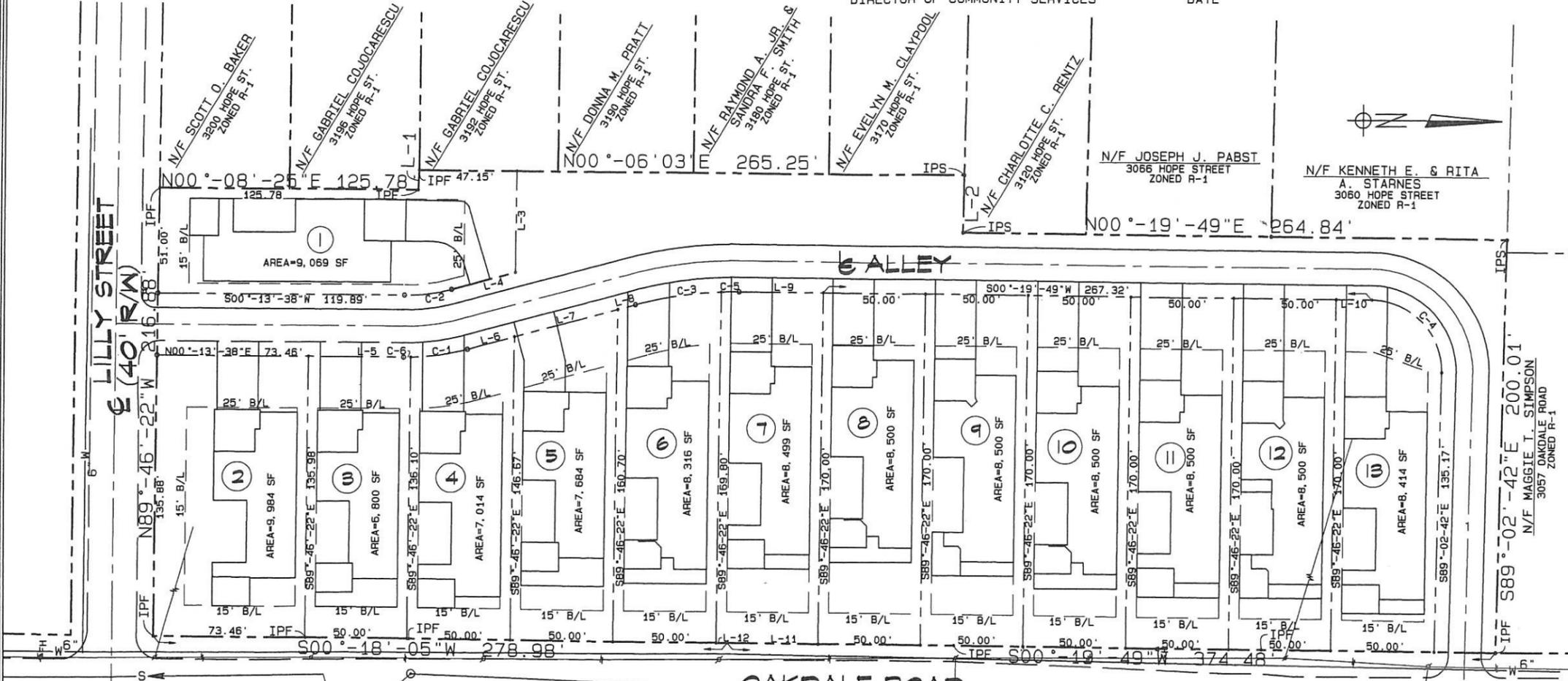


SUBDIVIDER AND OWNER OF RECORD _____ DATE _____
CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HAPEVILLE.

CERTIFICATE BY LOCAL APPROVING AGENT
 ALL THE CONDITIONS OF APPROVAL HAVING BEEN MET AND IMPROVEMENT COMPLETED, AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS, THIS DOCUMENT IS HEREBY ACCEPTED AND APPROVAL OF IMPROVEMENTS GRANTED.

CHAIRMAN/SECRETARY CITY OF HAPEVILLE PLANNING COMMISSION _____ DATE _____

DIRECTOR OF COMMUNITY SERVICES _____ DATE _____



APPROXIMATE START OF SEWER LINE FLOWING SOUTH (VERIFIED IN FIELD WITH CITY OF HAPEVILLE)
 EXIST. SAN. MANHOLE TOP EL: 995.30

BOUNDARY - LINE TABLE

LINE NO.	BEARING	DISTANCE
L-1	N87°-40'-07"W	9.62'
L-2	S89°-18'-37"E	27.84'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L-3	S89°-45'-22"E	49.22'
L-4	S15°-22'-40"W	31.81'
L-5	N00°-09'-49"W	46.43'
L-6	N16°-22'-40"W	23.50'
L-7	N16°-22'-40"W	51.91'
L-8	N16°-22'-40"W	8.94'
L-9	N00°-09'-49"W	41.29'
L-10	N19°-49'-49"W	17.36'
L-11	S00°-18'-05"W	47.36'
L-12	S00°-18'-05"W	5.52'

CURVE TABLE

CURVE NO.	CHORD	ARCH	BEARING
C-1	27.68'	27.75'	S00°-19'-49"W
C-2	23.08'	23.15'	S07°-34'-05"W
C-3	41.91'	42.00'	N08°-10'-32"W
C-4	49.00'	54.28'	N45°-11'-38"E
C-5	8.72'	8.72'	N01°-01'-10"W
C-6	3.57'	3.57'	N00°-39'-46"W

OWNER / DEVELOPER
 CHESAPEAKE DEVELOPMENT, INC.
 3505 Chamblee Dunwoody Way
 Chamblee, Georgia 30341
 (770) 220-0398
 (770) 220-0329 [Fax]

SITE DATA
 AREA = 140,344 SQ. FT.
 3.2219 ACRES
 ZONING: R-1

- UTILITY NOTES**
1. WATER SERVICE IS AVAILABLE TO ALL LOTS FROM AN EXISTING 6" WATER MAINS ON WEST SIDE OF OAKDALE ROAD AND AN EXISTING 6" WATER MAIN ON SOUTH SIDE OF LILLY STREET.
 2. THERE IS AN EXISTING SEWER LINE ON OAKDALE ROAD.

EXIST. SAN. SEWER
 TOP EL: 963.81
 INV OUT: 953.21
 INV IN: 953.21
 INV IN: 953.27

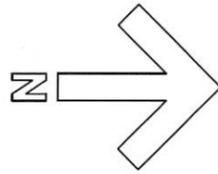
DATE: 10/30/2006
 SCALE: 1" = 40'
 DRAWN: L.J.M.
 DESIGNED: G.E.Q.
 CHECKED: G.E.Q.
 LAND LOT: 99
 14TH LAND DISTRICT
 FULTON COUNTY, GA.

REVISIONS	NO.	DESCRIPTION	DATE
	1		

SHEET 1
 NO. 1
 DRAWING NO. 05-106-FP-1

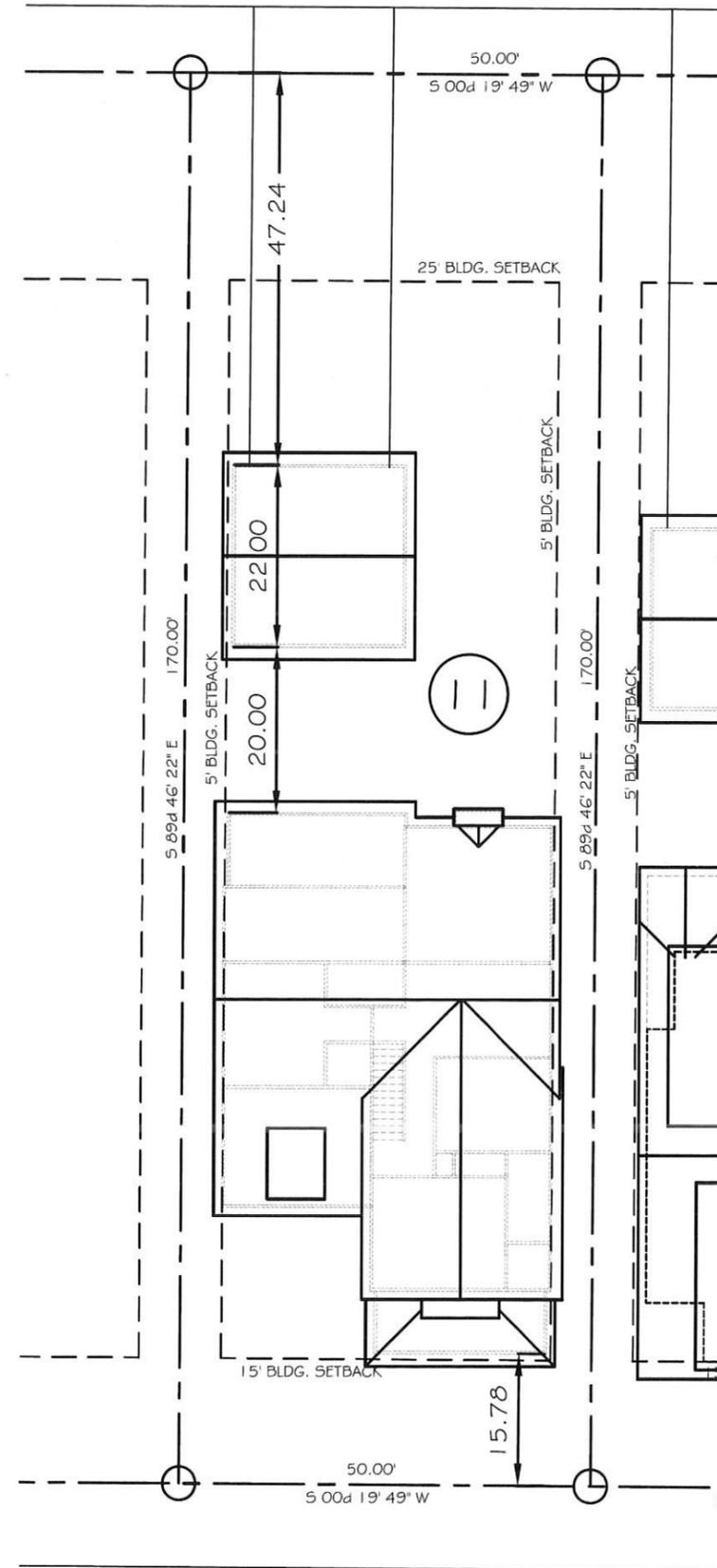
CHESAPEAKE ON OAKDALE
 FINAL PLAT
CHESAPEAKE DEVELOPMENT, INC.
 3505 Chamblee Dunwoody Way
 Chamblee, Georgia 30341
 (770) 220-0398
 (770) 220-0329 [Fax]

Q-B ENGINEERING, INC.
 517 Cemetery Street
 P.O. Box 1508
 Norcross, Georgia 30091-1508
 (770) 449-8623
 (770) 449-1088 [FAX]



SITE PLAN

1" = 20'-0"



REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:
 THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF THE HARTWIN GROUP, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HARTWIN GROUP, INC.
 CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBDIVISION COLLECTION:
 OAKDALE

REVISION DATE:
 08/01/2016

DRAWN BY:
 MHART

SCALE:
 AS NOTED

SHEET NO.

S.1

OF

LEWIS LOT 11
 SITE PLAN



252 BLACK BIRCH PASS, LILBURN, GA. 30047
 PHONE: (770) 231-2344; FAX: (888) 415-2782



THIS ELEVATION IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE: SEE ELEVATION FACADE PLAN FOR WINDOW SIZES & LOCATIONS, PORCH ROOF, LOCATION OF BRICK VENEER & BUILDING OFFSETS.

LEWIS

1st Floor - 1,968sf
2nd Floor - 1,103 sf
Total - 3,071 sf
Detached Garage

Plan Features

Master on Main
4 Bedrooms
3.5 Baths
Recreation Room

LEWIS LOT 11
COVER SHEET

REVISION CHANGES:

REV. NO.	REV. DATE

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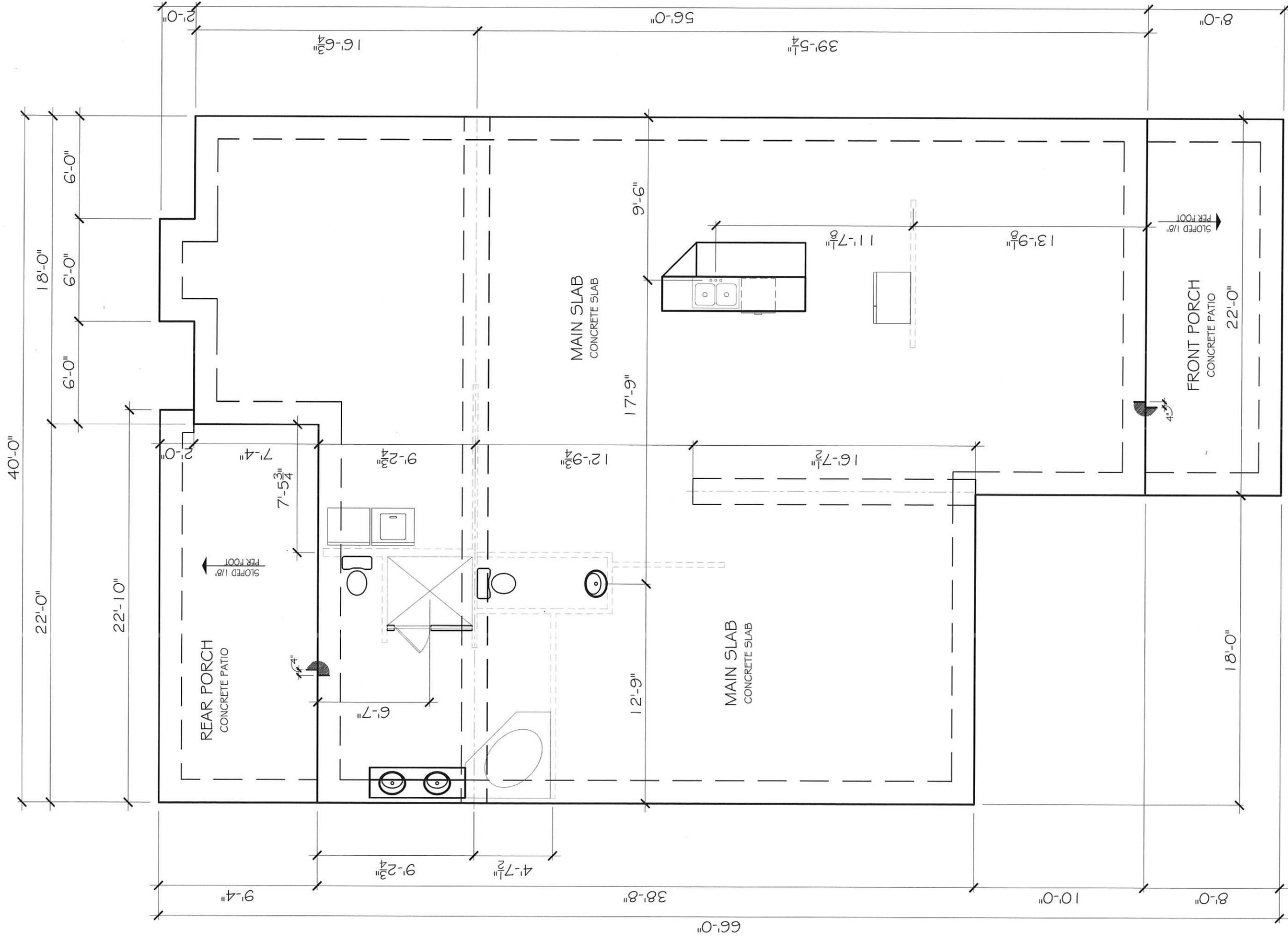
REVISION DATE:
08/01/2016

DRAWN BY:
MHART

SCALE:
NONE

SHEET NO.

A0.0



SLAB PLAN

SCALE: 3/16" = 1'-0"

LEWIS LOT 11
SLAB PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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REVISION DATE:

08/01/2016

DRAWN BY:

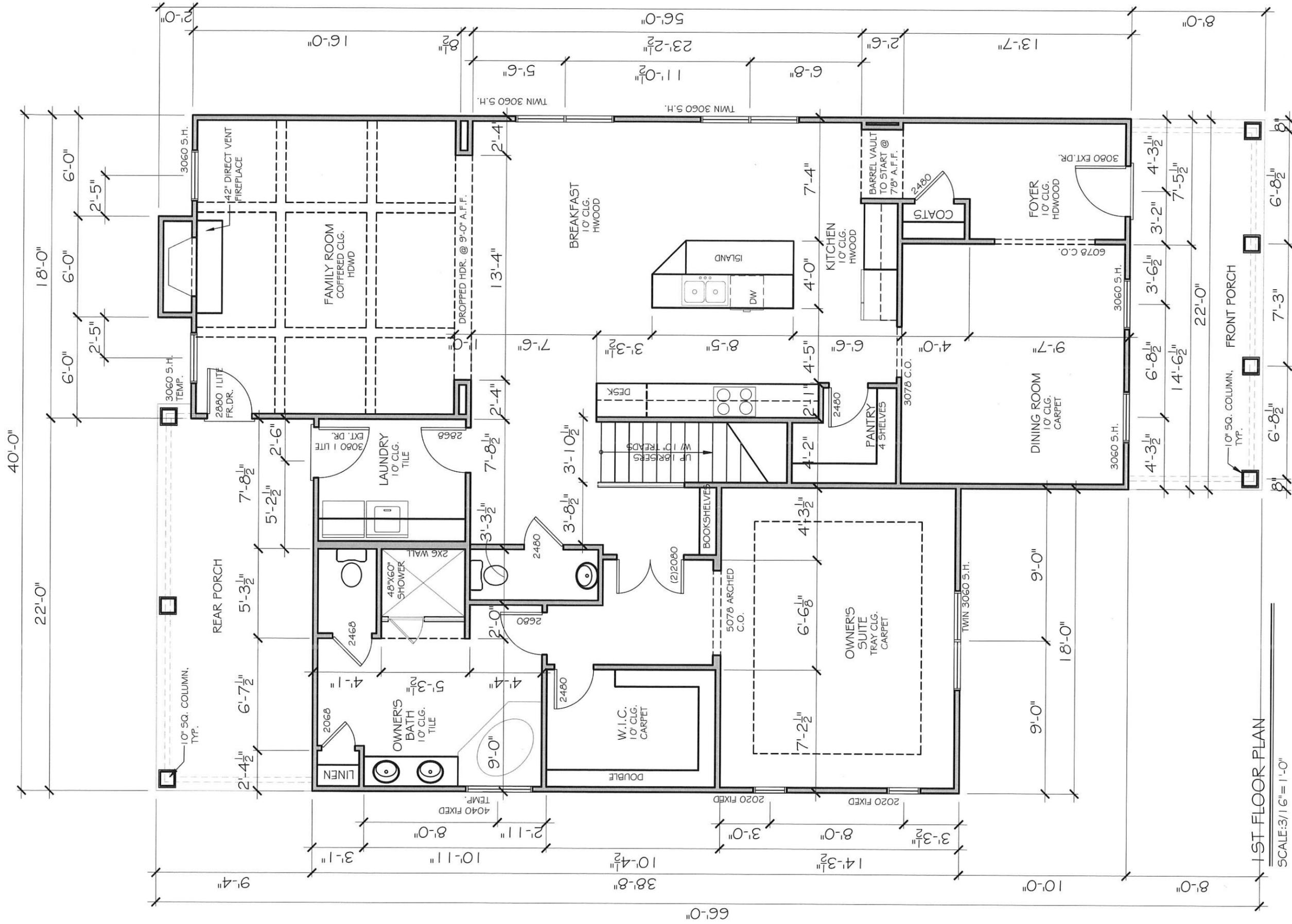
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SCALE:

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SHEET NO.

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REVISION CHANGES:

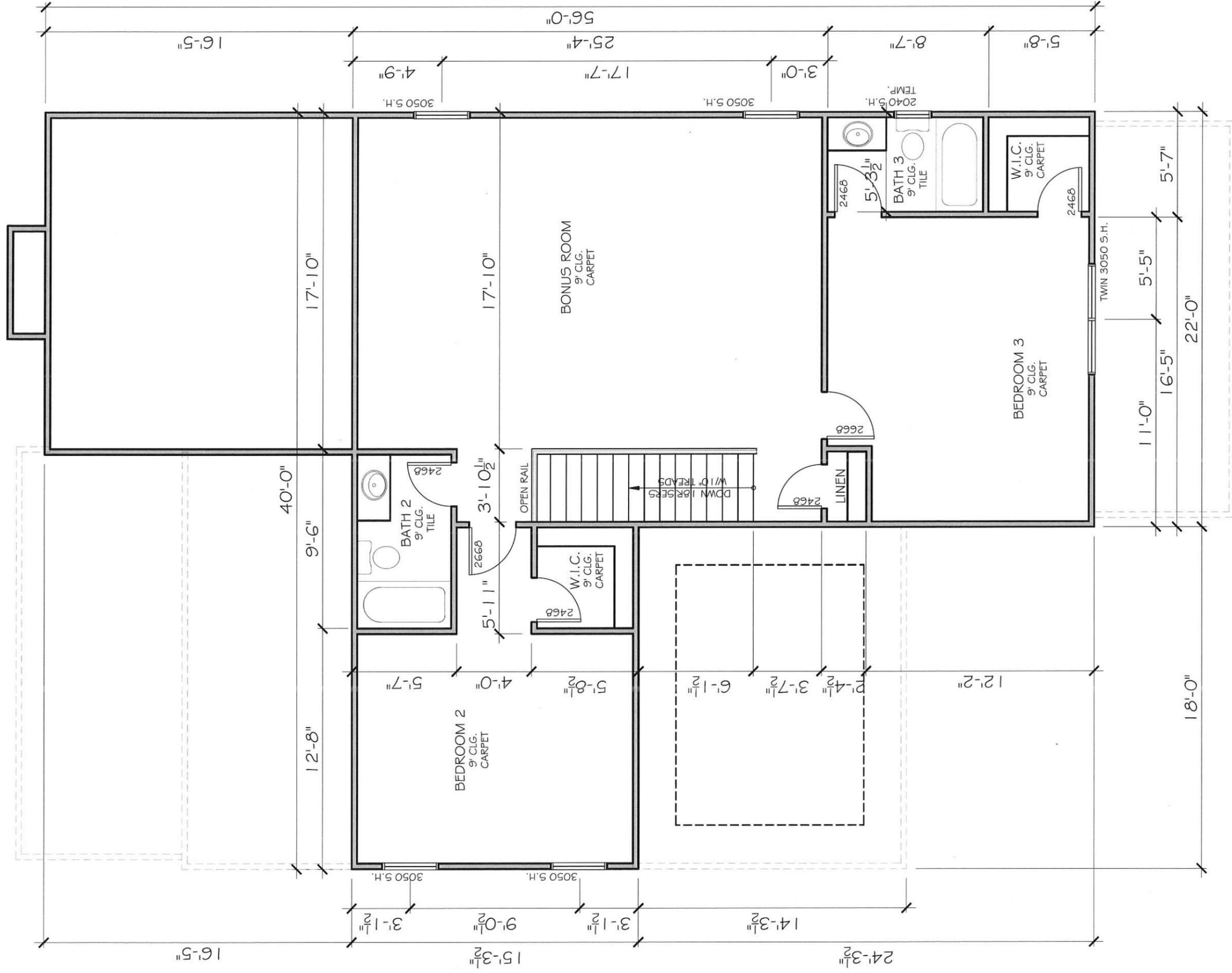
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SUBDIVISION COLLECTION:

OAKDALE
REVISION DATE:
9/10/2010/8/0
DRAWN BY:
MHART
SCALE:
AS NOTED
SHEET NO.

A1.1



2ND FLOOR PLAN

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

LEWIS LOT 11
2ND FLOOR PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:
OAKDALE

REVISION DATE:
08/01/2016

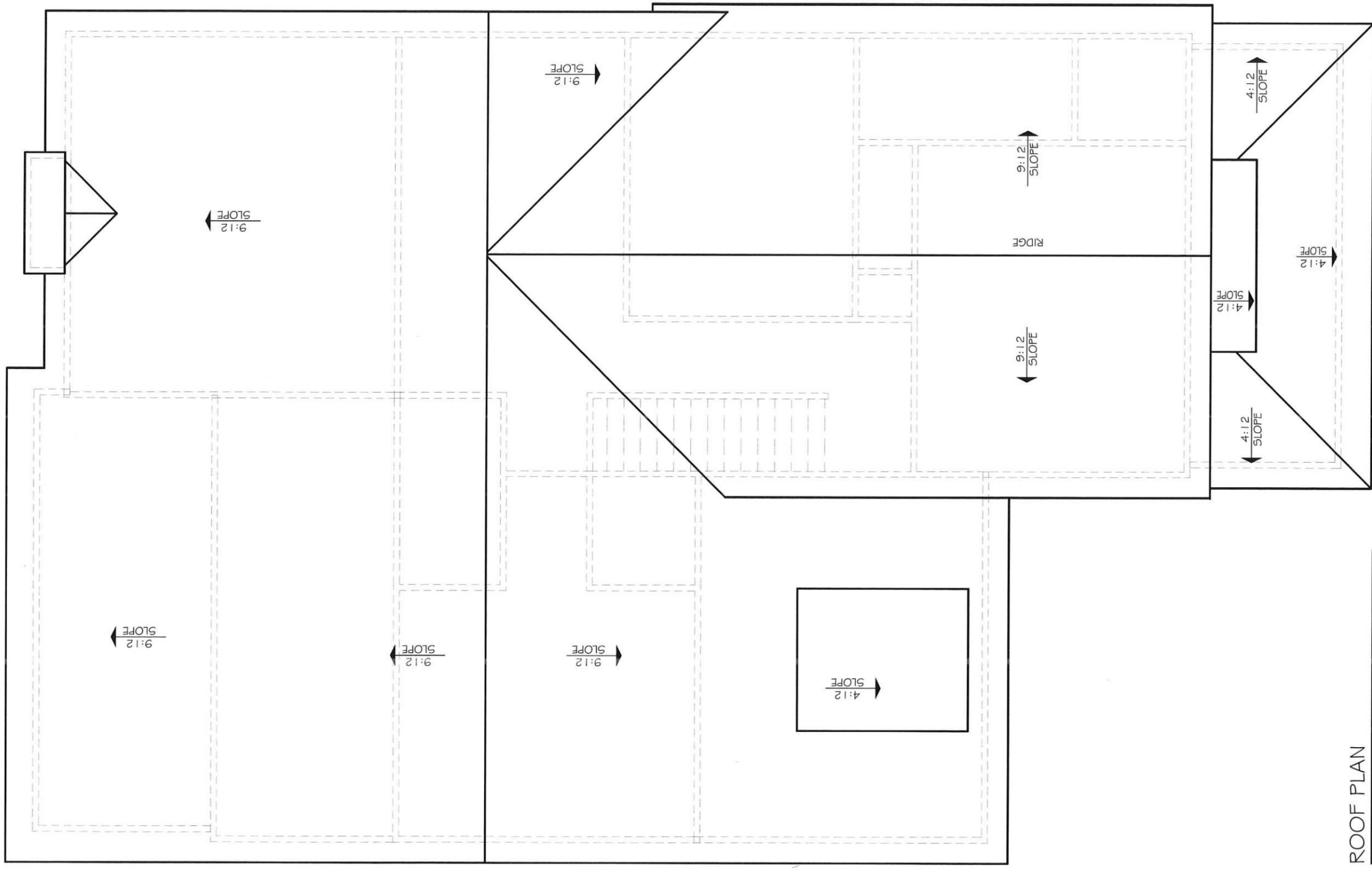
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MHART

SCALE:
AS NOTED

SHEET NO.

A1.2

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



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

LEWIS LOT 11
ROOF PLAN

REVISION CHANGES:

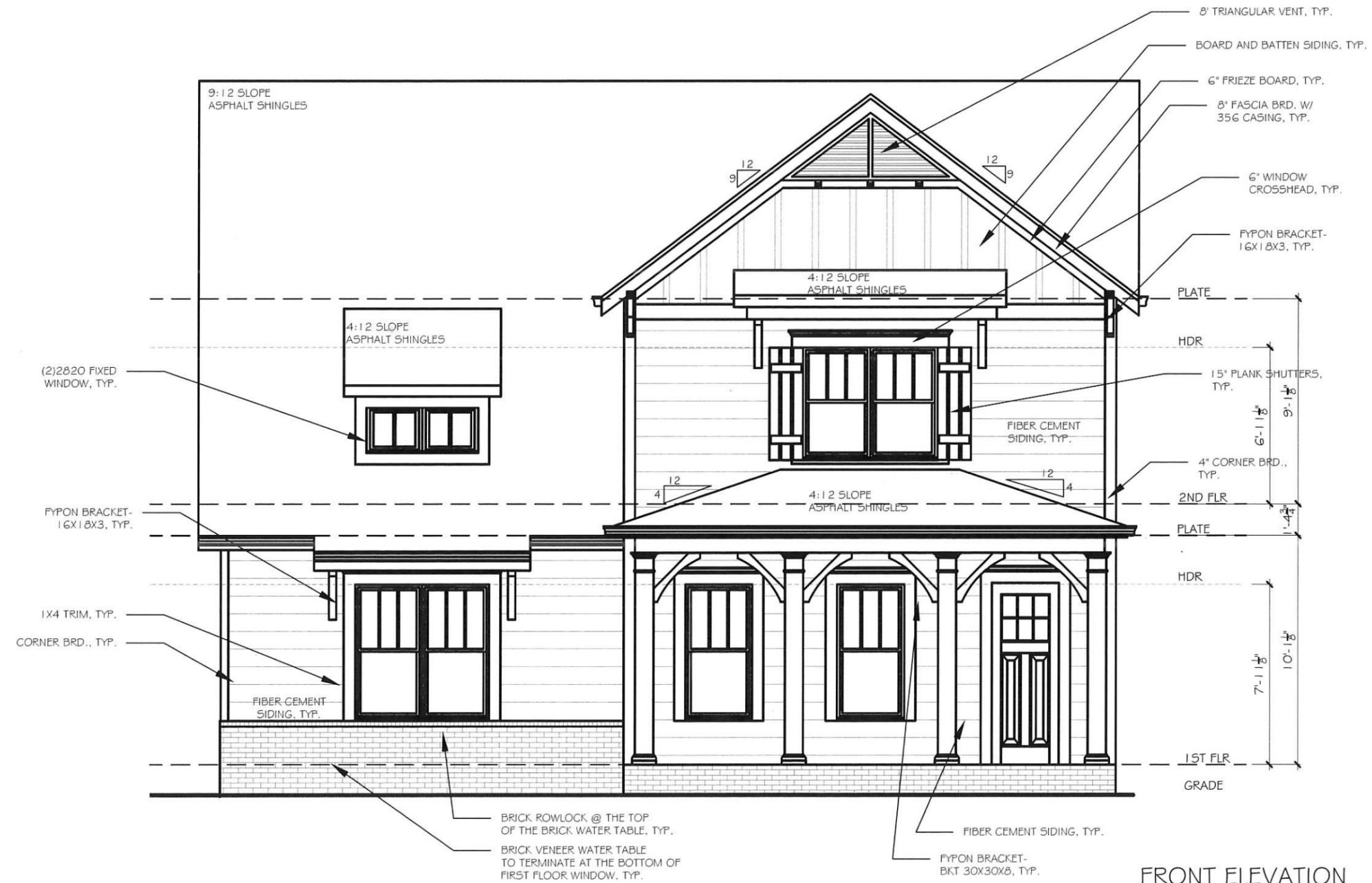
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SUBDIVISION COLLECTION:
OAKDALE
REVISION DATE:
08/01/2016
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SCALE:
AS NOTED
SHEET NO.

A1.3

LEWIS LOT 111
 FRONT ELEVATION



REVISION CHANGES:

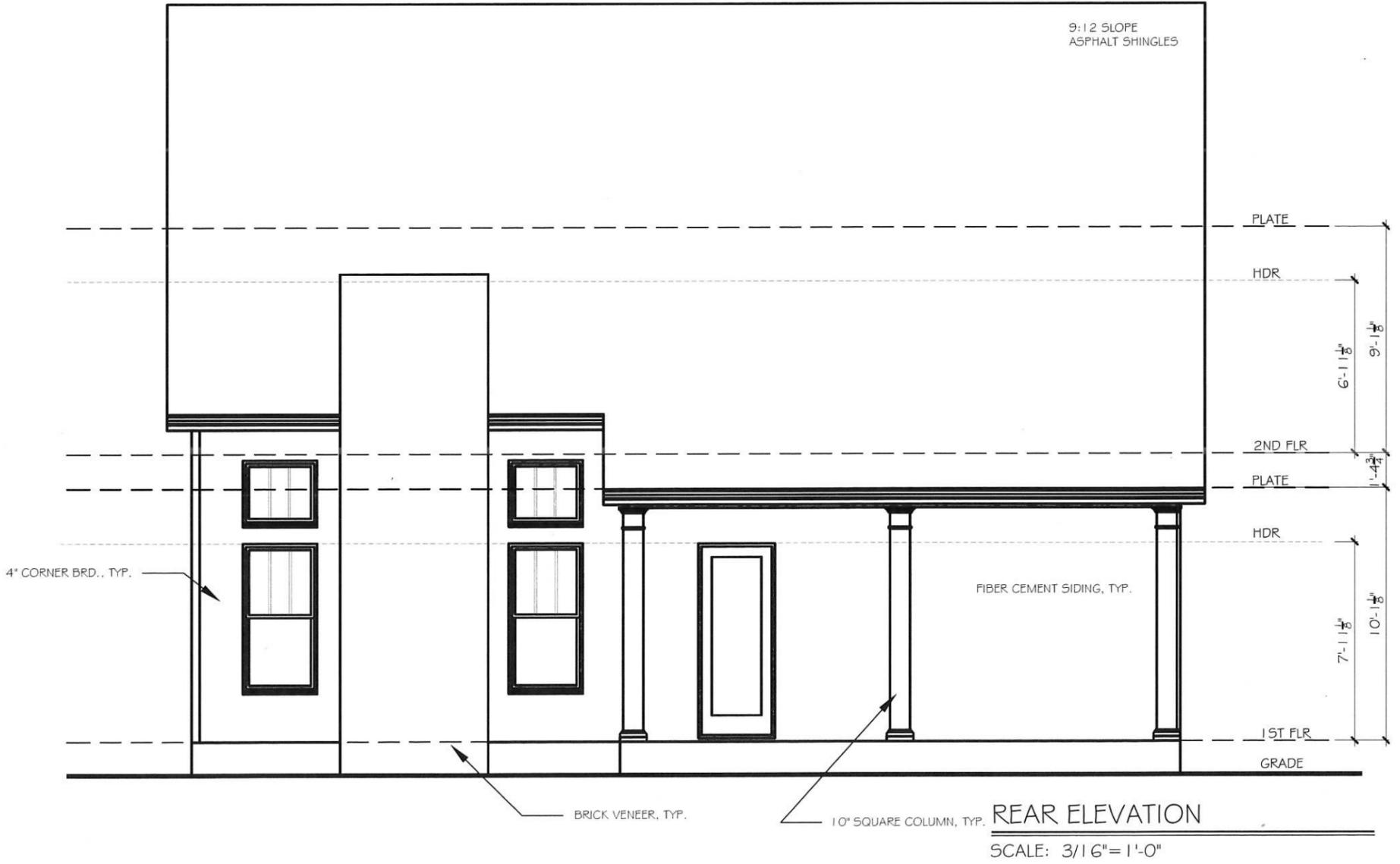
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SUBDIVISION COLLECTION:
 REVISION DATE: 08/01/2016
 DRAWN BY: MHART
 SCALE: NONE
 SHEET NO.

FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

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

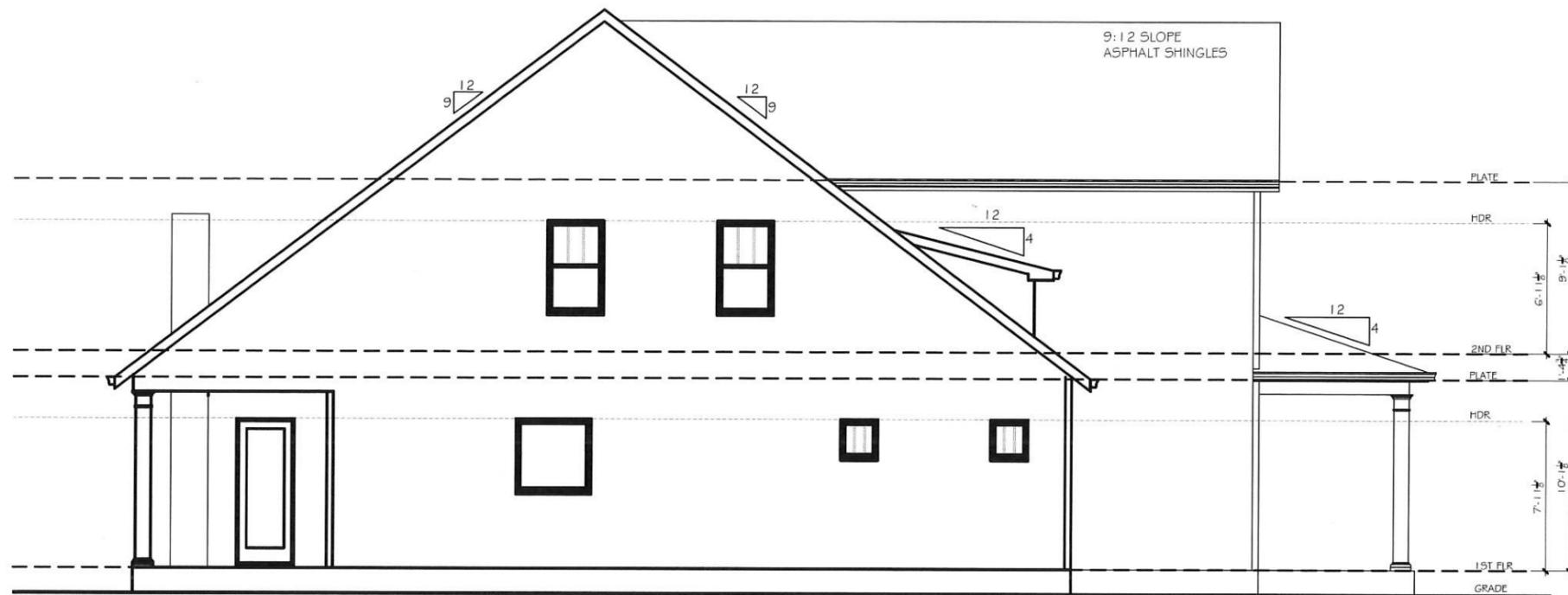
LEWIS LOT 111
REAR ELEVATION

REVISION CHANGES:

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SUBDIVISION COLLECTION:
REVISION DATE: 08/01/2016
DRAWN BY: MHART
SCALE: NONE
SHEET NO.



LEFT ELEVATION

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



RIGHT ELEVATION

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

LEWIS LOT 11

SIDE ELEVATIONS

REVISION CHANGES:

REV. NO.	REV. DATE

DISCLAIMER:

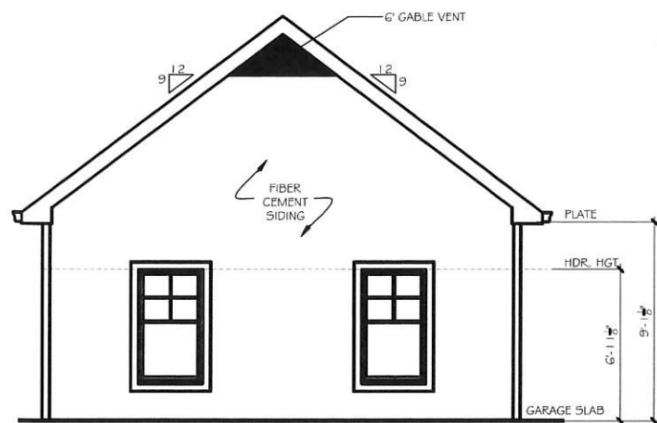
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SUBDIVISION COLLECTION:

OAKDALE
REVISION DATE: 08/01/2016
DRAWN BY: MHART
SCALE: AS NOTED
SHEET NO.

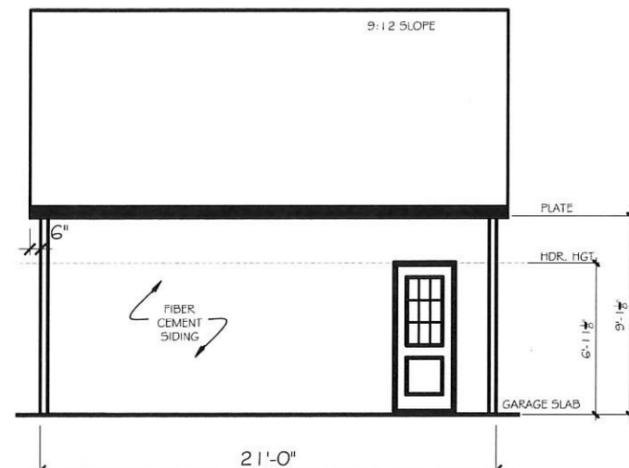
A1.6

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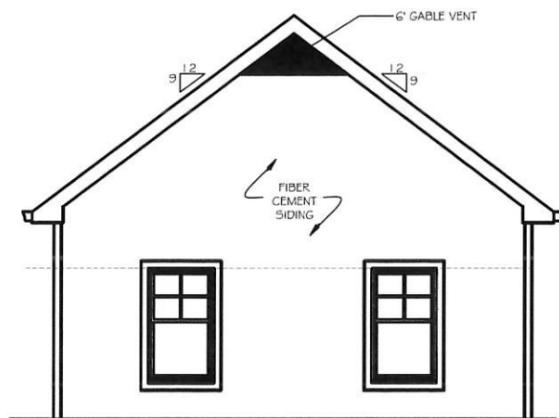
LEFT ELEVATION

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



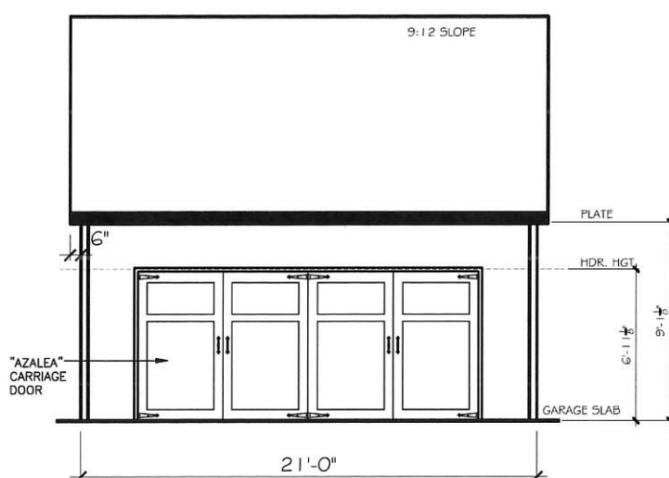
REAR ELEVATION

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



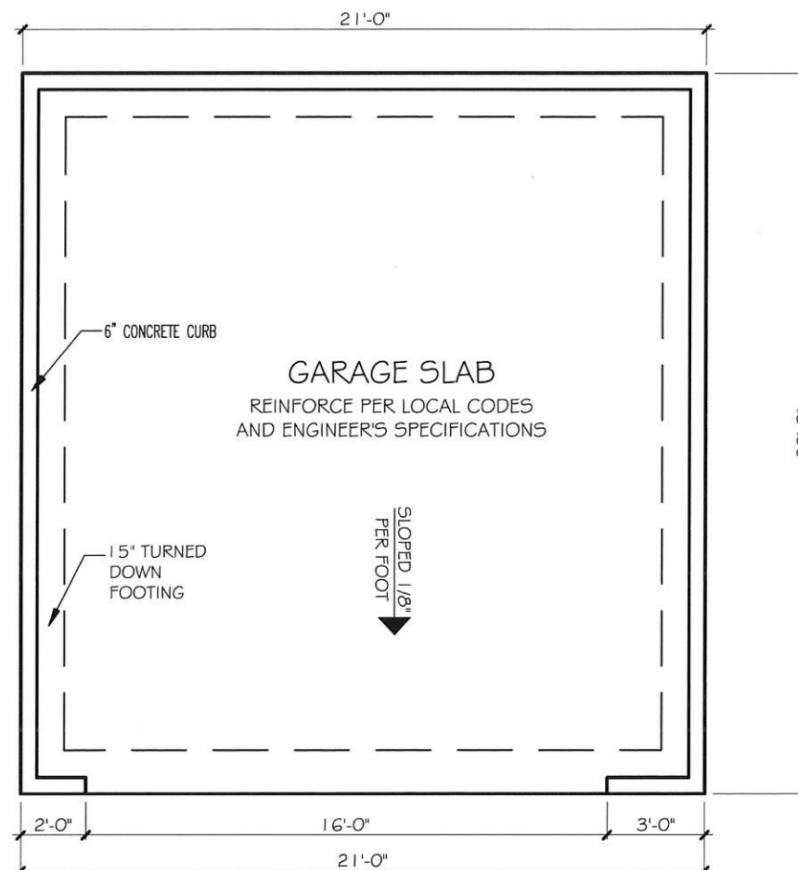
RIGHT ELEVATION

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



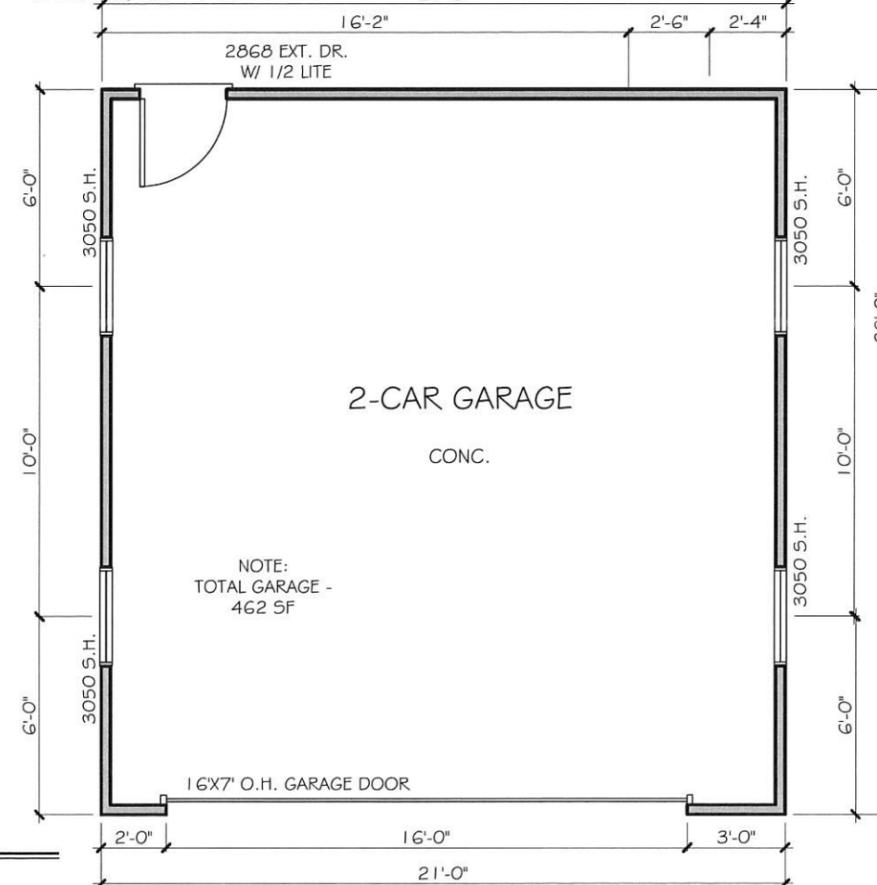
FRONT ELEVATION

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



SLAB FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"



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LEWIS LOT 11
DETACHED GARAGE

REVISION CHANGES

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:
OAKDALE
REVISION DATE:
08/01/2016
DRAWN BY:
MHART
SCALE:
AS NOTED
SHEET NO.

A1.7

OF

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Department of Planning & Zoning

MEMORANDUM

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: Site Plan Review for a New, Single Family Dwelling at 3161 Oakdale Road, Lot 11
DATE: Thursday, 8 September 2016

Background

Michelle L. Jenkins, applicant and builder, has submitted a site plan proposing a 3,071-square foot single family dwelling with a detached garage to the rear. The 0.20-acre property is one of 13 lots in the Chesapeake on Oakdale Subdivision and is zoned R-1, One Family Residential.

Findings

Ms. Jenkins is proposing a two-story, craftsman-style dwelling with three bedrooms and three and one-half baths. The dwelling is just over 30 feet in height, has a 9:12 roof pitch and a front and rear porch. The detached garage will be 21 feet by 22 feet for an area of 462 square feet and has a height of just over 18 feet. The yard defined by the building setback is encroached upon by the roof overhang, that is, the eave of the dwelling and the garage. Such encroachment is not permitted by the Hapeville Ordinance which defines front yard, for example, as *"A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot."*

Access to the property will be along a public alley to the rear of the lot.

Requirements for site plan applications are addressed below:

Site Plan Review Process

Sec. 93-2-16. *Site plan review* provides the following guidance for processing applications for site plan approval. Findings are presented for each review requirement with deficiencies or non-compliance underlined:

(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.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3161 Oakdale Road, Lot 11

Thursday, 8 September 2016

2 of 6

(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.

(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:

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.

A 3,071-square foot single family dwelling with a 462-square foot detached garage is proposed. The dwelling will be consistent with dwellings established in the subdivision. A notarized "Authorization of Property Owner" has been submitted. The development schedule is projected as 150 days.

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

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

The lot is part of a subdivision development and contains no structures. A 3,071-square foot single family dwelling is proposed in compliance with the required 25-foot rear yard. However, the dwelling encroaches into the required 15-foot, front yard setback and the dwelling and garage encroach into the 5-foot side yard. The dwelling will be just over 30 feet in height in compliance with the maximum height of 35 feet in the R-1 Zone. The 462-square foot detached garage will be located 20 feet from the dwelling and approximately 47 feet from the rear lot line. The height of the garage is just over 18 feet.

Ord. 2014-10 establishes the following standard as concerns accessory buildings: Table B - *Accessory Building Allowance based on Lot Size* of Ord. 2014-10 establishes a maximum floor area standard as concerns scale. The owner of an 8,500-square foot lot may erect up to a 595-square foot accessory building.

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

This information has not been submitted. The City Engineer's report dated August 29, 2016 addresses this topic. In addition, the two developed neighboring properties in the subdivision have a sidewalk connecting the front of the dwelling to the public sidewalk. The plan should depict such access.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3161 Oakdale Road, Lot 11

Thursday, 8 September 2016

3 of 6

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

The two-car garage accessed from the rear alley will accommodate two vehicles, fully complying with the two parking spaces requirement of Sec. 93-22.1-1. *Chart of dimensional requirements.*

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

Grade information has not been provided.

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

No trees have been identified on the plans and none are found on the lot.

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.).

A landscape plan has not been provided.

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

This is a single family lot. Open space in the form of yards is indicated that appears to encompass as much as half the property.

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

No walls, fences or earth berms are indicated. A low wall is present at the Oakdale frontage.

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

This requirement does not pertain to single family development.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3161 Oakdale Road, Lot 11

Thursday, 8 September 2016

4 of 6

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

The property will achieve a lot coverage ratio of approximately less than 30 percent following the proposed construction, including the garage. This complies with the maximum lot coverage of 40 percent in the R-1 Zone. Sec. 93-1-2. *Definitions* defines lot coverage as “The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky.” The planned construction is not expected to add an extraordinary volume of runoff to the stormwater system and presumably, the stormwater detention arrangements were approved with the original development. The City Engineer notes in his August 29, 2016 report: “A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.” His office will ensure that stormwater will be handled appropriately.

k. Location and size of all signs.

No signs are proposed.

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

The application proposes a “Two story structure with detached garage conforming to aesthetics of existing Chesapeake on Oakdale residences.” Older dwellings in the vicinity are largely single story. However, market preferences are now reflected in the proposed construction and in more recent construction in Hapeville. The grade of the lot is consistent with the grade of adjacent lots as the site was likely mass graded during the original development. The 30-foot dwelling will be compatible with established dwellings, particularly those in the Chesapeake on Oakdale subdivision.

(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.

Architectural plans show all four elevations with fiber cement siding as the exterior finish in compliance with the Architectural Design Standards. These standards also provide the following:

“Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material. Chimneys located on an exterior building wall shall begin at grade.” This standard does not appear to be met.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3161 Oakdale Road, Lot 11

Thursday, 8 September 2016

5 of 6

(4) Project data.

a. Site area (square feet and acres).

The lot is 0.195 acres or 8,500 square feet.

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 plan complies with all required open space and lot coverage ratios, the latter being a maximum of 40 percent in the R-1 Zone.

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

A three-bedroom, three and one-half bath dwelling is proposed in compliance with the standards of Sec. 93-22.1-1. *Chart of dimensional requirements*. Plan sheet A0.0 indicates a four bedroom, three and one half baths. Ample space is available for a fourth bedroom and a half bath; however, the plans show three bedrooms and three and one half baths.

d. Floor area in nonresidential use by category.

This standard is not applicable to the proposed development.

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

A development density of just over five (5) dwelling units per acre is proposed. The R-1 Zone allows a density of more than five units per acre.

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

The proposed two-car garage will comply with the two (2) parking spaces required by Sec. 93-22.1-1. *Chart of dimensional requirements*. The plans show a double driveway accessing the detached garage having a length of 47.24 feet and an approximate width of 16 feet. Detached garages to the rear of the dwelling on an alley represent the configuration most favored in the Architectural Design Standards. The area of paved surface for parking and circulation following construction is estimated at 755 square feet.

Brian Wismer, Planning Commission Chair

Site Plan Review for a Single Family Dwelling at 3161 Oakdale Road Lot 11

Thursday, 8 September 2016

6 of 6

A two-story, single family detached dwelling is proposed having an architectural design consistent with other dwellings in the subdivision. A two-car, detached garage will be built accessory to the dwelling. Ms. Jenkins is the owner of the 3161 Oakdale Road, Lot 11 property. A 150-day development schedule is projected.

Recommendation

Based on the above findings, approval of the site plan is appropriate, subject to satisfaction of the identified deficiencies, the concerns raised in the City Engineer’s report dated August 29, 2016 and the following condition:

- Delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services.

c: Commissioner Travis Horsley, Vice Chair

Commissioner Lucy Dolan

Commissioner Mark Farah

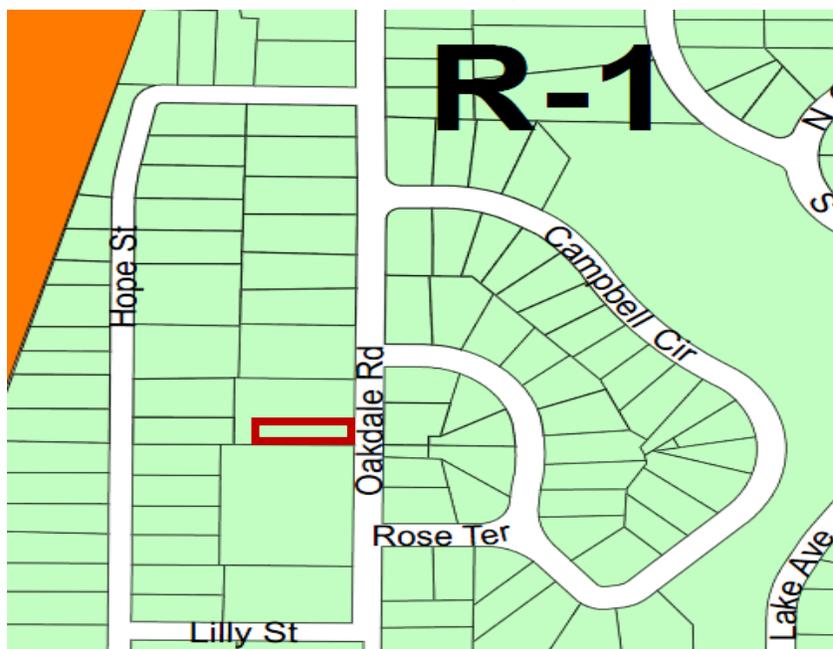
Commissioner Kaity Ferrero

Commissioner Jeanne Rast

Commissioner Charlotte Rentz

Adrienne Senter, Planning Commission Secretary

Location Map





Keck & Wood, Inc. 0

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

August 29, 2016

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

Re: Lot 11 Site Plan Review
3161 Oakdale Rd
Concept Site Plan Review
K&W Ref. No. 161051.00

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Lot 11 residential site to be located on a 0.20 acre parcel at 3161 Oakdale Road, within an R-1 Zoning District. The initial submittal was received on August 25, 2016. The plans were prepared by the Hartwin Group with no design professional seal. My comments are as follows:

1. All engineering, surveying, or architectural drawings should be sealed by the professional of record.
2. The Concept Site Plan did not include a driveway entrance ramp on the street, driveway location and construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (b.) of City Code.
3. A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.
4. The location and approximate size of all proposed plant material used in landscaping should be included per Section 93-2-16(c)(1).f. of City Code.
5. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
6. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 (c) (1) were not included with the submittal.
7. While this submittal review is for concept site plan approval only, the petitioner should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting. Since the site appears to disturb less than one acre of disturbance area, a land disturbance permit is not required.
8. Sediment and erosion control plans during construction will need to be provided for land development permitting.
9. Locations and connection types for water and sewer utilities and whether pavement cutting or pavement patching is needed were not indicated.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

Enclosures



**DAVID BLOODWORTH
FIRE CHIEF**

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3157,3159, and3161 Oakdale Rd.

Date: September7, 2016

These projects could pose a problem in the event a structure fire were to occur due to the short distances between the structures. If you should need any more information, please let me know. Thanks.

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant HOME BILT, Inc.

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Email mjenkins@rocklynhomes.com

Property Owner (s) Michelle L. Jenkins

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Address/Location of Property: 3159 Oakdale Rd. - Lot 12

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009900021603

Present Zoning Classification: R-1

Present Land Use: VACANT

Please check the following as it applies to this application:

Site Plan Review _____ Temporary Use Permit

_____ Conditional 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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

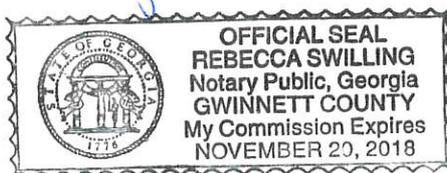
Michelle L. Jenkins
Applicant's signature

Date: August 10, 2016

Sworn to and subscribed before me

This 10th day of August, 2016.

Rebecca Swilling
Notary Public



**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

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

3159 Oakdale Rd.
Hapeville GA 30354

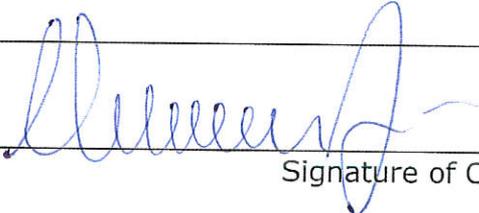
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant: HOME BILT, Inc.

Address of Applicant: 895 Amsterdam Ave.
Atlanta, GA 30306

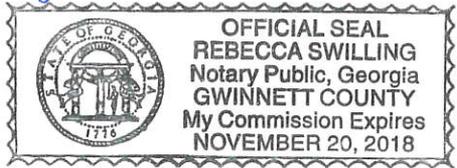
Telephone of Applicant: 770-231-2333


Signature of Owner

Michelle L. Jenkins
Print Name of Owner

Personally Appeared Before Me this 10th day of August, 2016.


Notary Public



**CITY OF HAPEVILLE
COMMUNITY SERVICE 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 single family residence / frame construction. Two story structure with detached garage conforming to aesthetics of existing Chesapeake at Oakdale / Courtyards of Hapeville residences. To be completed on 150 day construction calendar.

WRITTEN LEGAL DESCRIPTION FOR:

3159 Oakdale Rd., Hapeville, GA 30354

Lot 12 - PB 310 - Page 123

Chesapeake on Oakdale S/D

All that tract and parcel of land lying and being in land lot 99 of the 14th District, City of Hapeville, Fulton County, Georgia, and more particularly as follows:

LOT 12 of the Chesapeake at Oakdale plat recorded in PB 310, page 123, of Fulton County, GA. (Please see accompanying plat for metes and bounds.) Containing .20 acres. Together with all easements recorded and unrecorded.

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:

ly 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.

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

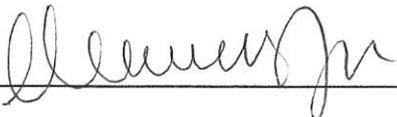
ly The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

ly 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.
- EW _____ 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.
- _____ 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 that all the required information has been included on the site plan. Sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

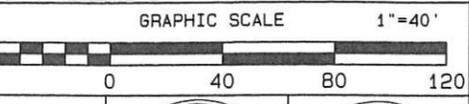
Applicant Signature:  _____

Date: 8-10-16



CERTIFICATE OF OWNERSHIP
 THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HEREBY INDICATES TO THE CITY OF HAPEVILLE, THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, PARKS, AND OPEN SPACES.

CERTIFICATE OF SURVEYOR OR ENGINEER
 I HEREBY CERTIFY THAT THIS FINAL PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL CORNERS ARE ACCURATELY MARKED BY 1/2 INCH IRON ROD.

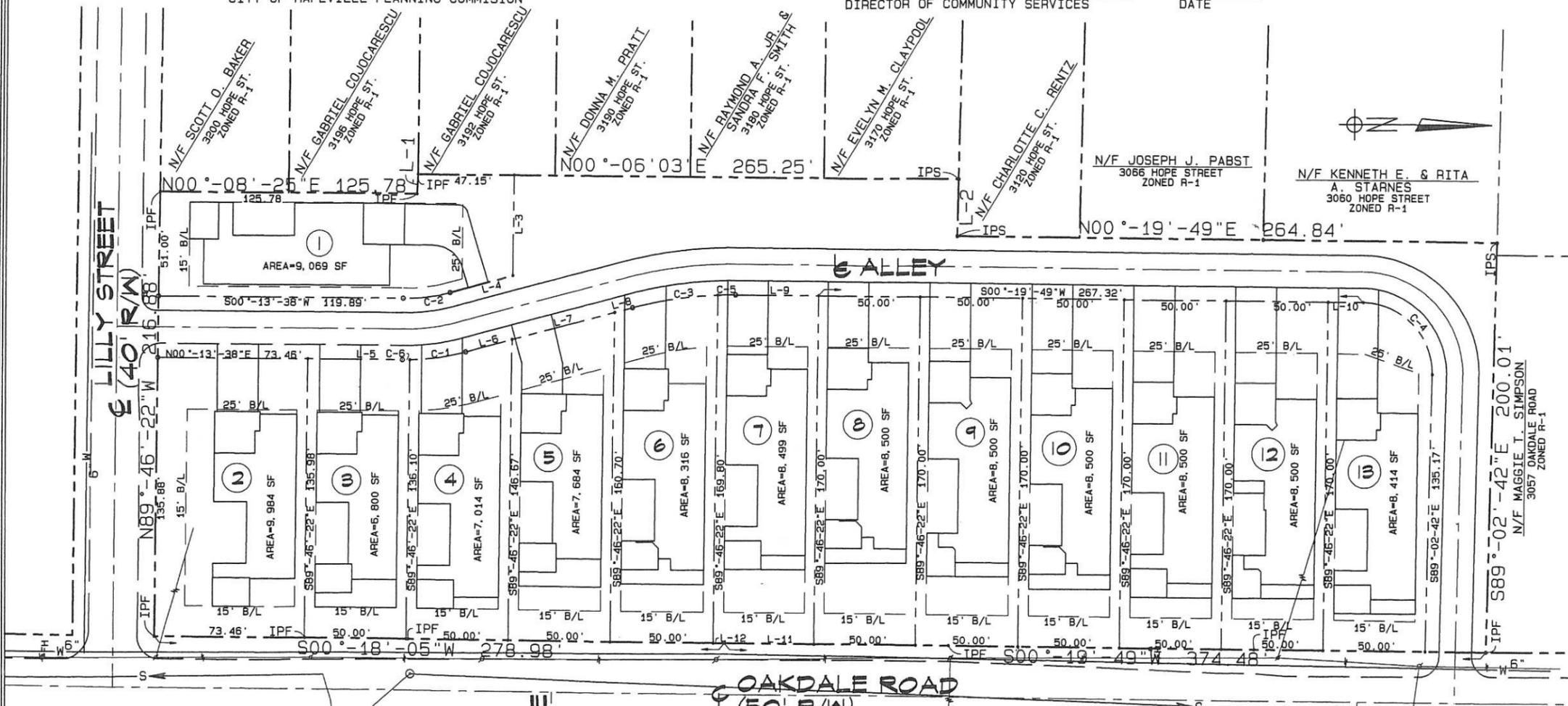


SUBDIVIDER AND OWNER OF RECORD _____ DATE _____
CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HAPEVILLE.

CERTIFICATE BY LOCAL APPROVING AGENT
 ALL THE CONDITIONS OF APPROVAL HAVING BEEN MET AND IMPROVEMENTS COMPLETED, AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS, THIS DOCUMENT IS HEREBY ACCEPTED AND APPROVAL OF IMPROVEMENTS GRANTED.

CHAIRMAN/SECRETARY CITY OF HAPEVILLE PLANNING COMMISSION _____ DATE _____

DIRECTOR OF COMMUNITY SERVICES _____ DATE _____



APPROXIMATE START OF SEWER LINE FLOWING SOUTH (VERIFIED IN FIELD WITH CITY OF HAPEVILLE)
 EXIST. SAN. MANHOLE TOP EL.: 995.30

BOUNDARY - LINE TABLE

LINE NO.	BEARING	DISTANCE
L-1	N87°-40'-07"W	9.62'
L-2	S89°-18'-37"E	27.84'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L-3	S89°-53'-57"E	49.22'
L-4	S15°-22'-40"E	31.81'
L-5	N00°-09'-49"E	46.43'
L-6	N15°-22'-40"E	23.50'
L-7	N15°-22'-48"W	51.91'
L-8	N15°-22'-40"W	41.92'
L-9	N00°-05'-42"W	9.92'
L-10	N00°-19'-45"E	17.35'
L-11	S00°-19'-49"W	44.48'
L-12	S00°-18'-05"W	5.52'

CURVE TABLE

CURVE NO.	CHORD	ARCH	BEARING
C-1	27.68'	27.75'	S00°-18'-05"W
C-2	23.08'	23.15'	S07°-34'-31"W
C-3	41.91'	42.00'	N08°-52'-25"E
C-4	49.00'	54.28'	N45°-38'-33"E
C-5	8.72'	8.72'	N01°-01'-10"W
C-6	3.57'	3.57'	N00°-39'-46"W

OWNER / DEVELOPER
 CHESAPEAKE DEVELOPMENT, INC.
 3505 Chamblee Dunwoody Way
 Chamblee, Georgia 30341
 (770) 220-0398
 (770) 220-0329 [Fax]

SITE DATA
 AREA = 140,344 SQ.FT.
 3.2219 ACRES
 ZONING: R-1

UTILITY NOTES

- WATER SERVICE IS AVAILABLE TO ALL LOTS FROM AN EXISTING 6" WATER MAINS ON WEST SIDE OF OAKDALE ROAD AND AN EXISTING 6" WATER MAIN ON SOUTH SIDE OF LILLY STREET.
- THERE IS AN EXISTING SEWER LINE ON OAKDALE ROAD.

Q-B ENGINEERING, INC.
 517 Cemetery Street
 P.O. Box 1508
 Norcross, Georgia 30091-1508
 (770) 449-8623
 (770) 449-1088 [FAX]

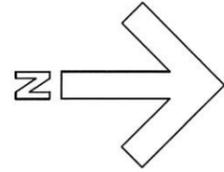
CHESAPEAKE ON OAKDALE FINAL PLAT

CHESAPEAKE DEVELOPMENT, INC.
 3505 Chamblee Dunwoody Way
 Chamblee, Georgia 30341
 (770) 220-0398
 (770) 220-0329 [Fax]

DATE: 10/30/2006
 SCALE: 1" = 40'
 DRAWN: L.J.M.
 DESIGNED: G.E.Q.
 CHECKED: G.E.Q.
 LAND LOT: 99
 14TH LAND DISTRICT
 FULTON COUNTY, GA.

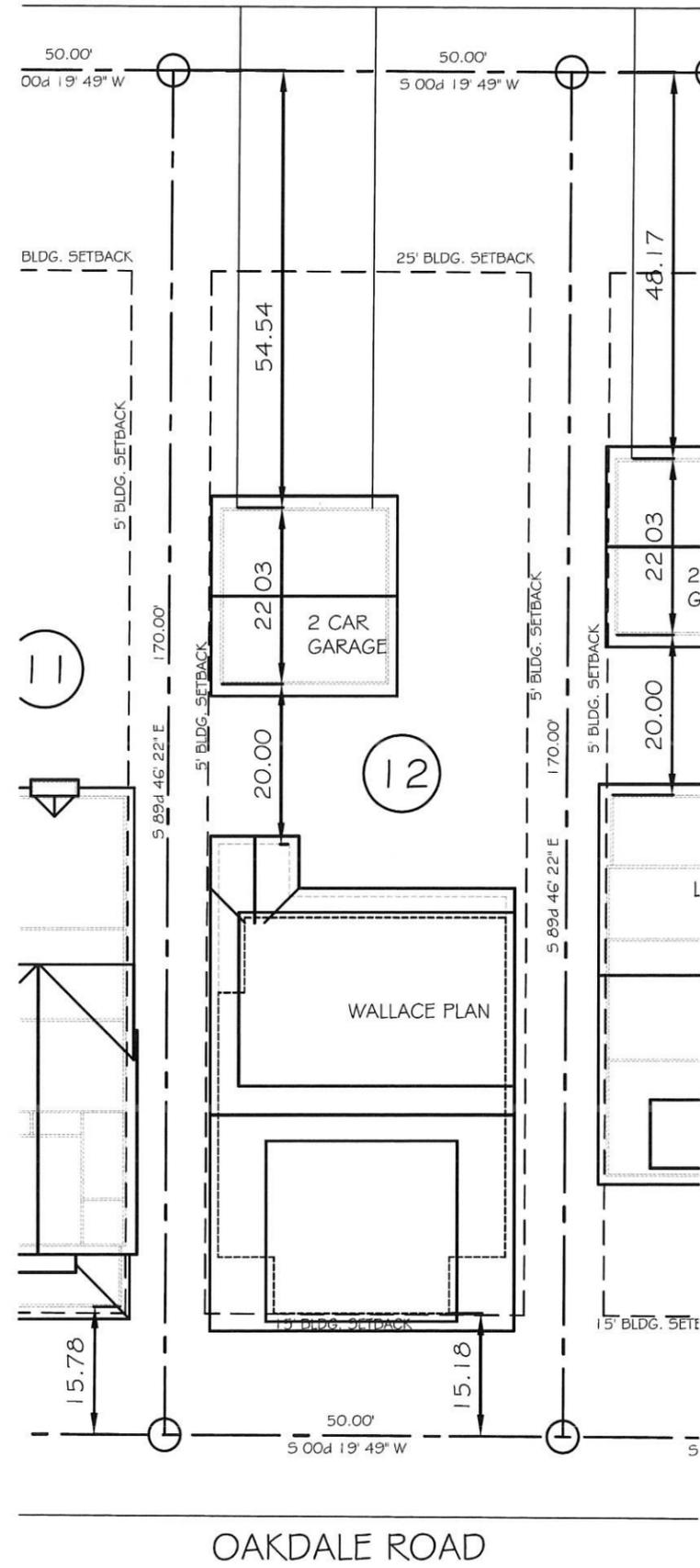
REVISIONS	NO.	DESCRIPTION	DATE
	1		

SHEET 1 OF 1
 DRAWING NO. 05-105-FP-1



SITE PLAN

1"=20'-0"



OAKDALE ROAD

WALLACE LOT 12

SITE PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

08/01/2016

DRAWN BY:

MHART

SCALE:

AS NOTED

SHEET NO.

S.1

OF



THIS ELEVATION IS FOR ILLUSTRATIVE PURPOSES ONLY.

WALLACE
 1st Floor - 1,471sf
 2nd Floor - 1,523 sf
 Total - 2,994 sf
 Detached Garage

Plan Features

4 Bedrooms
 3.5 Baths
 Recreation Room

NOTE: SEE ELEVATION FACADE PLAN FOR WINDOW SIZES & LOCATIONS, PORCH ROOF, LOCATION OF BRICK VENEER & BUILDING OFFSETS.

WALLACE LOT 12
 COVER SHEET

REVISION CHANGES:

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SUBDIVISION COLLECTION:
OAKDALE

REVISION DATE:
 08/01/2016

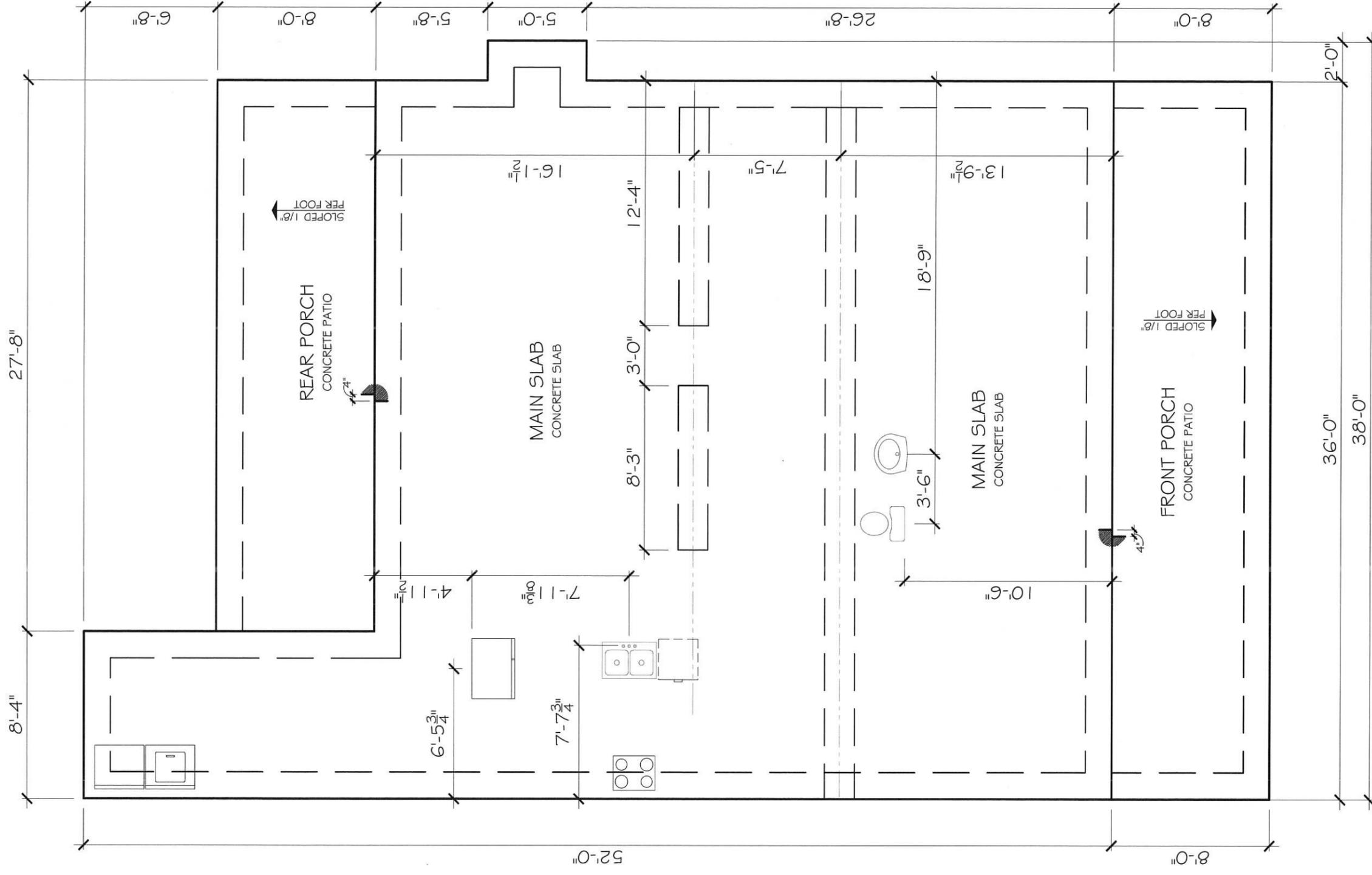
DRAWN BY:
MHART

SCALE:
 NONE

SHEET NO.

A0.0

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SLAB PLAN
SCALE: 3/16" = 1'-0"

WALLACE LOT 12
SLAB PLAN

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REVISION DATE: 08/01/2016
DRAWN BY: MHART
SCALE: AS NOTED
SHEET NO.

BASEMENT PLAN

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

WALLACE LOT 12

BASEMENT PLAN

REVISION CHANGES:

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

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MHART

SCALE:

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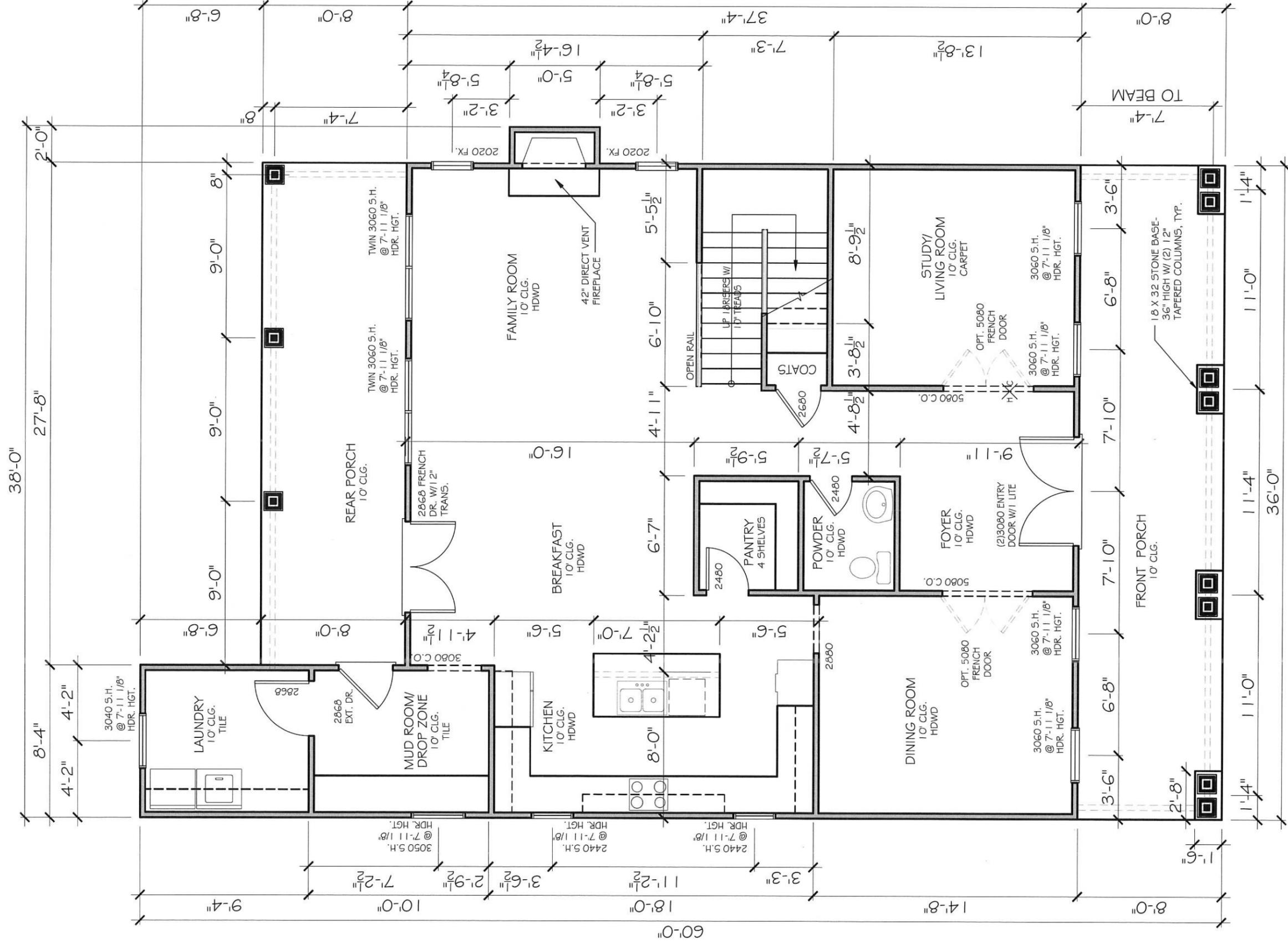
SHEET NO.

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OF



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALLACE LOT 12

1ST FLOOR PLAN

REVISION CHANGES:

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

08/01/2016

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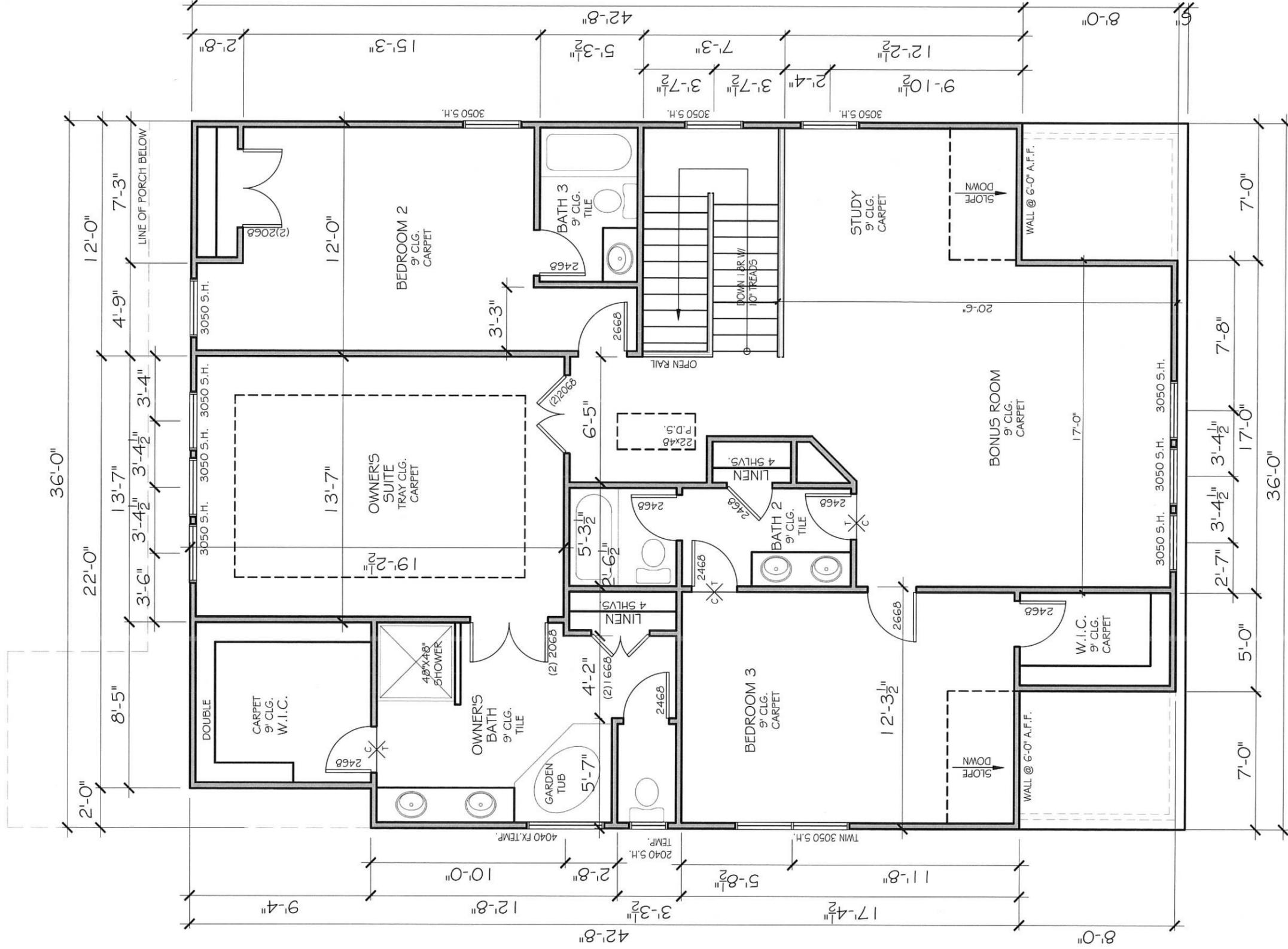
MHART

SCALE:

AS NOTED

SHEET NO.

A1.1



2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

A1.2

SHEET NO.

SCALE: AS NOTED

MHART

DRAWN BY:

08/01/2010

REVISION DATE:

OAKDALE

SUBDIVISION COLLECTION:

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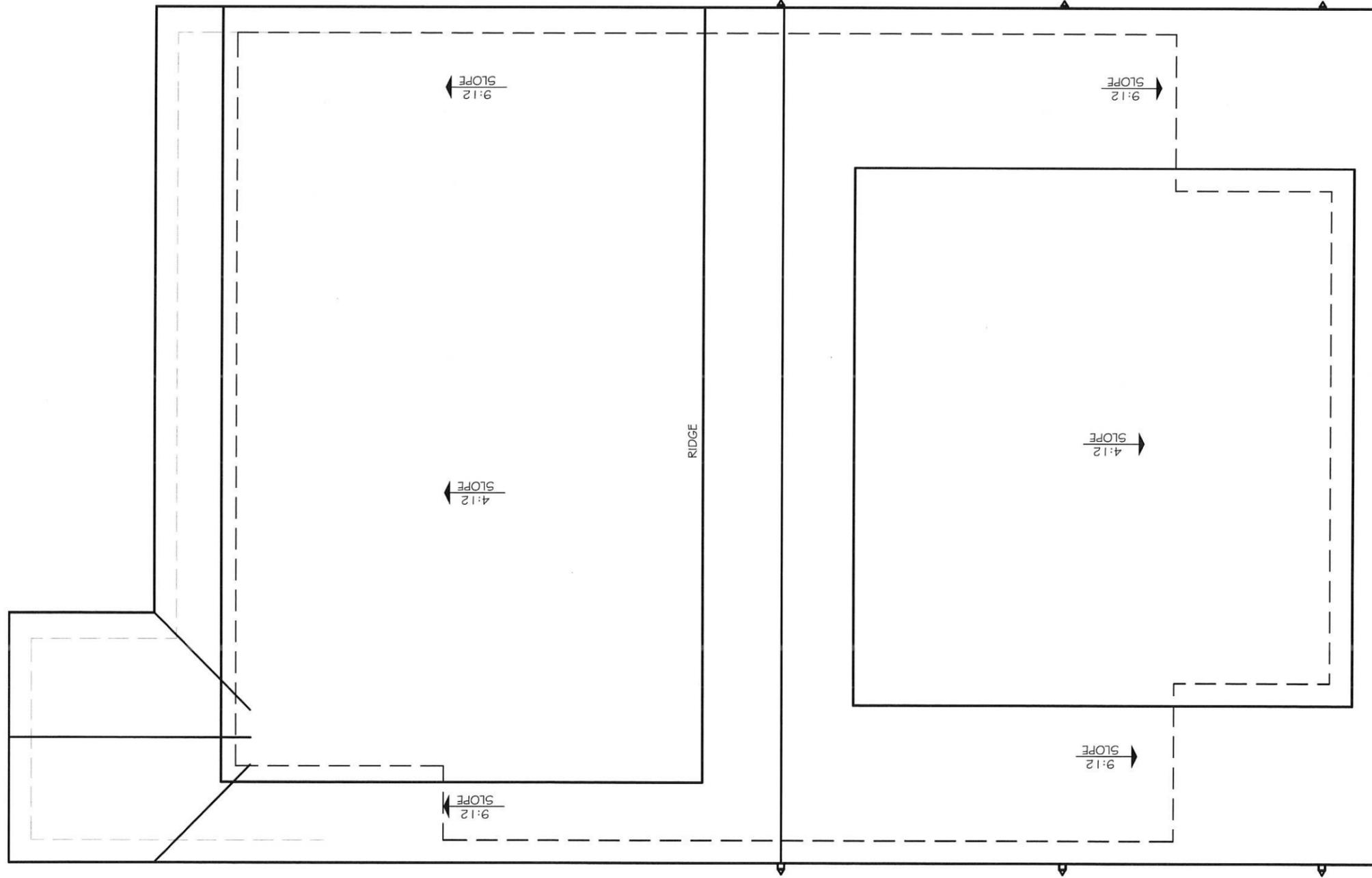
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REV. NO.	REV. DATE

WALLACE LOT 12

2ND FLOOR PLAN

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ROOF PLAN
SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

WALLACE LOT 12
ROOF PLAN

REVISION CHANGES:

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OAKDALE
REVISION DATE:
08/01/2016
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MHART
SCALE:
AS NOTED
SHEET NO.

A1.3

WALLACE LOT 12
 FRONT ELEVATION



REVISION CHANGES:

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REVISION DATE:
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DRAWN BY:
 MHART

SCALE:
 NONE

SHEET NO.

A1.4

OF

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

WALLACE LOT 12

REAR ELEVATION



REAR ELEVATION

SCALE: 3/16" = 1'-0"

REVISION CHANGES:

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REVISION DATE:

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MHART

SCALE:

NONE

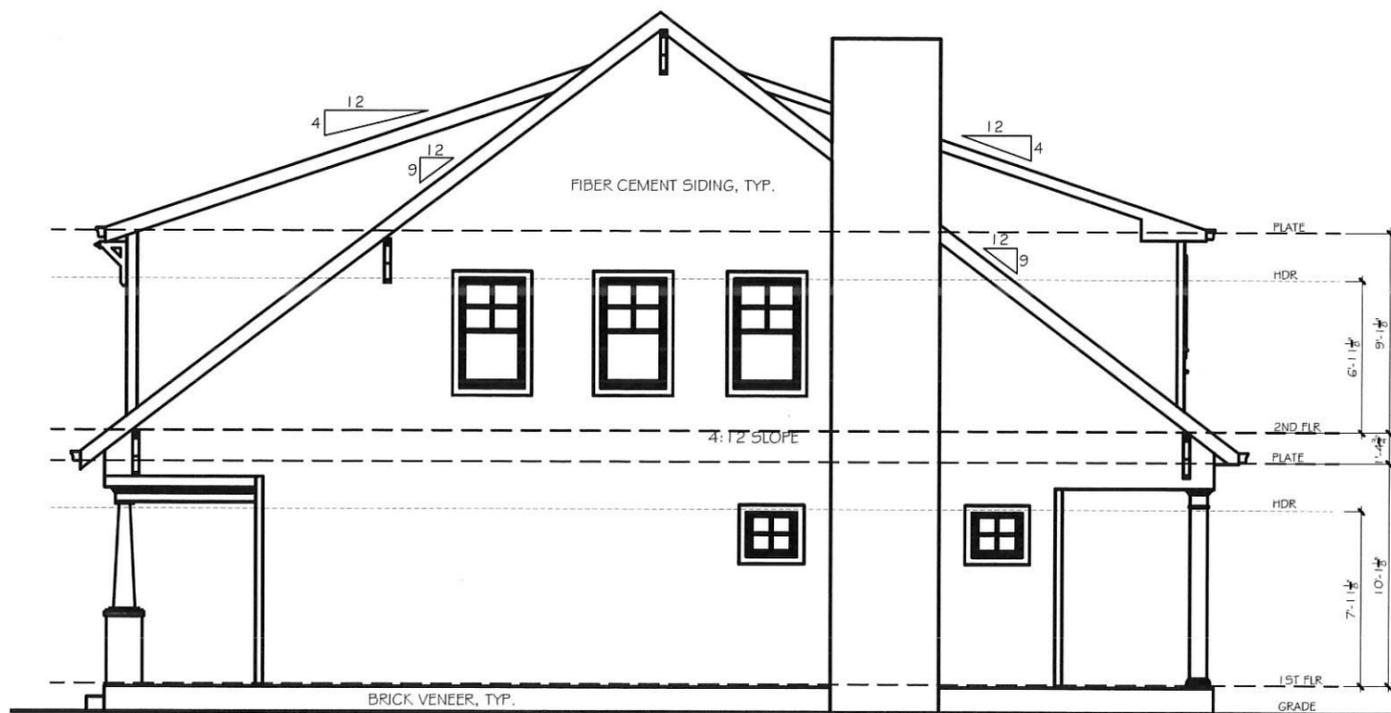
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LEFT ELEVATION

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



RIGHT ELEVATION

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

WALLACE LOT 12

SIDE ELEVATIONS

REVISION CHANGES:

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SUBDIVISION COLLECTION:

OAKDALE

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08/01/2016

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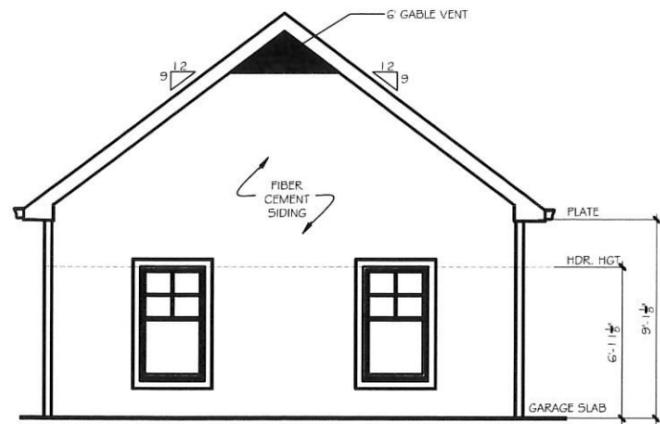
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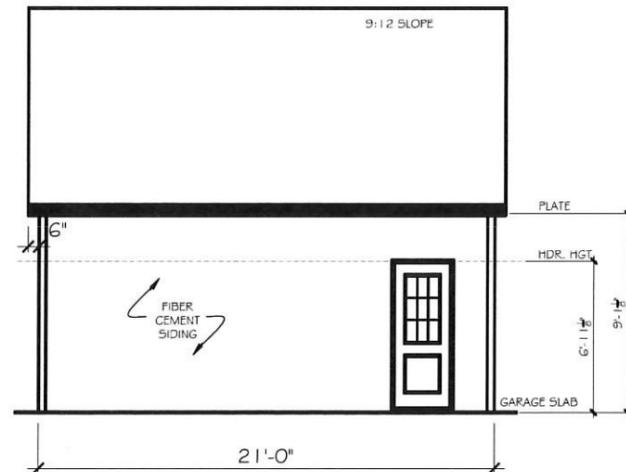
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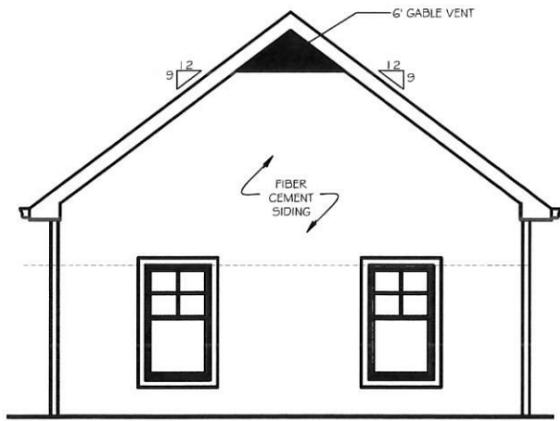
LEFT ELEVATION

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



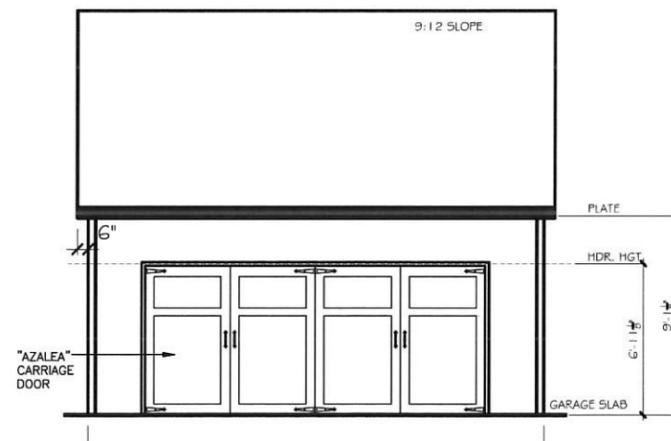
REAR ELEVATION

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



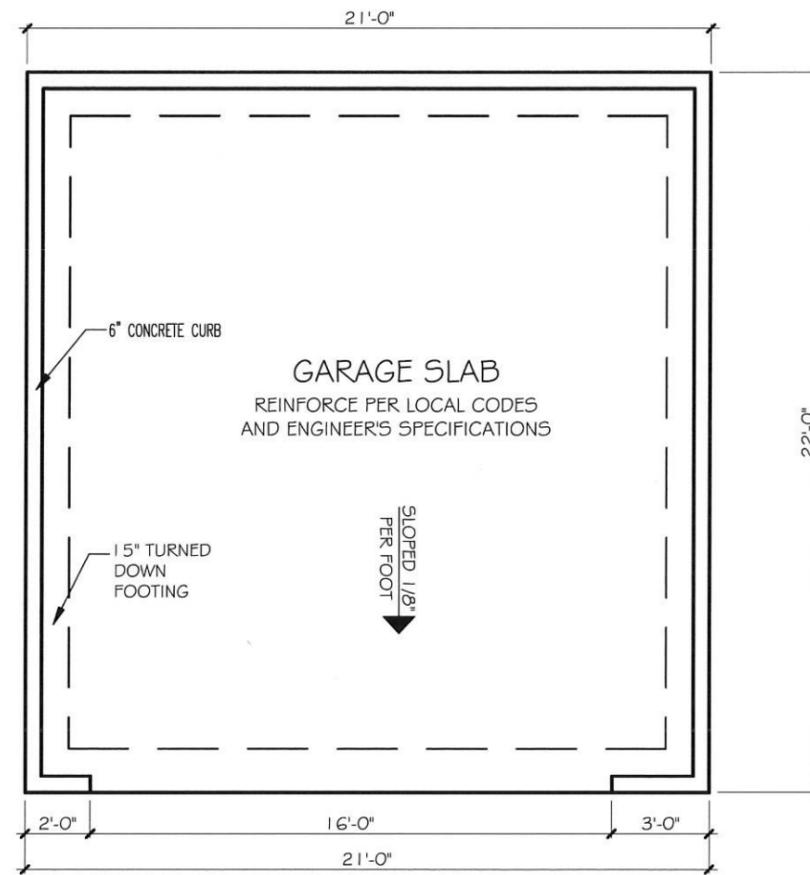
RIGHT ELEVATION

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



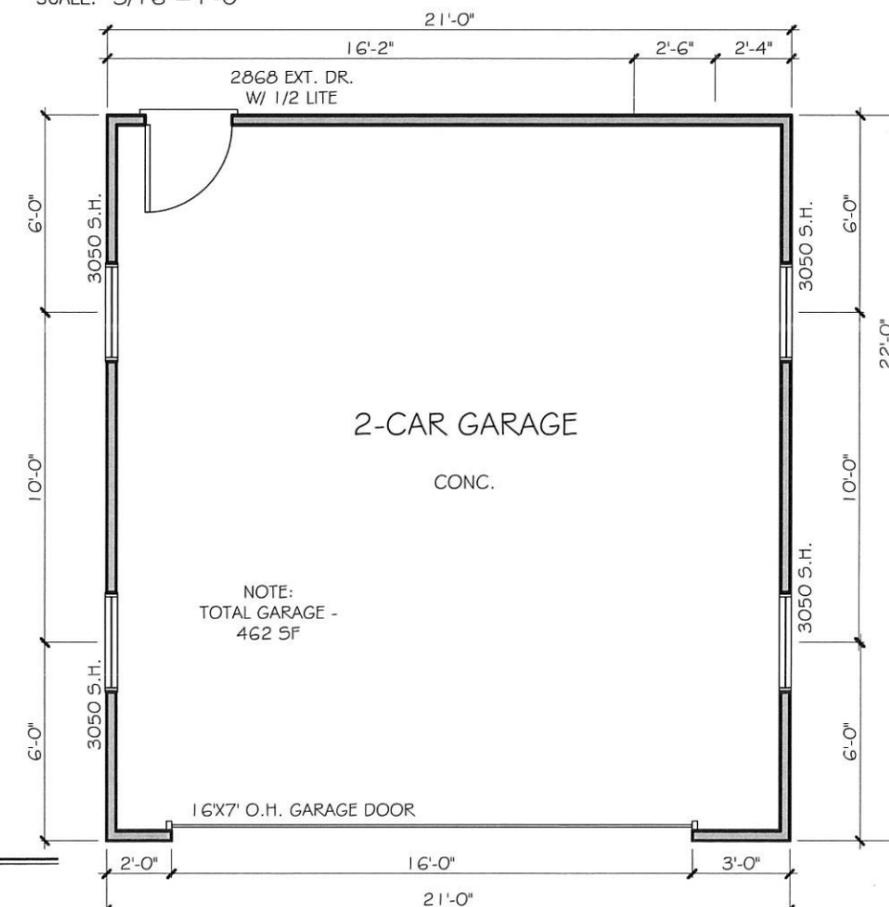
FRONT ELEVATION

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



SLAB FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"

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OAKDALE
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Department of Planning & Zoning

M E M O R A N D U M

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: **Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12**
DATE: Thursday, 8 September 2016

Background

Michelle L. Jenkins, applicant and builder, has submitted a site plan proposing a 2,994-square foot single family dwelling with a detached garage to the rear. The 0.20-acre property is one of 13 lots in the Chesapeake on Oakdale Subdivision and is zoned R-1, One Family Residential.

Findings

Ms. Jenkins is proposing a two-story, craftsman-style dwelling with three bedrooms and three and one-half baths. The dwelling is just over 30 feet in height, has a 9:12 roof pitch with a portion having a 4:12 roof pitch and a front and rear porch. The garage will be 21 feet by 22 feet for an area of 462 square feet and has a height of just over 18 feet. The front yard defined by the building setback is encroached upon by the porch roof overhang. Such encroachment is not permitted by the Hapeville Ordinance which defines front yard, for example, as *"A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot."*

Access to the property will be along a public alley to the rear of the lot.

Requirements for site plan applications are addressed below:

Site Plan Review Process

Sec. 93-2-16. *Site plan review* provides the following guidance for processing applications for site plan approval. Findings are presented for each review requirement with deficiencies or non-compliance underlined:

(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.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12

Thursday, 8 September 2016

2 of 6

(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.

(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:

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.

A 2,994-square foot single family dwelling with a 462-square foot detached garage is proposed. The dwelling will be consistent with dwellings established in the subdivision. A notarized "Authorization of Property Owner" has been submitted. The development schedule is projected as 150 days.

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

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

The lot is part of a subdivision development and contains no structures. A 2,994-square foot single family dwelling is proposed in compliance with the required, 5-foot side yard and 25-foot rear yard. However, the front of the dwelling encroaches into the required 15-foot, front yard setback. The dwelling will be just over 30 feet in height in compliance with the maximum height of 35 feet in the R-1 Zone. The 462-square foot detached garage will be located 20 feet from the dwelling and on a five-foot side yard setback and approximately 54 feet from the rear lot line. The height of the garage is just over 18 feet.

Ord. 2014-10 establishes the following standard as concerns accessory buildings:

Table B - *Accessory Building Allowance based on Lot Size* of Ord. 2014-10 establishes a maximum floor area standard as concerns scale. The owner of an 8,500-square foot lot may erect up to a 595-square foot accessory building.

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

This information has not been submitted. The City Engineer's report dated August 29, 2016 addresses this topic. In addition, developed properties in the subdivision have a sidewalk connecting the front of the dwelling to the public sidewalk. The plan should depict such access.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12

Thursday, 8 September 2016

3 of 6

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

The two-car garage accessed from the rear alley will accommodate two vehicles, fully complying with the two parking space requirement of Sec. 93-22.1-1. *Chart of dimensional requirements.*

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

Grade information has not been provided.

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

No trees have been identified on the plans and none are found on the lot.

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.).

A landscape plan has not been provided.

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

This is a single family lot. Open space in the form of yards is indicated that appears to encompass as much as half the property.

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

No walls, fences or earth berms are indicated. A low wall is present and the two developed properties nearby have a sidewalk connecting the front of the dwelling to the public sidewalk. The plan should depict such access.

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

This requirement does not pertain to single family development.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12

Thursday, 8 September 2016

4 of 6

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

The property will achieve a lot coverage ratio of approximately less than 25 percent following the proposed construction, including the garage. This complies with the maximum lot coverage of 40 percent in the R-1 Zone. Sec. 93-1-2. *Definitions* defines lot coverage as “The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky.” The planned construction is not expected to add an extraordinary volume of runoff to the stormwater system and presumably, the stormwater detention arrangements were approved with the original development. The City Engineer notes in his August 29, 2016 report: “A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.” His office will ensure that stormwater will be handled appropriately.

k. Location and size of all signs.

No signs are proposed.

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

The application proposes a “Two story structure with detached garage conforming to aesthetics of existing Chesapeake on Oakdale residences.” Older dwellings in the vicinity are largely single story. However, market preferences are now reflected in the proposed construction and in more recent construction in Hapeville. The grade of the lot is consistent with the grade of adjacent lots as the site was likely mass graded during the original development. The 30-foot dwelling will be compatible with established dwellings, particularly those in the Chesapeake on Oakdale subdivision.

(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.

Architectural plans show all four elevations with fiber cement siding as the exterior finish in compliance with the Architectural Design Standards. These standards also provide the following:

“Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material. Chimneys located on an exterior building wall shall begin at grade.” This standard does not appear to be met.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12

Thursday, 8 September 2016

5 of 6

(4) Project data.

a. Site area (square feet and acres).

The lot is 0.195 acres or 8,500 square feet.

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 plan complies with all required open space and lot coverage ratios, the latter being a maximum of 40 percent in the R-1 Zone.

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

A three-bedroom, three and one half-bath dwelling is proposed in compliance with the standards of Sec. 93-22.1-1. *Chart of dimensional requirements*. Plan sheet A0.0 indicates four bedrooms, and three and one half baths. Ample space is available for a fourth bedroom; however, the plans show three bedrooms.

d. Floor area in nonresidential use by category.

This standard is not applicable to the proposed development.

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

A development density of just over five (5) dwelling units per acre is proposed. The R-1 Zone allows a density of more than five units per acre.

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

The proposed two-car garage will comply with the two (2) parking spaces required by Sec. 93-22.1-1. *Chart of dimensional requirements*. The plans show a double driveway accessing the detached garage having a length of 54.54 feet and an approximate width of 16 feet. Detached garages to the rear of the dwelling on an alley represent the configuration most favored in the Architectural Design Standards. The area of paved surface for parking and circulation following construction is estimated at 872 square feet.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3159 Oakdale Road, Lot 12

Thursday, 8 September 2016

6 of 6

(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.

A two-story, single family detached dwelling is proposed having an architectural design consistent with other dwellings in the subdivision. A two-car, detached garage will be built accessory to the dwelling. Ms. Jenkins is the owner of the 3159 Oakdale Road, Lot 12 property. A 150-day development schedule is projected.

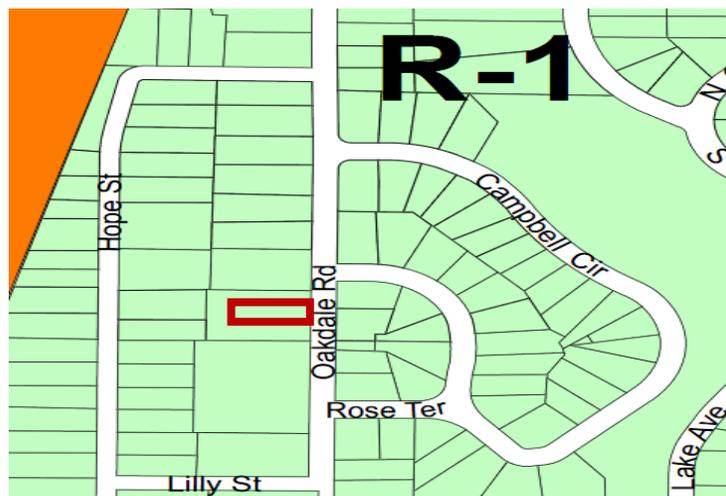
Recommendation

Based on the above findings, approval of the site plan is appropriate, subject to satisfaction of the identified deficiencies, the concerns raised in the City Engineer's report dated August 29, 2016 and the following condition:

- Delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services.

- c: Commissioner Travis Horsley, Vice Chair
Commissioner Lucy Dolan
Commissioner Mark Farah
Commissioner Kaity Ferrero
Commissioner Jeanne Rast
Commissioner Charlotte Rentz
Adrienne Senter, Planning Commission Secretary

Location Map





Keck & Wood, Inc. 0

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

August 29, 2016

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

Re: Lot 12 Site Plan Review
3159 Oakdale Rd
Concept Site Plan Review
K&W Ref. No. 161051.10

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Lot 12 residential site to be located on a 0.20 acre parcel at 3159 Oakdale Road, within an R-1 Zoning District. The initial submittal was received on August 25, 2016. The plans were prepared by the Hartwin Group with no design professional seal. My comments are as follows:

1. All engineering, surveying, or architectural drawings should be sealed by the professional of record.
2. The Concept Site Plan did not include a driveway entrance ramp on the street, driveway location and construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (b.) of City Code.
3. A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.
4. The location and approximate size of all proposed plant material used in landscaping should be included per Section 93-2-16(c)(1).f. of City Code.
5. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
6. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 (c) (1) were not included with the submittal.
7. While this submittal review is for concept site plan approval only, the petitioner should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting. Since the site appears to disturb less than one acre of disturbance area, a land disturbance permit is not required.
8. Sediment and erosion control plans during construction will need to be provided for land development permitting.
9. Locations and connection types for water and sewer utilities and whether pavement cutting or pavement patching is needed were not indicated.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

Enclosures



**DAVID BLOODWORTH
FIRE CHIEF**

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3157,3159, and3161 Oakdale Rd.

Date: September7, 2016

These projects could pose a problem in the event a structure fire were to occur due to the short distances between the structures. If you should need any more information, please let me know. Thanks.

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant HOME BILT, Inc.

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Email mjenkins@rocklynhomes.com

Property Owner (s) Michelle L. Jenkins

Mailing Address 895 Amsterdam Ave., Atlanta, GA 30306

Telephone 770-231-2333 Mobile _____

Address/Location of Property: 3157 Oakdale Rd. - Lot 13

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009900021611

Present Zoning Classification: R-1

Present Land Use: Vacant

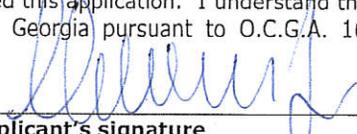
Please check the following as it applies to this application:

Site Plan Review _____ Temporary Use Permit

_____ Conditional 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 regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.



Applicant's signature

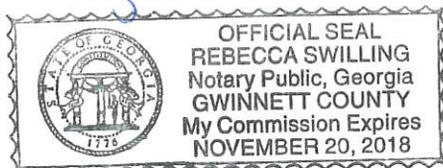
Date: August 10, 2016

Sworn to and subscribed before me

This 10th day of August, 2016.

Rebecca Swilling

Notary Public



CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3157 Oakdale Rd
Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

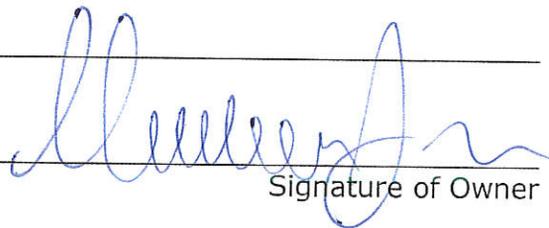
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant: HOME BILT, Inc.

Address of Applicant: 895 Amsterdam Ave.

Atlanta, GA 30306

Telephone of Applicant: 770-231-2333

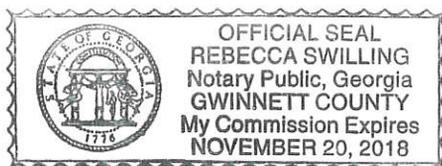

Signature of Owner

Michelle L. Jenkins

Print Name of Owner

Personally Appeared Before Me this 10th day of August, 2016.

Rebecca Swilling
Notary Public



**CITY OF HAPEVILLE
COMMUNITY SERVICE 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 single family residence / frame construction. Two story structure with detached garage conforming to aesthetics of existing Chesapeake at Oakdale / Courtyards of Hapeville residences. To be completed on 150 day construction calendar.

WRITTEN LEGAL DESCRIPTION FOR:

3157 Oakdale Rd., Hapeville, GA 30354

Lot 13 - PB 310 - Page 123

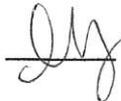
Chesapeake on Oakdale S/D

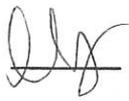
All that tract and parcel of land lying and being in land lot 99 of the 14th District, City of Hapeville, Fulton County, Georgia, and more particularly as follows:

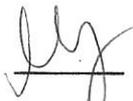
LOT 13 of the Chesapeake at Oakdale plat recorded in PB 310, page 123, of Fulton County, GA. (Please see accompanying plat for metes and bounds.) Containing .20 acres. Together with all easements recorded and unrecorded.

Site Plan Checklist – Please include with your application.

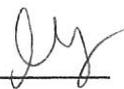
A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the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

 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.

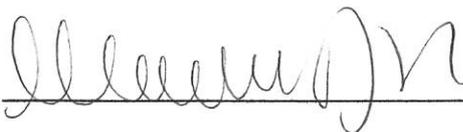
 The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

 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).

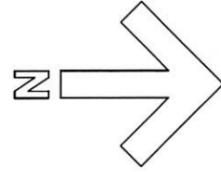
- _____ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- _____ The locations, 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.
- Jy _____ 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.
- _____ 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.

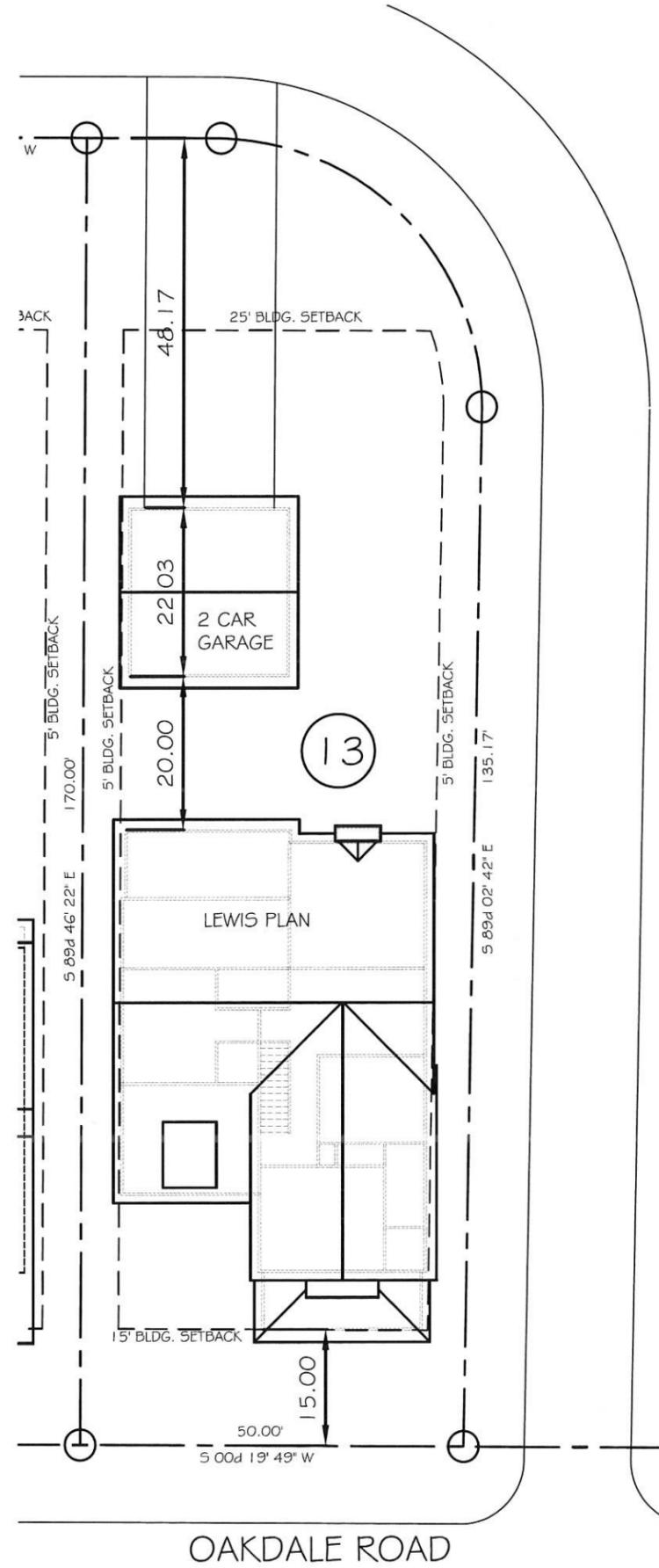
Please ***initial*** each item on the list above certifying that all the required information has been included on the site plan. Sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration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

Applicant Signature: 

Date: 8-10-16



SITE PLAN
1"=20'-0"



LEWIS LOT 13
SITE PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

08/01/2016

DRAWN BY:

MHART

SCALE:

AS NOTED

SHEET NO.

S.1

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THIS ELEVATION IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE: SEE ELEVATION FACADE PLAN FOR WINDOW SIZES & LOCATIONS, PORCH ROOF, LOCATION OF BRICK VENEER & BUILDING OFFSETS.

LEWIS

1st Floor - 1,968sf
2nd Floor - 1,103 sf
Total - 3,071 sf
Detached Garage

Plan Features

Master on Main
4 Bedrooms
3.5 Baths
Recreation Room



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

LEWIS LOT 13

COVER SHEET

REVISION CHANGES:

REV. NO.	REV. DATE

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MHART

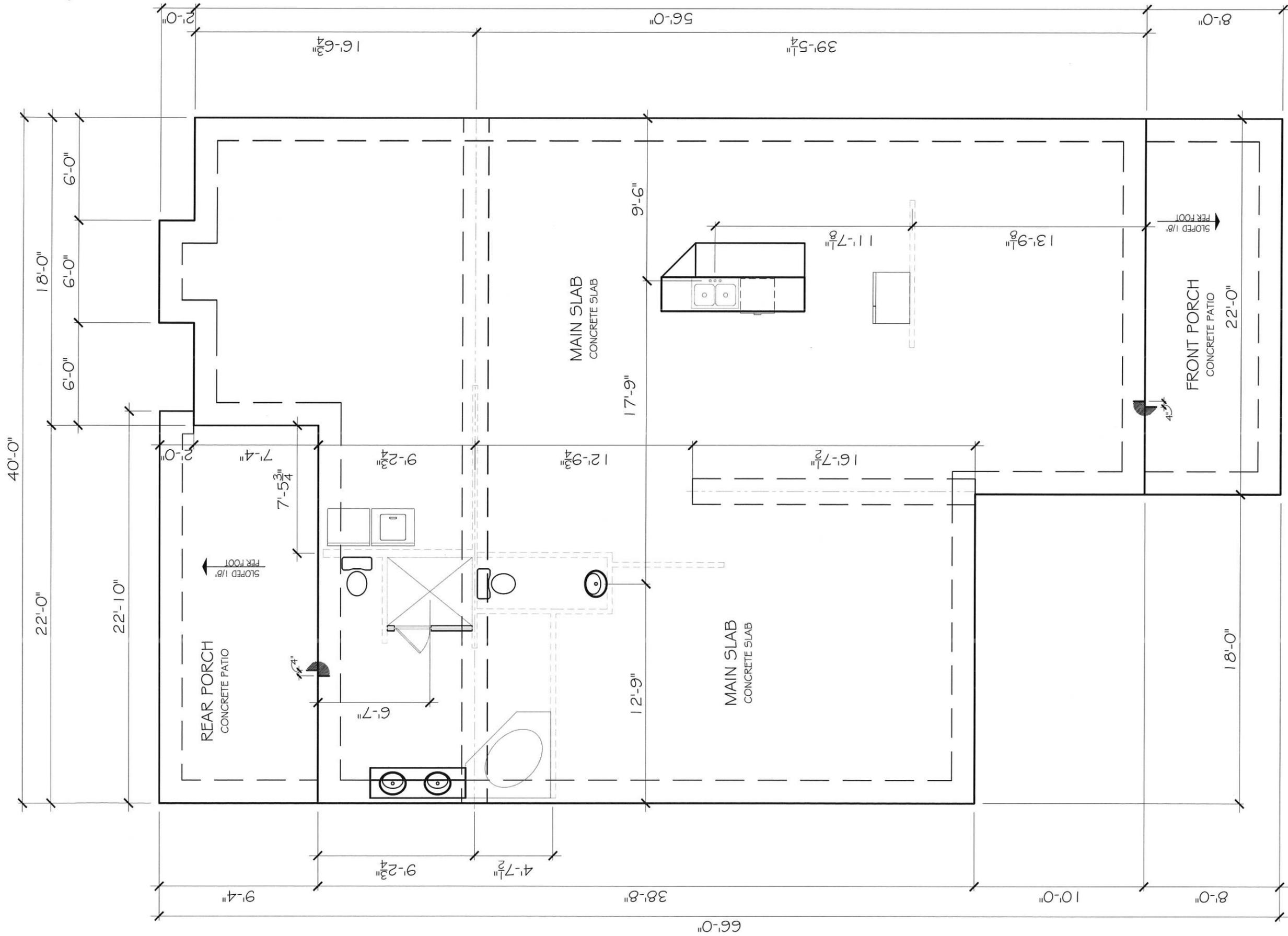
SCALE:

NONE

SHEET NO.

A0.0

OF



SLAB PLAN
SCALE: 3/16" = 1'-0"

LEWIS LOT 13
SLAB PLAN

REVISION CHANGES:

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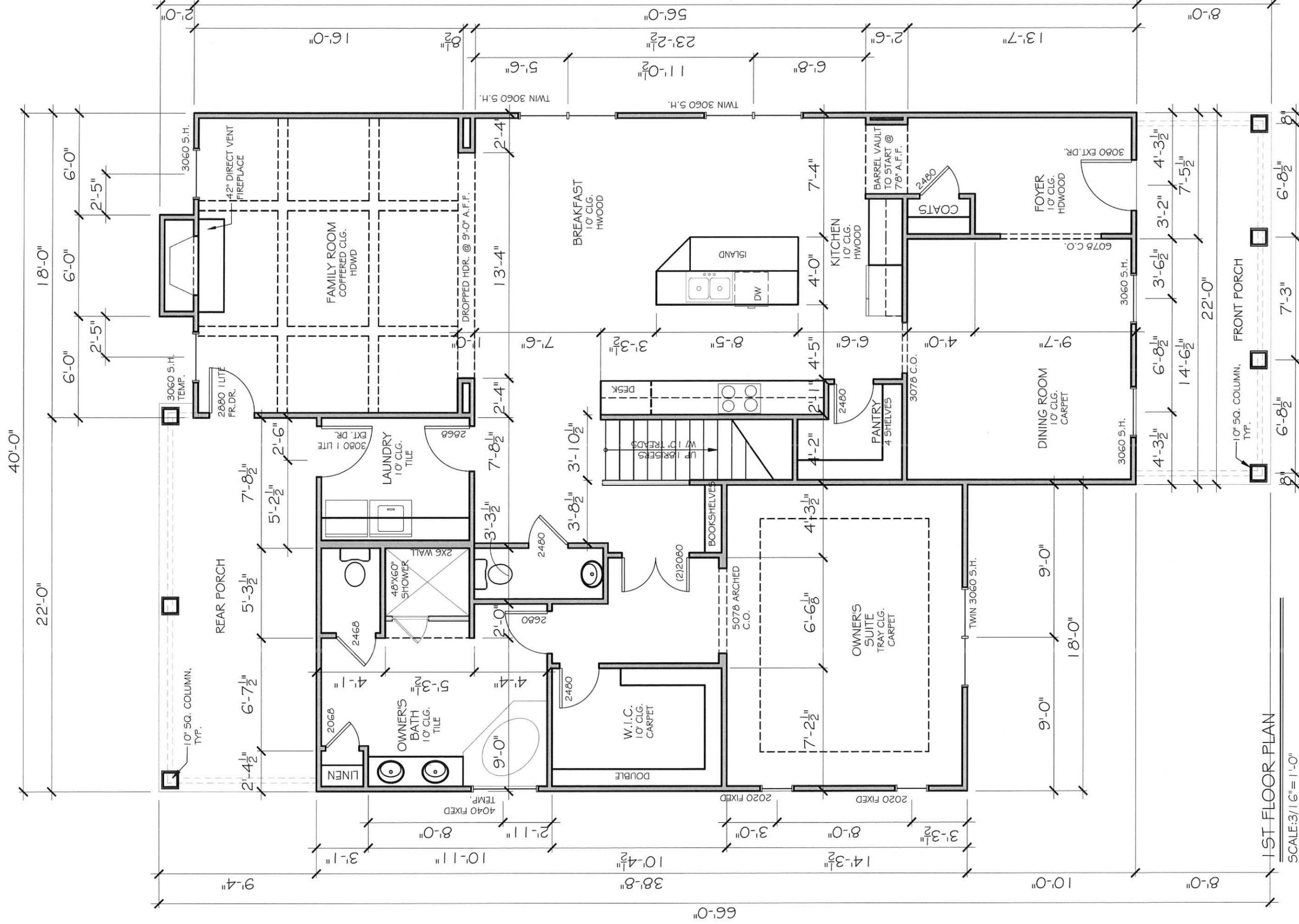
SUBDIVISION COLLECTION:

REVISION DATE: 08/01/2016

DRAWN BY: MHART

SCALE: AS NOTED

SHEET NO.



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

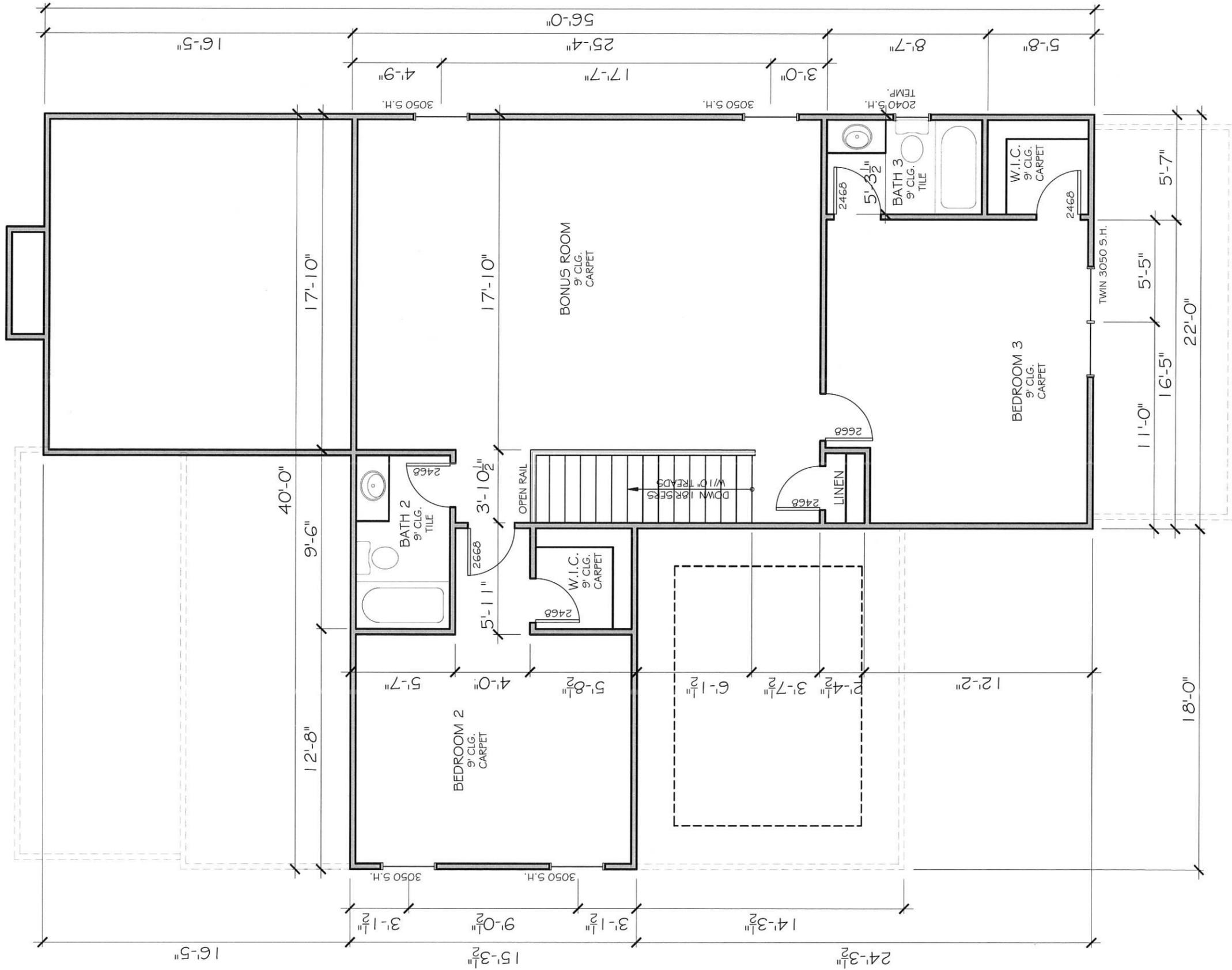
LEWIS LOT 13
1ST FLOOR PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:	OAKDALE
REVISION DATE:	08/01/2016
DRAWN BY:	MHART
SCALE:	AS NOTED
SHEET NO.	A1.1



2ND FLOOR PLAN

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



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344; FAX: (888) 415-2782

LEWIS LOT 13

2ND FLOOR PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

08/01/2016

DRAWN BY:

MHART

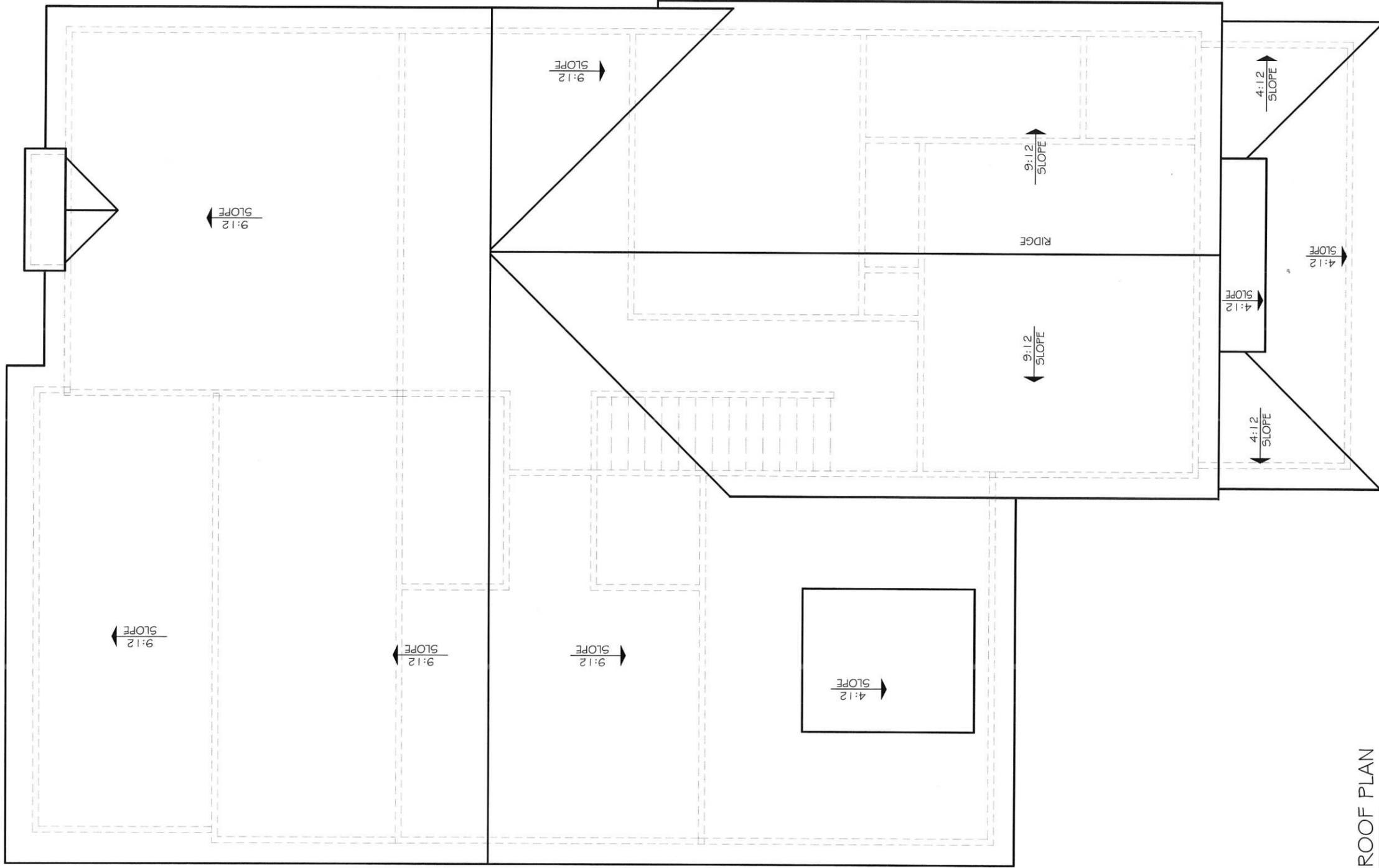
SCALE:

AS NOTED

SHEET NO.

A1.2

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



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

LEWIS LOT 13
ROOF PLAN

REVISION CHANGES:

REV. NO.	REV. DATE

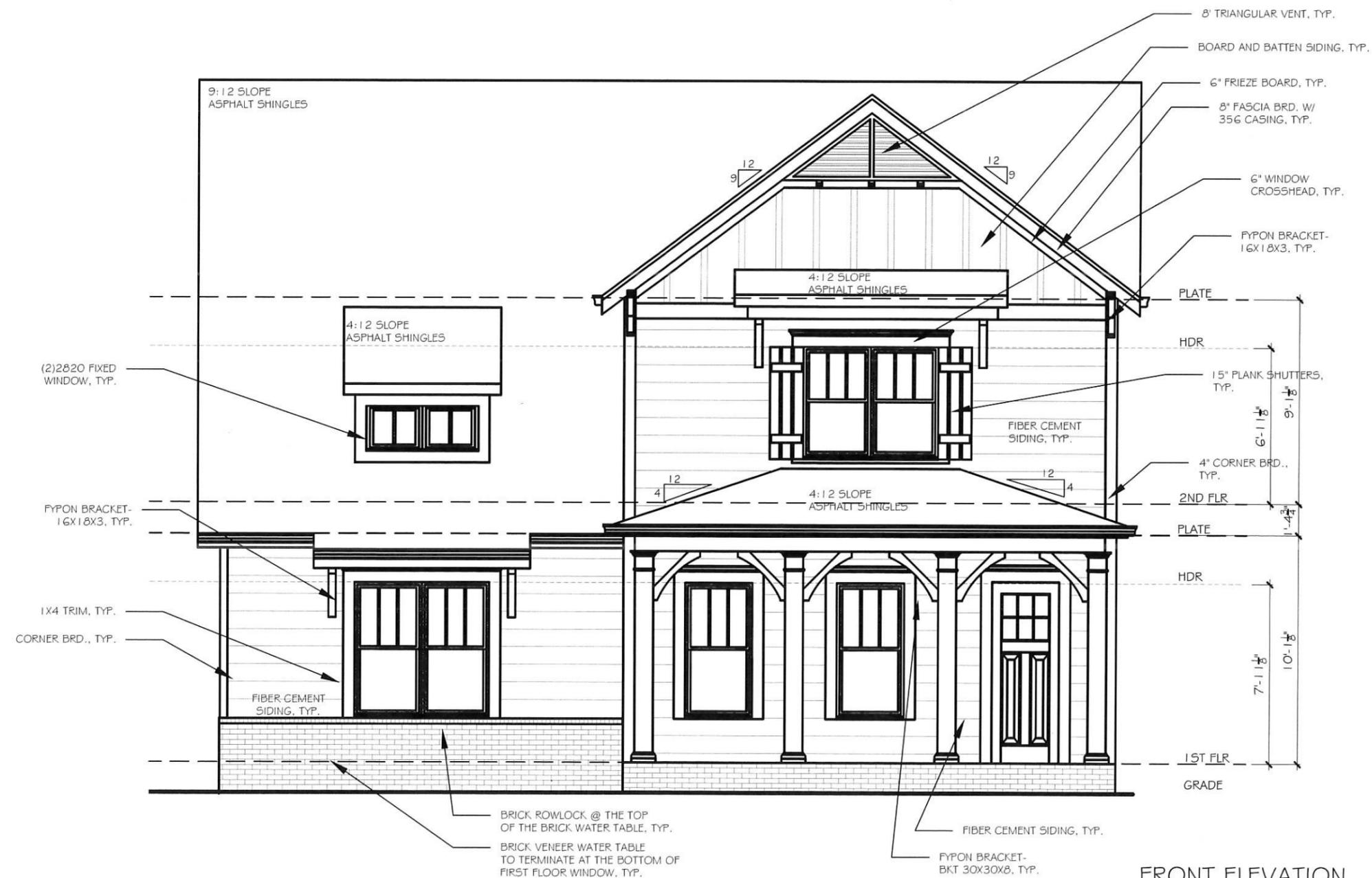
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SUBDIVISION COLLECTION:
OAKDALE
REVISION DATE:
08/01/2016
DRAWN BY:
MHART
SCALE:
AS NOTED
SHEET NO.

A1.3

OF

LEWIS LOT 13
 FRONT ELEVATION



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

REVISION CHANGES:

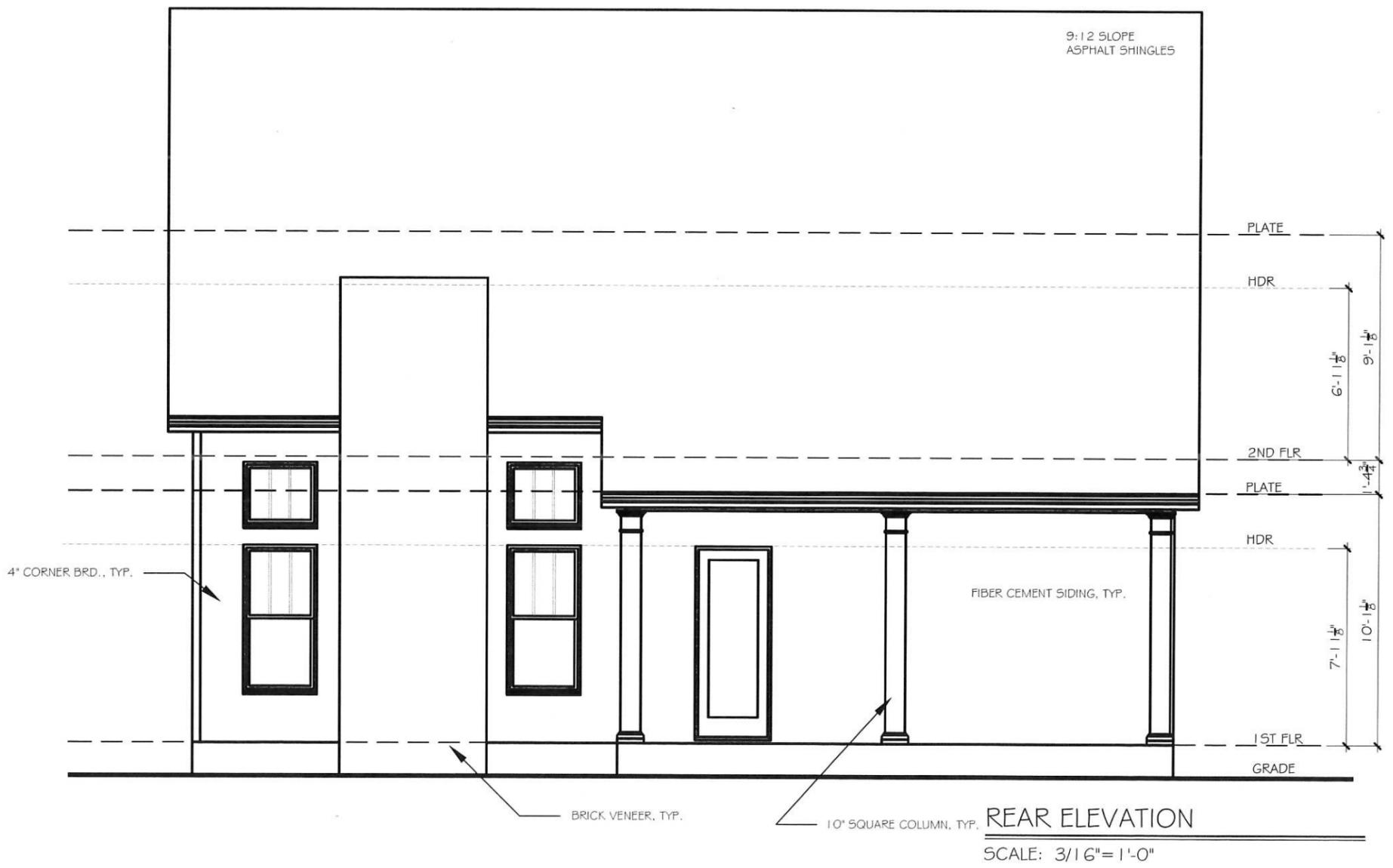
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:
 REVISION DATE: 08/01/2016
 DRAWN BY: MHART
 SCALE: NONE
 SHEET NO.

A1.4

LEWIS LOT 13
 REAR ELEVATION



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

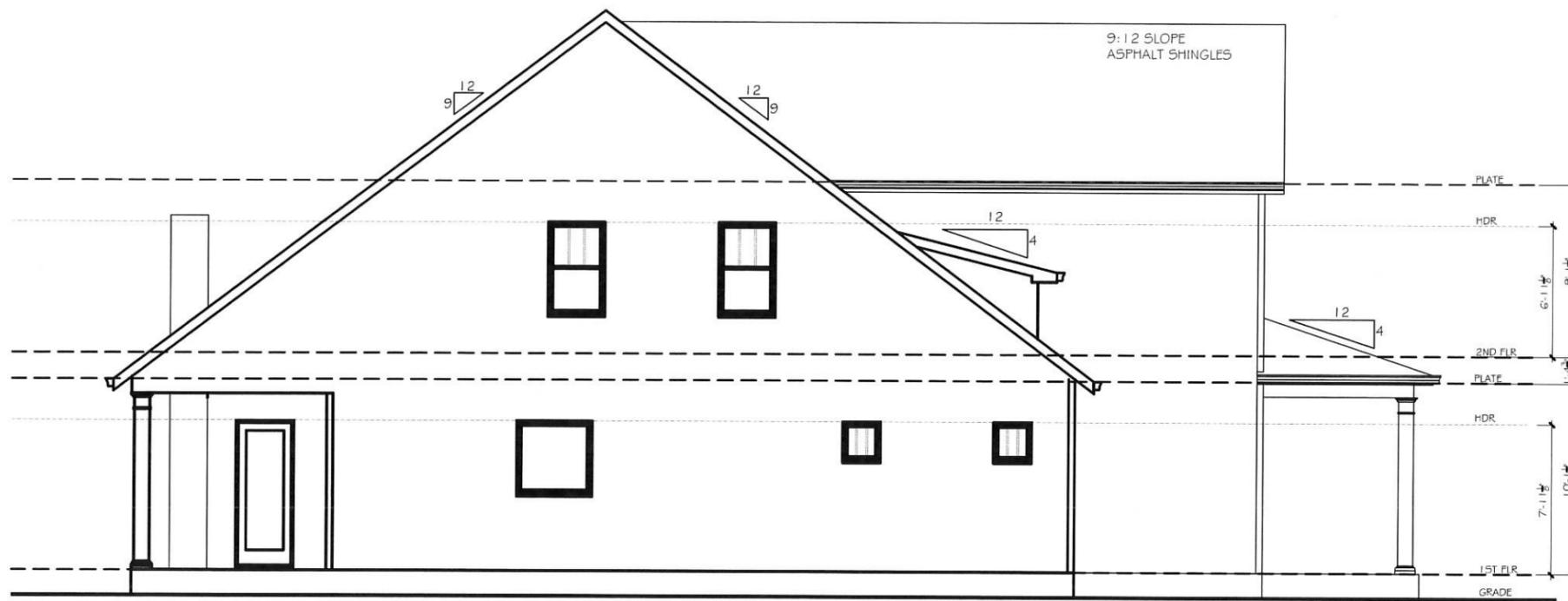
REVISION CHANGES:

REV. NO.	REV. DATE

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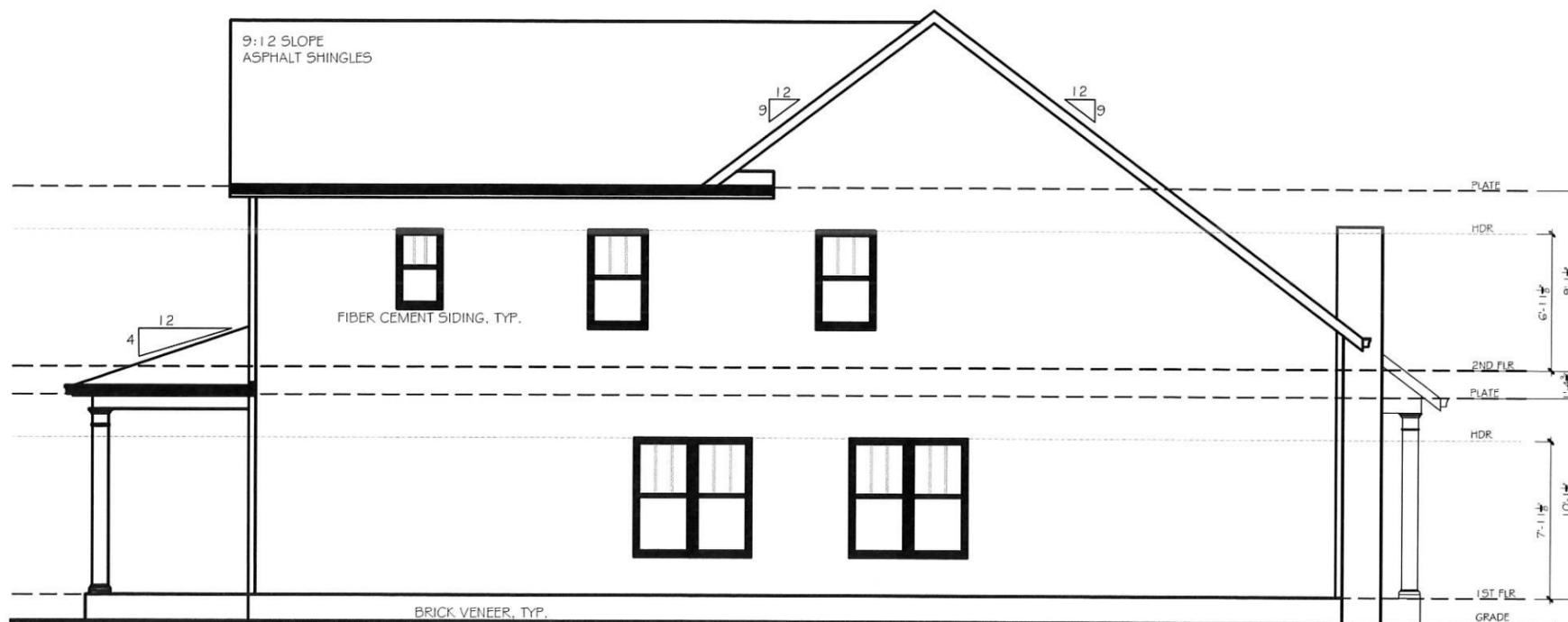
SUBDIVISION COLLECTION:
 REVISION DATE: 08/01/2016
 DRAWN BY: MHART
 SCALE: NONE
 SHEET NO.

A1.5



LEFT ELEVATION

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



RIGHT ELEVATION

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



252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

LEWIS LOT 13

SIDE ELEVATIONS

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

OAKDALE

REVISION DATE:

08/01/2016

DRAWN BY:

MHART

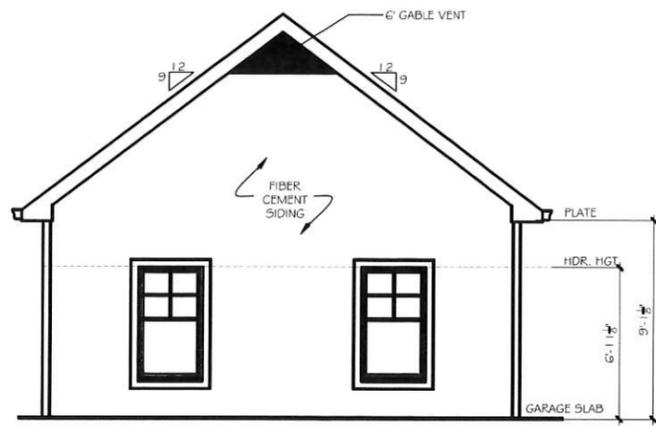
SCALE:

AS NOTED

SHEET NO.

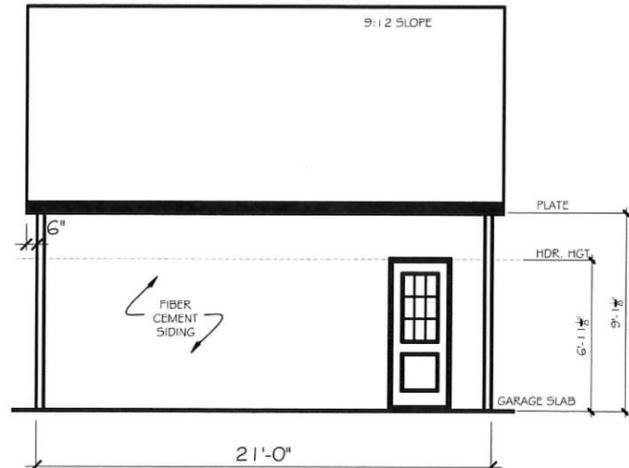
A1.6

OF



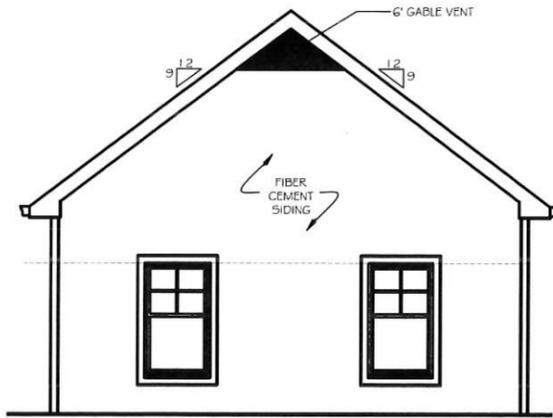
LEFT ELEVATION

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



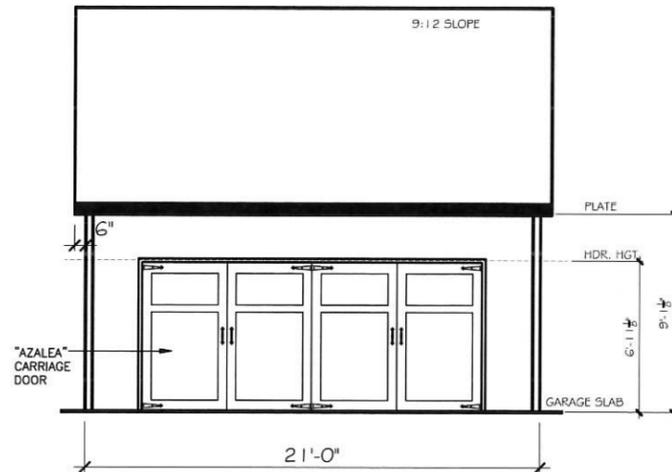
REAR ELEVATION

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



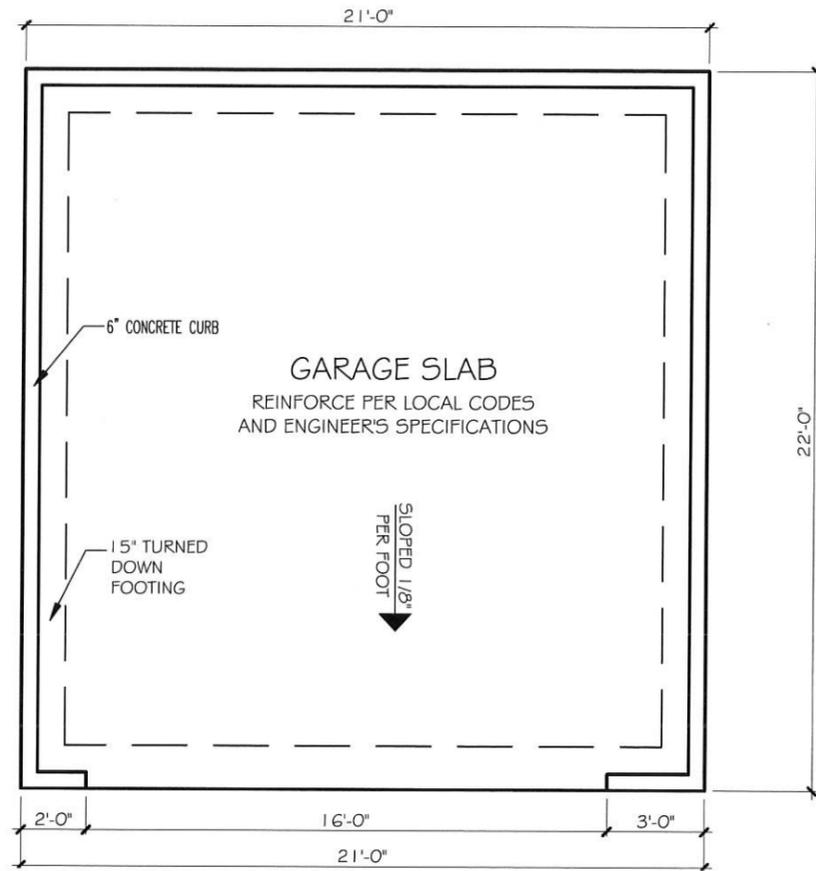
RIGHT ELEVATION

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



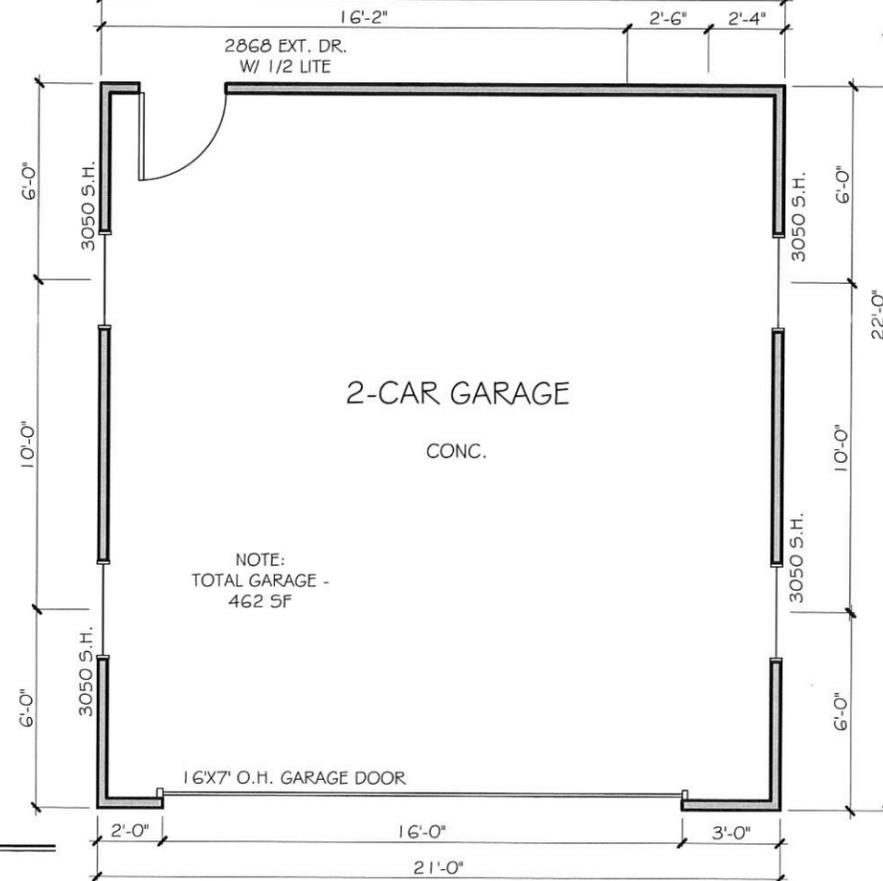
FRONT ELEVATION

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



SLAB FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"



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PHONE: (770) 231-2344 FAX: (888) 415-2782

LEWIS LOT 13

DETACHED GARAGE

REVISION CHANGES	
REV. NO.	REV. DATE

DISCLAIMER:
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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBDIVISION COLLECTION:
OAKDALE
REVISION DATE:
08/01/2016
DRAWN BY:
MHART
SCALE:
AS NOTED
SHEET NO.

A1.7

OF



Department of Planning & Zoning

M E M O R A N D U M

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: **Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13**
DATE: Thursday, 8 September 2016

Background

Michelle L. Jenkins, applicant and builder, has submitted a site plan proposing a 3,071-square foot single family dwelling with a detached garage to the rear. The 0.190-acre property is one of 13 lots in the Chesapeake on Oakdale Subdivision and is zoned R-1, One Family Residential.

Findings

Ms. Jenkins is proposing a two-story, craftsman-style dwelling with three bedrooms and three and one-half baths. The dwelling is just over 30 feet in height, has a 9:12 roof pitch and a front and rear porch. The garage will be 21 feet by 22 feet for an area of 462 square feet and has a height of just over 18 feet. The yard defined by the building setback is encroached upon by the roof overhang, that is, the eave of the dwelling and the garage. Such encroachment is not permitted by the Hapeville Ordinance which defines front yard, for example, as *"A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot."*

Access to the property will be along a public alley to the rear of the lot.

Requirements for site plan applications are addressed below:

Site Plan Review Process

Sec. 93-2-16. *Site plan review* provides the following guidance for processing applications for site plan approval. Findings are presented for each review requirement with deficiencies or non-compliance underlined:

(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.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13

Thursday, 8 September 2016

2 of 6

(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.

(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:

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.

A 3,071-square foot single family dwelling with a 462-square foot detached garage is proposed. The dwelling will be consistent with dwellings established in the subdivision. A notarized "Authorization of Property Owner" has been submitted. The development schedule is projected as 150 days.

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

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

The lot is part of a subdivision development and contains no structures. A 3,071-square foot single family dwelling is proposed in compliance with the required 25-foot rear yard. However, the front of the dwelling encroaches into the required 15-foot, front yard setback and the dwelling and garage encroach into the 5-foot side yard. The dwelling will be just over 30 feet in height in compliance with the maximum height of 35 feet in the R-1 Zone. The 462-square foot detached garage will be located 20 feet from the dwelling approximately 48 feet from the rear lot line. The height of the garage is just over 18 feet.

Ord. 2014-10 establishes the following standard as concerns accessory buildings:

Table B - *Accessory Building Allowance based on Lot Size* of Ord. 2014-10 establishes a maximum floor area standard as concerns scale. The owner of an 8,414-square foot lot may erect up to a 560-square foot accessory building.

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

This information has not been submitted. The City Engineer's report dated August 29, 2016 addresses this topic. In addition, developed properties in the subdivision have a sidewalk connecting the front of the dwelling to the public sidewalk. The plan should depict such access.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13

Thursday, 8 September 2016

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

The two-car garage accessed from the rear alley will accommodate two vehicles, fully complying with the two parking space requirement of Sec. 93-22.1-1. *Chart of dimensional requirements.*

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

Grade information has not been provided.

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

No trees have been identified on the plans and none are found on the lot.

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.).

A landscape plan has not been provided.

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

This is a single family lot. Open space in the form of yards is indicated that appears to encompass as much as half the property.

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

No walls, fences or earth berms are indicated. A low wall is present at the Oakdale frontage.

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

This requirement does not pertain to single family development.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13

Thursday, 8 September 2016

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

The property will achieve a lot coverage ratio of less than 25 percent following the proposed construction, including the garage. This complies with the maximum lot coverage of 40 percent in the R-1 Zone. Sec. 93-1-2. *Definitions* defines lot coverage as “The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky.” The planned construction is not expected to add an extraordinary volume of runoff to the stormwater system and presumably, the stormwater detention arrangements were approved with the original development. The City Engineer notes in his August 29, 2016 report: “A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.” His office will ensure that stormwater will be handled appropriately.

k. Location and size of all signs.

No signs are proposed.

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

The application proposes a “Two story structure with detached garage conforming to aesthetics of existing Chesapeake on Oakdale residences.” Older dwellings in the vicinity are largely single story. However, market preferences are now reflected in the proposed construction and in more recent construction in Hapeville. The grade of the lot is consistent with the grade of adjacent lots as the site was likely mass graded during the original development. The 30-foot dwelling will be compatible with established dwellings, particularly those in the Chesapeake on Oakdale subdivision.

(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.

Architectural plans show all four elevations with fiber cement siding as the exterior finish in compliance with the Architectural Design Standards. These standards also provide the following:

“Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material. Chimneys located on an exterior building wall shall begin at grade.” This standard does not appear to be met.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13

Thursday, 8 September 2016

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(4) Project data.

a. Site area (square feet and acres).

The lot is 0.19 acres or 8,414 square feet.

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 plan complies with all required open space and lot coverage ratios, the latter being a maximum of 40 percent in the R-1 Zone.

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

A three-bedroom, three and one half-bath dwelling is proposed in compliance with the standards of Sec. 93-22.1-1. *Chart of dimensional requirements*. Plan sheet A0.0 indicates four bedrooms, and three and one half baths. Ample space is available for a fourth bedroom; however, the plans show three bedrooms.

d. Floor area in nonresidential use by category.

This standard is not applicable to the proposed development.

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

A development density of just over five (5) dwelling units per acre is proposed. The R-1 Zone allows a density of more than five units per acre.

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

The proposed two-car garage will comply with the two (2) parking spaces required by Sec. 93-22.1-1. *Chart of dimensional requirements*. The plans show a double driveway accessing the detached garage having a length of 48.17 feet and an approximate width of 16 feet. Detached garages to the rear of the dwelling on an alley represent the configuration most favored in the Architectural Design Standards. The area of paved surface for parking and circulation following construction is estimated at 770 square feet.

Brian Wismer, Planning Commission Chair

Site Plan Review for a New, Single Family Dwelling at 3157 Oakdale Road, Lot 13

Thursday, 8 September 2016

6 of 6

(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.

A two-story, single family detached dwelling is proposed having an architectural design consistent with other dwellings in the subdivision. A two-car, detached garage will be built accessory to the dwelling. Ms. Jenkins is the owner of the 3161 Oakdale Road, Lot 13 property. A 150-day development schedule is projected.

Recommendation

Based on the above findings, approval of the site plan is appropriate, subject to satisfaction of the identified deficiencies, the concerns raised in the City Engineer's report dated August 29, 2016 and the following condition:

- Delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services.

c: Commissioner Travis Horsley, Vice Chair

Commissioner Lucy Dolan

Commissioner Mark Farah

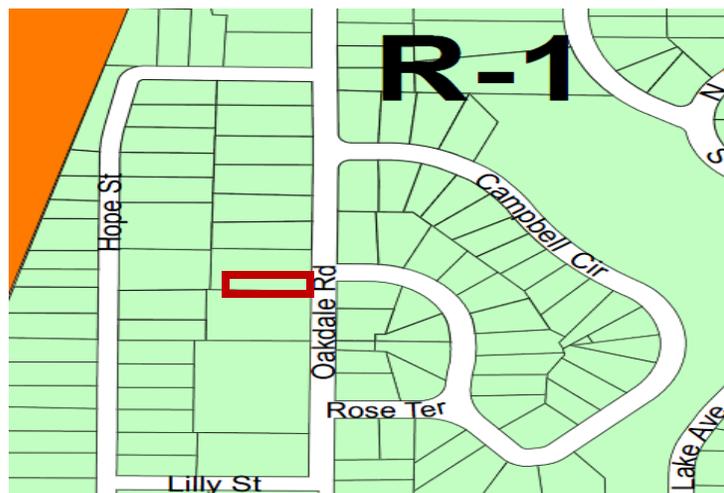
Commissioner Kaity Ferrero

Commissioner Jeanne Rast

Commissioner Charlotte Rentz

Adrienne Senter, Planning Commission Secretary

Location Map





Keck & Wood, Inc. 0

3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097
Office: (678) 417-4000
Fax: (678) 417-4055
www.keckwood.com

August 29, 2016

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

Re: Lot 13 Site Plan Review
3157 Oakdale Rd
Concept Site Plan Review
K&W Ref. No. 161051.20

Dear Ms. Senter:

As requested, I have reviewed the Concept Site Plan for the Lot 13 residential site to be located on a 0.20 acre parcel at 3157 Oakdale Road, within an R-1 Zoning District. The initial submittal was received on August 25, 2016. The plans were prepared by the Hartwin Group with no design professional seal. My comments are as follows:

1. All engineering, surveying, or architectural drawings should be sealed by the professional of record.
2. The Concept Site Plan did not include a driveway entrance ramp on the street, driveway location and construction details defining pavement types or thicknesses, so it could not be verified that the driveway will comply with Section 93-2-16 (b.) of City Code.
3. A Grading and Drainage Plan indicating existing and proposed ground contour elevations (tied to mean sea-level) should be included for the site to address Section 93-2-13 of the Zoning Ordinance during Land Development Permitting.
4. The location and approximate size of all proposed plant material used in landscaping should be included per Section 93-2-16(c)(1).f. of City Code.
5. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
6. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 (c) (1) were not included with the submittal.
7. While this submittal review is for concept site plan approval only, the petitioner should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting. Since the site appears to disturb less than one acre of disturbance area, a land disturbance permit is not required.
8. Sediment and erosion control plans during construction will need to be provided for land development permitting.
9. Locations and connection types for water and sewer utilities and whether pavement cutting or pavement patching is needed were not indicated.

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

Very truly yours,

KECK & WOOD, INC.



Michael J. Moffitt, P.E.

Enclosures



**DAVID BLOODWORTH
FIRE CHIEF**

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3157,3159, and3161 Oakdale Rd.

Date: September7, 2016

These projects could pose a problem in the event a structure fire were to occur due to the short distances between the structures. If you should need any more information, please let me know. Thanks.

1 **CITY OF HAPEVILLE**

2 **STATE OF GEORGIA**

3

4 **ORDINANCE NO. _____**

5 **PREAMBLE AND FINDINGS**

6 **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF**
7 **HAPEVILLE, GEORGIA; TO AMEND VARIOUS SECTIONS OF CHAPTER**
8 **93, ZONING; TO ESTABLISH ZONING REQUIREMENTS FOR HALFWAY**
9 **HOUSES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR**
10 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
11 **PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE;**
12 **AND FOR OTHER PURPOSES ALLOWED BY LAW.**

13 **WHEREAS**, the governing authority of the City of Hapeville, Georgia (the “City”) are
14 the Mayor and Council thereof; and

15 **WHEREAS**, the Mayor and Council have, as a part of planning, zoning and growth
16 management, been in review of the City's zoning ordinances and have been studying the City's
17 best estimates and projections of the type of development which could be anticipated within the
18 City; and

19 **WHEREAS**, the Mayor and Council therefore consider it paramount that land use
20 regulation continue in the most orderly and predictable fashion with the least amount of
21 disturbance to landowners and to the citizens of the City. The Mayor and Council have always
22 had a strong interest in growth management so as to promote the traditional police power goals
23 of health, safety, morals, aesthetics and the general welfare of the community; and in particular
24 the lessening of congestion on City streets, security of the public from crime and other dangers,
25 promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the

26 City including access to air and light, and facilitation of the adequate provision of transportation
27 and other public requirements; and

28 **WHEREAS**, it is the belief of the Mayor and Council that the concept of “public
29 welfare” is broad and inclusive; that the values it represents are spiritual as well as physical,
30 aesthetic as well as monetary; and that it is within the power of the City “to determine that a
31 community should be beautiful as well as healthy, spacious as well as clean, well balanced as
32 well as carefully patrolled.” Kelo v. City of New London, 545 U.S. 469 (2005); Berman v.
33 Parker, 348 U.S. 26 (1954). It is also the opinion of the City that “general welfare” includes the
34 valid public objectives of aesthetics, conservation of the value of existing lands and buildings
35 within the City, making the most appropriate use of resources, preserving neighborhood
36 characteristics, enhancing and protecting the economic well-being of the community, facilitating
37 adequate provision of public services, and the preservation of the resources of the City; and

38 **WHEREAS**, the Mayor and Council are, and have been interested in, developing a
39 cohesive and coherent policy regarding certain uses in the City, and have intended to promote
40 community development through stability, predictability and balanced growth which will further
41 the prosperity of the City as a whole; and

42 **WHEREAS**, the City has determined that to serve the needs of the community, certain
43 amendments are needed in the Zoning Ordinance; and

44 **WHEREAS**, the City desires to amend its standards, permitted uses, and nonpermitted
45 uses within certain zoning districts to regulate Halfway Houses; and

46 **WHEREAS**, the City has advertised and held hearings with regard to the foregoing
47 ordinance in accordance with O.C.G.A. § 36-66-1, et seq. (the “Zoning Procedures Law”); and

48 **NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR**
 49 **AND COUNCIL OF THE CITY OF HAPEVILLE:**

50 **Section 1.** **The City’s Code of Ordinances is hereby amended by adding a new**
 51 **definition of “Halfway House” to the existing Section 93-1-2(c) to read and to be codified as**
 52 **follows:**

53 *“Halfway House.* A temporary residential living arrangement for persons discharged from an
 54 institutional setting and in need of a supportive living arrangement to readjust to living outside
 55 the institution. These are persons who are receiving therapy and counseling from support staff
 56 who are present when residents are present for the following purposes:

- 57 (1) To help them recuperate from the effects of drug or alcohol addiction;
- 58 (2) To help them re-enter society while housed under supervision while under the constraints of
 59 alternatives to imprisonment including, but not limited to, pre-release, work release, or
 60 probationary programs; or
- 61 (3) To help persons with family or school adjustment problems that require specialized attention
 62 and care in order to achieve personal independence.”

63 **Section 2.** **The City’s Code of Ordinances is hereby amended by deleting the**
 64 **existing Table 1 of Section 93-2-20 and inserting a new Table 1, in lieu thereof, to read and**
 65 **to be codified as follows:**

66 “Table 1. Community Residences by Zone

Use	R-O, R-AD, R-1, R-2, R-3, R-4,R-I, R-SF & R-5	RMU	V	U-V	C-R	N-C	C-1	C-2
Group Home	P	P	P	P	P	P	X	X
Adult Day Care Facility	X	P	P	P	P	P	P	S
Halfway House	X	X	X	X	X	X	X	S
Nursing Home	X	S	S	S	S	S	S	X

Personal Care Home	X	S	S	S	S	S	S	X
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67
68
69
70
71

P-Permitted
X-Nonpermitted
S-Special Use”

72 **Section 3.** The City’s Code of Ordinances is hereby amended by deleting the
73 existing subsection 2 of Section 93-4-3 and inserting a new subsection 2 of Section 93-4-3, in
74 lieu thereof, to read and to be codified as follows:

75 “(2) Halfway Houses.”

76 **Section 4.** The City’s Code of Ordinances is hereby amended by deleting the
77 existing subsection 2 of Section 93-5-3 and inserting a new subsection 2 of Section 93-5-3, in
78 lieu thereof, to read and to be codified as follows:

79 “(2) Halfway Houses.”

80 **Section 5.** The City’s Code of Ordinances is hereby amended by deleting the
81 existing subsection 2 of Section 93-6-3 and inserting a new subsection 2 of Section 93-6-3, in
82 lieu thereof, to read and to be codified as follows:

83 “(2) Halfway Houses.”

84 **Section 6.** The City’s Code of Ordinances is hereby amended by deleting the
85 existing subsection 1 of Section 93-7-3 and inserting a new subsection 1 of Section 93-7-3, in
86 lieu thereof, to read and to be codified as follows:

87 “(1) Halfway Houses.”

88 **Section 7.** The City’s Code of Ordinances is hereby amended by deleting the existing
89 subsection 2 of Section 93-8-3 and inserting a new subsection 2 of Section 93-8-3, in lieu
90 thereof, to read and to be codified as follows:

91 “(2) Halfway Houses.”

92 **Section 8.** The City’s Code of Ordinances is hereby amended by deleting the
93 existing subsection 2 of Section 93-9-3 and inserting a new subsection 2 of Section 93-9-3, in
94 lieu thereof, to read and to be codified as follows:

95 “(2) Halfway Houses.”

96 **Section 9.** The City’s Code of Ordinances is hereby amended by deleting the
97 existing subsection 2 of Section 93-10-3 and inserting a new subsection 2 of Section 93-10-3,
98 in lieu thereof, to read and to be codified as follows:

99 “(2) Halfway Houses.”

100 **Section 10.** The City’s Code of Ordinances is hereby amended by deleting the
101 existing subsection 2 of Section 93-11-4 and inserting a new subsection 2 of Section 93-11-4,
102 in lieu thereof, to read and to be codified as follows:

103 “(2) Halfway Houses.”

104 **Section 11.** The City’s Code of Ordinances is hereby amended by deleting the
105 existing subsection 26 of Section 93-11.1-3 and inserting a new subsection 26 Section 93-
106 11.1-3, in lieu thereof, to read and to be codified as follows:

107 “(26) Halfway Houses; and”

108 **Section 12.** The City’s Code of Ordinances is hereby amended by adding a new
109 subsection 27 to Section 93-11.2-4, to read and to be codified as follows:

110 “(27) Halfway Houses.”

111 **Section 13.** The City’s Code of Ordinances is hereby amended by deleting the
112 existing subsection 2 of Section 93-11.3-3 and inserting a new subsection 2 to Section 93-
113 11.3-3, in lieu thereof, to read and to be codified as follows:

114 “(2) Halfway Houses.”

115 **Section 14.** The City’s Code of Ordinances is hereby amended by deleting the
116 existing subsection 5 of Section 93-11.4-3 and inserting a new subsection 5 of Section 93-
117 11.4-3, in lieu thereof, to read and to be codified as follows:

118 “(5) Halfway Houses;”

119 **Section 15.** The City’s Code of Ordinances is hereby amended by deleting existing
120 subsection 1 of Section 93-11.5-4 and inserting a new subsection 1 of Section 93-11.5-4, in
121 lieu thereof, to read and to be codified as follows:

122 “(1) Halfway Houses.”

123 **Section 16.** The City’s Code of Ordinances is hereby amended by adding new
124 subsections 19 and 20 to Section 93-11.5-3, to read and to be codified as follows:

125 “(19) SIC Code 5411 and 5412, grocery stores and food stores, with a maximum floor area of
126 2,000 square feet.

127 (20) Day spas, as defined in Subsection 93-11.5-2 above.”

128 **Section 17.** The City’s Code of Ordinances is hereby amended by deleting the
129 existing subsection 1 of Section 93-12-3 and inserting a new subsection 1 of Section 93-12-3,
130 in lieu thereof, to read and to be codified as follows:

131 “(1) Halfway Houses.”

132 **Section 18.** The City’s Code of Ordinances is hereby amended by deleting the
133 existing subsection 2 of Section 93-13-4 and inserting a new subsection 2 of Section 93-13-4,
134 in lieu thereof, to read and to be codified as follows:

135 “(2) Halfway Houses.”

136 **Section 19. The City’s Code of Ordinances is hereby amended by striking through**
137 **subsection 2 of Section 93-14-6 and inserting a new subsection 2 of Section 93-14-6 to read**
138 **and to be codified as follows:**

139 “(2) Halfway Houses may be permitted, subject to approval of a Special Use Permit, pursuant to
140 Sec. 93-3.2-5 and 93-3.2.6, and subject to the following regulations:

- 141 (a) No Halfway House shall be established within 1,000 feet of an
142 existing Halfway House as measured from property line to
143 property line;
- 144 (b) The Halfway House operator has obtained all applicable
145 certifications and licenses from the appropriate federal and state
146 regulatory agency;
- 147 (c) The resident occupancy of any Halfway House shall not exceed
148 twelve (12) individuals who shall be unrelated. This maximum
149 shall not include facility staff;
- 150 (d) Halfway Houses shall be limited to one (1) bed for every 250 gross
151 square feet of heated floor area;
- 152 (e) Occupancy of any bedroom shall be a maximum of two (2)
153 residents;
- 154 (f) A minimum of one (1) functional toilet, lavatory and bathing or
155 showering facility is provided for each four (4) persons living in
156 the facility, including live-in staff and residents;
- 157 (g) The facility shall provide on-premises laundering facilities for the
158 personal laundry of residents;
- 159 (h) An operable telephone shall be maintained and readily available in
160 the facility; provided further that the city shall be contacted
161 immediately in the event that a physical altercation or any violation
162 of state or federal law or local ordinances occurs on the premises;
- 163 (i) No alcoholic beverages or controlled substances shall be stored,
164 served, sold, consumed, or in the possession of any person in the
165 facility;
- 166 (j) The governing body for the facility maintains two (2) responsible
167 persons on the premises, and provides the city with the names and
168 phone numbers of two (2) persons who may be contacted in the
169 event of an emergency. As used herein "governing body for the

- 170 facility" shall mean the board of trustees, the partnership, the
171 corporation, the association, or the person or group of persons who
172 maintain and control the facility and which is legally responsible
173 for the operation of the facility;
- 174 (k) The Halfway House shall provide on-site parking and/or drop-off
175 space adequate to meet the needs of the proposed facility;
176 provided, however, that any modifications to the existing parking
177 or drop-off area shall not expand the overall square footage of the
178 existing parking and/or drop-off area;
- 179 (l) No modification of an existing structure shall expand the floor area
180 of that structure;
- 181 (m) The structure shall comply with all aspects of the Building Code
182 adopted by the city, including minimum dwelling area
183 requirements;
- 184 (n) No additional Halfway House operator may be granted a Special
185 Use Permit that would result in the total number of such permits
186 being greater than one (1) for each 5,000 residents in the city. It is
187 the intent of this provision to require a population of 5,000 persons
188 for each permit issued. For purposes of complying with this
189 section, the most recent decennial census of the United States as
190 published by the United States Bureau of the Census shall be used.
191 The following examples shall guide review of permit applications:
- 192 i. If the city's population is below 5,000, then no such permit
193 shall be issued;
 - 194 ii. If the city's population equals 5,000 to 9,999, then one (1)
195 permit may be issued;
 - 196 iii. If the city's population equals 10,000 to 14,999, then two
197 (2) permits may be issued.
 - 198 iv. If a permittee shall cease operation or if a permit is revoked
199 and the number of such permits in effect shall continue to
200 exceed the limit prescribed herein, such permit shall not be
201 reinstated."

202 **Section 20.** (a) It is hereby declared to be the intention of the Mayor and Council that all
203 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
204 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

221 **Section 21.** All ordinances and parts of ordinances in conflict herewith are hereby
222 expressly repealed.

223 **Section 22.** The effective date of this Ordinance shall be the date of adoption unless
224 otherwise stated herein.
225



Department of Planning & Zoning

M E M O R A N D U M

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: Text amendment concerning standards for halfway houses
DATE: Thursday, 8 September 2016

Background

This amendment to the zoning ordinance defines halfway houses and introduces standards applicable to a use that, like group homes, can generate substantial neighborhood opposition. Despite that, the absence of standards and regulations may leave the City open to challenge. Importantly, all such non-traditional “community residences,” including group homes, nursing homes, and personal care homes should be defined and the accommodation of these uses clearly communicated to the public. This has been accomplished in adopted ordinances with the exception of halfway houses.

Findings

Hapeville’s ordinance does not define or establish standards for the regulation of halfway houses. The proposed ordinance accomplishes both, proposing halfway houses, as seen in Table 1, as subject to approval of a special use permit by Mayor and Council and limited to the C-2, General Business Zone. The rationale for this limitation is that the use is more an institutional than a residential use, and the fact that occupants are not part protected class. Ready access to necessary goods and services and public transportation by those occupants is also a justification for identifying the C-2 Zone as potential locations for such facilities.

Table 1. *Community Residences by Zone* (P = Permitted; X = Non-permitted; S = Special Use Permit)

Use	R-O, R-AD, R-1, R-2, R-3, R-4, R-I, R-SF & R-5	RMU	V	U-V	C-R	N-C	C-1	C-2
Group Home	P	P	P	P	P	P	X	X
Adult Day Care Facility	X	P	P	P	P	P	P	S
Halfway House	X	X	X	X	X	X	X	S
Nursing Home	X	S	S	S	S	S	S	X
Personal Care Home	X	S	S	S	S	S	S	X

Brian Wismer, Planning Commission Chairman

Text amendment concerning standards for halfway houses

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The proposed text amendment defines halfway houses as follows:

Halfway house. A temporary residential living arrangement for persons discharged from an institutional setting and in need of a supportive living arrangement to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present for the following purposes:

- (1) To help them recuperate from the effects of drug or alcohol addiction;
- (2) To help them re-enter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, pre-release, work release, or probationary programs; or
- (3) To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence.

The following standards are proposed for regulation of halfway houses:

1. Halfway houses may be permitted in the C-2 Zone, subject to approval of a Special Use Permit by Mayor and Council;
2. No other such facility shall be established within 1,000 feet of an existing halfway house as measured from property line to property line;
3. The halfway house operator has obtained all applicable certifications and licenses from the appropriate federal and state regulatory agency;
4. The resident occupancy of any halfway house shall not exceed twelve (12) individuals who shall be unrelated. This maximum shall not include facility staff.
5. Halfway houses shall be limited to one (1) bed for every 250 gross square feet of heated floor area;
6. Occupancy of any bedroom shall be a maximum of two (2) residents;
7. A minimum of one (1) functional toilet, lavatory and bathing or showering facility is provided for each four (4) persons living in the facility, including live-in staff and residents;
8. The facility shall provide on-premises laundering facilities for the personal laundry of residents;
9. An operable telephone is maintained and readily available in the facility; provided further that the city shall be contacted immediately in the event that a physical altercation or any violation of state or federal law or local ordinances occurs on the premises;
10. No alcoholic beverages or controlled substances are stored, served, sold, consumed, or in the possession of any person in the facility;

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11. The governing body for the facility maintains two (2) responsible persons on the premises, and provides the City with the names and phone numbers of two (2) persons who may be contacted in the event of an emergency. As used herein "governing body for the facility" shall mean the board of trustees, the partnership, the corporation, the association, or the person or group of persons who maintain and control the facility and which is legally responsible for the operation of the facility;

12. The halfway house shall provide on-site parking and/or drop-off space adequate to meet the needs of the proposed facility; provided, however, that any modifications to the existing parking or drop-off area shall not expand the overall square footage of the existing parking and/or drop-off area;

13. No modification of an existing structure shall expand the floor area of that structure;

14. The structure shall comply with all aspects of the Building Code adopted by the City of Hapeville, including minimum dwelling area requirements;

15. No additional halfway house operator may be granted a Special Use Permit or occupational tax permit that would result in the total number of such permits being greater than one (1) for each 5,000 residents in the city. It is the intent of this provision to require a population of 5,000 persons for each permit issued. For purposes of complying with this section, the most recent decennial census of the United States as published by the United States Bureau of the Census shall be used. The following examples shall guide review of permit applications:

(i) Population is below 5,000, then no such permit shall be issued;

(ii) Population equals 5,000 to 9,999, then one (1) permit may be issued;

(iii) Population equals 10,000 to 14,999, then two (2) permits may be issued, etc.

If a permittee shall cease operation or if a permit is revoked and the number of such permits in effect shall continue to exceed the limit prescribed herein, such permit shall not be reinstated.

Conclusions

Sec. 93-25-6. *Standards of review* of the Ordinance provides the following guidance to Planning Commission and Mayor and Council in consideration of text or map amendments:

"In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:"

Potential impacts of the proposed text amendment on those standards of review most relevant to the proposed amendment are discussed below:

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The existing land use pattern

The locations proposed for halfway houses are characterized by intense commercial uses. The “Commercial” land use designations on the Future Development Map are an acknowledgement of existing and projected land uses. These commercial locations as planned and zoned are removed from residential uses, being buffered by less intense mixed use designations. Accordingly, the proposal is consistent with the existing land use pattern.

The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets

Based on the very limited scale of halfway houses that would be accommodated by the proposed ordinance, a total of twelve (12) residents, and the circumstances of those residents, including absence of dependents and likely no personal vehicles, population density and public facilities will not be significantly impacted. The halfway house use that would be permitted by special use permit is characterized by lower demand for public services than uses permitted by right in the C-2 Zone proposed for halfway houses.

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

Considering public opposition to such facilities as halfway houses, a limit on the number of halfway houses that could be established in the city may be appropriate. Hapeville has adopted such measures for regulation of pawn brokers. Whether this use is comparable to pawn shops, labor pools and other uses that seem to garner public attention is debatable. However, such limitations have the effect of reducing impacts on the value of development of adjacent property.

Excerpts from studies conducted by nationally recognized organizations follow:

APA: <https://www.planning.org/policy/guides/adopted/commres.htm>

HALFWAY HOUSE OR RECOVERY COMMUNITY

A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present, for the following purposes: (a) to help them recuperate from the effects of drug or alcohol addiction (a disability); (b) to help them reenter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, prerelease, work release, or probationary programs (not a disability); or (c) to help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence (not a disability). Interrelationships between residents is an essential component of a halfway house. Residency is limited to a specific number of weeks or months.

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People with drug or alcohol addictions often need to live in a halfway house as a transitional living arrangement before they can live more independently in the community or return to their homes. The key for them is to learn to abstain completely from using drugs or alcohol. Treatment usually consists of an initial withdrawal period followed by intensive counseling and support both through treatment programs and through residential living arrangements. Such community residences are based on the group home model with some significant differences with implications for proper zoning regulation.

The halfway house or recovery community helps people with drug or alcohol addictions readjust to a normal life before moving out on their own. A person with an addiction is admitted only after completing detoxification. The halfway house staff helps residents adjust to a drug free lifestyle, learn how to take control of their lives, and learn how to live without drugs. Nearly all halfway houses place a limit, measured in months, how long someone can live there. Unlike a group home, the halfway house aims to place all its residents into independent living situations upon graduation. For both therapeutic and financial reasons, most halfway houses need 10 to 15 residents to be successful. Because the number of residents in a halfway house is greater than in a group home and their length of tenancy shorter, halfway houses more closely resemble multiple family housing than single family residences, although, like group homes, they work best in single family neighborhoods.

The extent to which the proposed zoning map amendment is consistent with the land use plan

Introduction of uses formerly absent from a particular zone constitutes a zoning map amendment as the character of the zone can be altered by such introduction. Halfway houses may be deemed compatible with other land uses encompassed by the "Commercial" designation, particularly as this use may be considered by the public as incompatible with residential uses.

A land use objective of PLAN HAPEVILLE 2025, states:

"Preserve Hapeville's stable, single family neighborhoods from encroachment by incompatible uses, which may include higher density housing; and provide such mechanism as buffers, transitional height planes and appropriate building setbacks designed to mitigate the impact of more intense development."

To the extent that halfway houses are considered incompatible with single family uses, and may be characterized as commercial or institutional uses, accommodating this use in an intense commercial zone (Hapeville has no "Institutional" zoning district), the proposed amendment may be deemed consistent with the land use plan.

The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations

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The purposes of the C-2 Zone are as follows:

- (1) Protect present business and commercial uses.
- (2) Guide the further development of this zone in accordance with the design principles of modern shopping centers oriented to the extensive use of the automobile as well as public transit.
- (3) Exclude industrial uses (such as manufacturing, processing and warehousing) and residential uses.
- (4) Encourage the eventual elimination of uses inappropriate to the function of the central business area.
- (5) Encourage intensive development of this zone as the shopping and business center of the city and surrounding trade areas.
- (6) Exclude uses which would be dangerous or offensive, or detrimental to the present or intended character of this zone or vicinity or persons or property therein by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibrations or surface water and drainage.

The proposed amendment appears to introduce a use that will not advance the purposes of the C-2 Zone.

The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight

Halfway houses are often considered incompatible with residential uses. The “commercial” designations on the Future Development Map are removed from Hapeville neighborhoods as are the C-2 zone designations proposed for this use. This separation from those neighborhoods will tend to preserve the integrity of the neighborhoods.

In addition, Hapeville is a compact center consisting of just over two (2) square miles. Neighborhoods may therefore, lie proximate to commercial districts. Accordingly, a limit on the absolute number of such facilities may be essential to preserving the integrity of those neighborhoods.

Recommendation

Based on the above findings and conclusions, a recommendation of approval of the proposed text amendment that would allow halfway houses in locations planned for “commercial” use and zoned C-2, General Business subject to conditions 1. through 15 on pages 2 and 3, above, is appropriate.

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c: Commissioner Travis Horsley, Vice Chair
Commissioner Lucy Dolan
Commissioner Mark Farah
Commissioner Kaity Ferrero
Commissioner Jeanne Rast
Commissioner Charlotte Rentz
Adrienne Senter, Planning Commission Secretary

Attachments: Halfway House Ordinance
Study Links concerning Halfway Houses

APA Policy Guide on Community Residences

<https://www.planning.org/policy/guides/adopted/commres.htm>

Compiled by Daniel Lauber, AICP, Planner/Attorney

http://www.planningcommunications.com/bibliography_group_home_impact_studies.pdf

Center on Juvenile and Criminal Justice

http://www.justicepolicy.org/images/upload/02-01_REP_DCHalfwayHouses_AC-DC.pdf

The John Marshall Law Review

<http://repository.jmls.edu/cgi/viewcontent.cgi?article=1710&context=lawreview>