



Hapeville Department of
Economic Development



PLANNING COMMISSION APPLICATION



404-669-8269

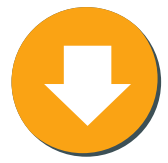


www.hapeville.org

3468 North Fulton Avenue, Hapeville, Georgia 30354

SUBMITTAL CHECKLIST

PLANNING COMMISSION APPLICATION



Submit complete APPLICATION with notarized signatures.



Submit notarized AUTHORIZATION(S) OF PROPERTY OWNER (S).



Submit AUTHORIZATION OF ATTORNEY, if an attorney is filing the application on behalf of a property owner.



Submit a WRITTEN SUMMARY of the necessity for this action.



Submit a SCALED OR DIMENSIONED BOUNDARY SURVEY showing the subject property.



Submit a LEGAL DESCRIPTION of the land, by lot, block, and subdivision designations; by metes and bounds if no subdivision designations exist.



Submit a SITE PLAN DRAWN TO SCALE depicting the proposed property.

- **Must comply with ordinance requirements for site plan review (Section 93-2-16)**
- **Complete and submit the enclosed Site Plan Checklist**



Submit a TREE PLAN in compliance with the City of Hapeville Tree Ordinance.

- **Reference documents:**
 - **City of Hapeville Tree Ordinance**
 - **Tree Ordinance Plan Checklist**



**Send an ELECTRONIC COPY of the full application and plans to:
Department of Economic Development at
planningapplications@hapeville.org**



Pay application fee - A non-refundable fee, payable to the City of Hapeville: \$400.00 base fee, plus \$25.00 per acre, or \$25.00 per lot, or \$25.00 per unit (MR, T-House), whichever is greater. Fees are subject to change



Incomplete applications will not be scheduled for Planning Commission review. Applications are only accepted when all materials are submitted and the required fee is paid in full.

Date Received: _____
Application # _____
Fees: _____

PLANNING COMMISSION APPLICATION

Name of Applicant _____

Mailing Address _____

Telephone _____ Mobile # _____ Email _____

Property Owner (s) _____

Mailing Address _____

Telephone _____ Mobile # _____ Email _____

Address/Location of Property:

Parcel I.D. # (Information must be provided) _____

Present Zoning Classification: _____

Present Land Use _____

Please check the following as it applies to this application

☐ Site Plan Review

☐ Temporary Use Permit

☐ Conditional Use Permit

☐ Special Use Permit

☐ Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville’s Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant’s Signature

Sworn to and subscribed before me

Date: _____

This _____ day of _____ , 20 _____ .

Notary Public

PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

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 _____

Adress of Applicant _____

Telephone of Applicant _____

Signature of Owner

Print Name of Owner

Personaly Appeared Before Me

This _____ day of _____, 20 _____.

Notary Public

PLANNING COMMISSION APPLICATION

Date

AUTHORIZATION OF ATTORNEY

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

City of Hapeville, County of Fulton, State of Georgia

Name of Attorney

Bar Number: _____

Address

Telephone

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
- _____ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- _____ Site area (square feet and acres).
- _____ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- _____ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- _____ Total floor area ratio and/or residential density distribution.
- _____ Number of parking spaces and area of paved surface for parking and circulation.
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____
Date: _____