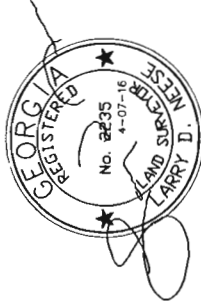


THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 1306702286, DATED February 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROVISION OF ONE FOOT IN 12,461 FEET AND AN ANGULAR ERROR OF 1.7" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,485 FEET. EQUIPMENT UTILIZED: ANGULAR - SOKKIASETBOR LINEAR - SOKKIASETBOR

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



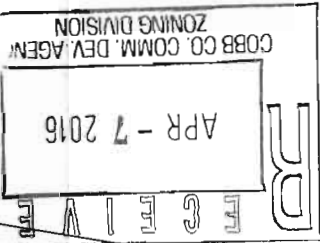
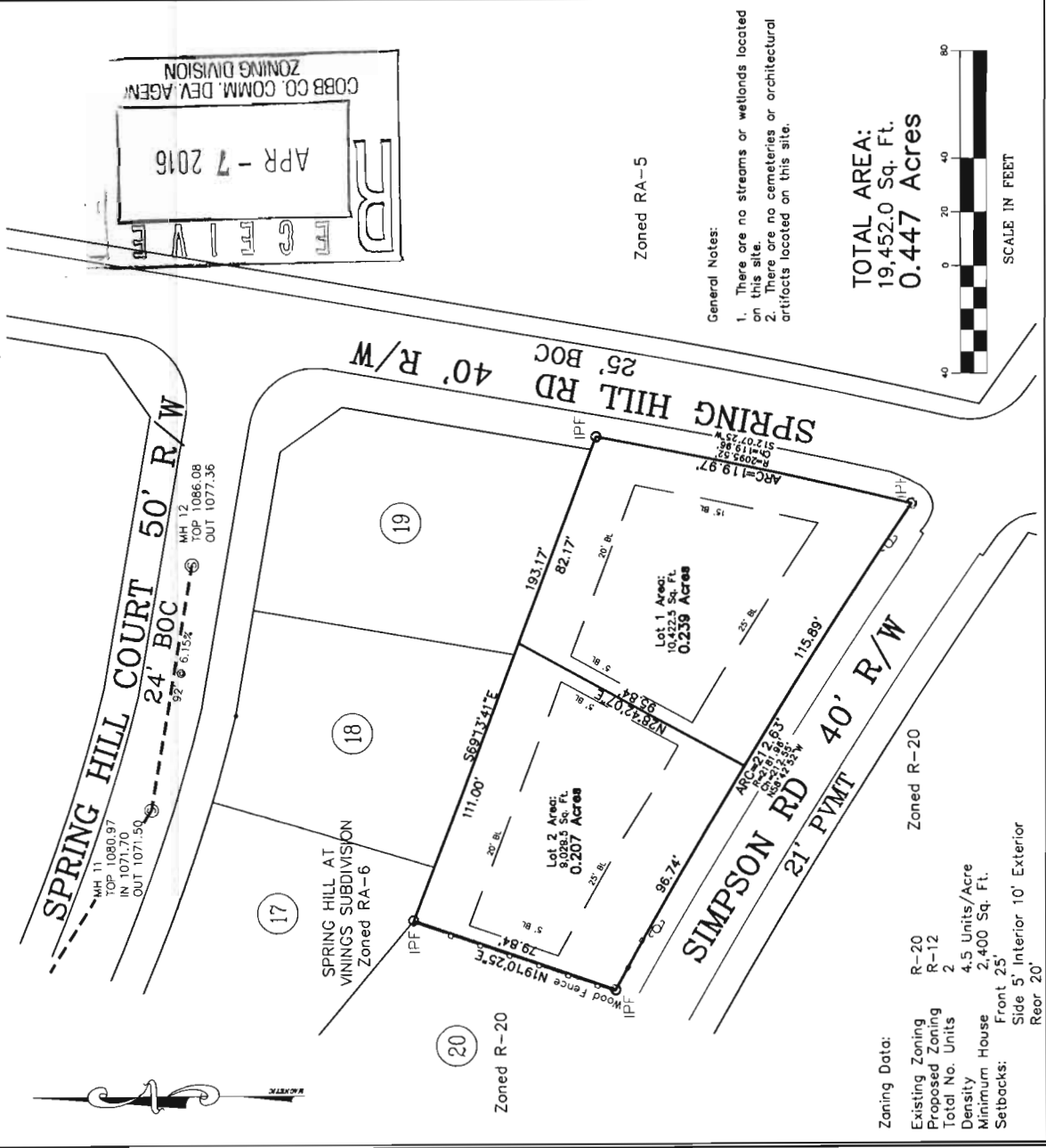
Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
194 Cadence Trail 30115
Canton, Georgia 30115
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

PROPOSED DEVELOPMENT PLAN
Pradera Construction & Development
Spring Hill Estate

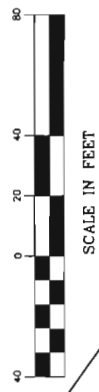
REVISIONS	
DEED BOOK - 939	PAGE - 157
LAND LOT - 770	CC LT
DISTRICT - 17th	SECTION - 2nd
COUNTY - COBB	Dwn MS
STATE - GEORGIA	Chkd LDN
FIELD DATE: 4-19-07	SCALE - 1"=40'
PLAT DATE: 4-07-16	FILE: 07-0091



Zoned RA-5

- General Notes:
1. There are no streams or wetlands located on this site.
 2. There are no cemeteries or architectural artifacts located on this site.

TOTAL AREA:
19,452.0 Sq. Ft.
0.447 Acres



Zoning Data:

Existing Zoning	R-20
Proposed Zoning	R-12
Total No. Units	2
Density	4.5 Units/Acre
Minimum House	2,400 Sq. Ft.
Setbacks:	Front 25'
	Side 5' Interior 10' Exterior
	Rear 20'

APPLICANT: Pradera Group LLC

PHONE#: 678-756-0802 EMAIL: mwadsworth@praderagroup.com

REPRESENTATIVE: Michael Wadsworth

PHONE#: 678-756-0802 EMAIL: mwadsworth@praderagroup.com

TITLEHOLDER: Purcell Trust as set forth in the PURCELL TRUST

AGREEMENT dated March 16, 2004

PROPERTY LOCATION: Northwest corner of Spring Hill Road and Simpson Road

(3684 Spring Hill Road)

ACCESS TO PROPERTY: Spring Hill Road and Simpson Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family residence

PETITION NO: Z-53

HEARING DATE (PC): 06-07-16

HEARING DATE (BOC): 06-21-16

PRESENT ZONING: R-20

PROPOSED ZONING: R-12

PROPOSED USE: Single family subdivision

SIZE OF TRACT: .447 acre

DISTRICT: 17

LAND LOT(S): 770

PARCEL(S): 12

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RA-6/ Spring Hil at Vinings Subdivision

SOUTH: R-20/ Single-family residence

EAST: RA-5/ Olde Vinings Estates

WEST: R-20/ Single-family residence

Adjacent Future Land Use:

Northeast: Low Density Residential (LDR)

Southeast: Medium Density Residential (MDR)

Southwest: Low Density Residential (LDR)

Northwest: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

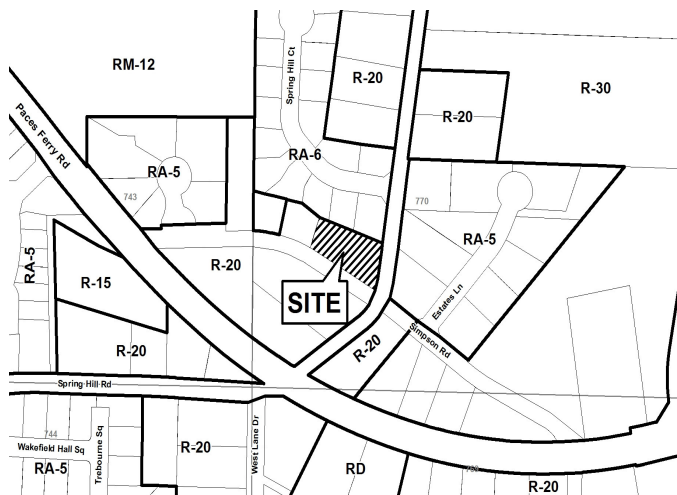
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

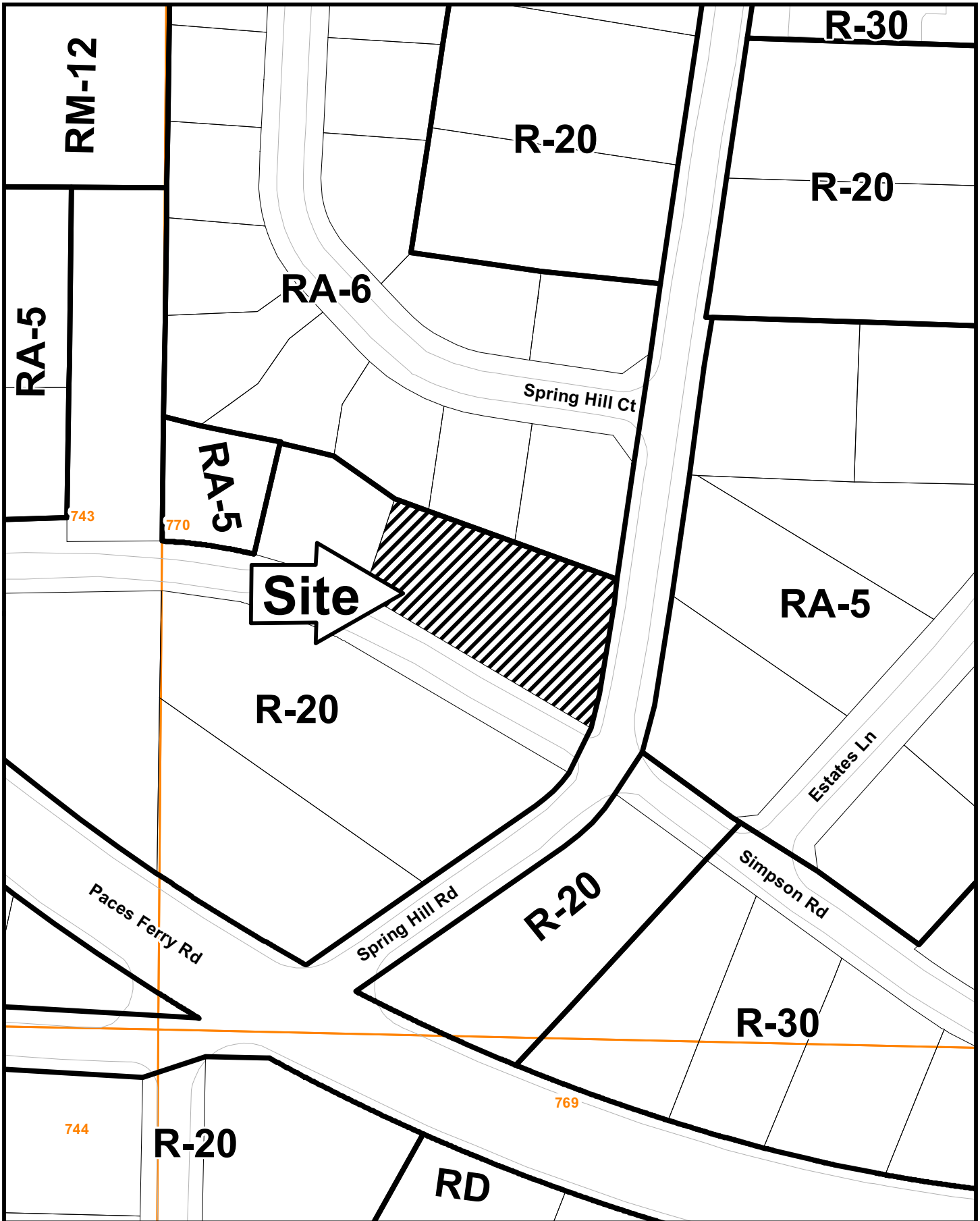
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Z-53-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary
Zoning Boundary

APPLICANT: Pradera Group LLC

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-12

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 2 **Overall Density:** 4.5 **Units/Acre**

Staff estimate for allowable # of units: 1 **Units*** **Increase of:** 1 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant seeks to rezone the subject property from its current R-20 single-family residential district designation to the R-12 single-family residential district in order to develop two lots each for a single-family home. The proposed homes will be five (5) bedrooms/ four (4) baths, 3,200 square feet and more on full basements and traditional in style with brick and hardi-type siding with selling prices of approximately \$625,000 to \$650,000. The applicant is seeking a rezoning to the R-12 district in order to accommodate the proposed lot sizes of 9,029.5 and 10,422.5 square feet which are each within 25% (9,000 sq. ft.) of that district’s minimum of 12,000 square feet.

If approved, the following variances are needed as proposed:

1. Waive the minimum lot sizes to within 25% of the 12,000 sq. ft. minimum (9,029.5 and 10,422.5 sq. ft.);
2. Allow front setbacks of 25 feet rather than 40 feet as if interior to a development;
3. Allow side setbacks of 5 feet rather than 20 as if interior to a development; and
4. Allow rear setbacks of 20 feet rather than 40 feet as if interior to a development.

Cemetery Preservation: No comment.

APPLICANT: Pradera Group LLC

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-12

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Teasley Elem</u>	<u>837</u>	<u>771</u>	<u> </u>
Elementary			
<u>Campbell Middle</u>	<u>1437</u>	<u>1203</u>	<u> </u>
Middle			
<u>Campbell High</u>	<u>2669</u>	<u>2637</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could negatively impact the enrollment at these schools, as all three schools are over capacity at this time.

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Pradera Group, LLC
PRESENT ZONING: R-20

PETITION NO.: Z-53
PETITION FOR: R-12

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-12 to for the purpose of a single-family subdivision. The .447 acre site is located on the northwest corner of Spring Hill Road and Simpson Road (3684 Spring Hill Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Smyrna been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northeast: Low Density Residential (LDR)
Southeast: Medium Density Residential (MDR)
Southwest: Low Density Residential (LDR)
Northwest: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

APPLICANT: Pradera Group, LLC _____

PETITION NO.: Z-53 _____

PRESENT ZONING: R-20 _____

PETITION FOR: R-12 _____

PLANNING COMMENTS: continued

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Pradera Group LLC

PETITION NO. Z-053

PRESENT ZONING R-20

PETITION FOR R-12

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 2.5" PVC / N side of Simpson Road

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: ~210' N in Spring Hill Court

Estimated Waste Generation (in G.P.D.): A D F= 320 Peak= 800

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Pradera Group, LLC

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-12

STORMWATER MANAGEMENT COMMENTS

No formal stormwater management is required for single lot split.

APPLICANT: Pradera Group LLC

PETITION NO.: Z-53

PRESENT ZONING: R-20

PETITION FOR: R-12

TRANSPORTATION COMMENTS:

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Spring Hill Road	1,500	Minor Collector	30 mph	Cobb County	60'
Simpson Road	N/A	Local	25 mph	Cobb County	50'

Based on 2009 traffic counting data taken by Cobb County DOT for Spring Hill Road.

COMMENTS AND OBSERVATIONS

Spring Hill Road is classified as an a minor collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Simpson Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Spring Hill Road, a minimum of 30' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Simpson Road, a minimum of 25' from the roadway centerline.

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STAFF RECOMMENDATIONS

Z-53 PRADERA GROUP, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The request is to allow development of the property into two (2) lots that require a lot of variances.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse affect on the usability of adjacent or nearby property. The proposal will result in a density of 4.5 units per acre, that while over the 1-2.5 upa generally forecast for properties within the LDR future land use category.
- C. It is Staff's opinion that the applicant's rezoning proposal may not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities or utilities. However, the school system has provided comments that this proposal may negatively affect certain schools.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. The *Plan* delineates the property to be within the LDR low density future land use category which is meant to encourage single-family residential development of 1-2.5 units per acre.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The request is to develop the property for one more lot than currently exists under the present R-20 zoning with lot size and setback variances. The variances are too great for staff support. The property is located in an area that contains a mixture of zoning districts; this proposal is not located in a subdivision it is staff's opinion that the current zoning for one house would probably suit the property better and not require any setback variances.

Based on the above analysis, Staff recommends **DENIAL**.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

June 2016

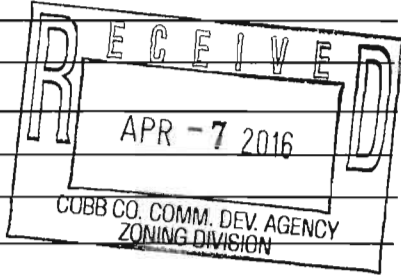
Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: Traditional with Brick / Hardie siding
- c) Proposed selling prices(s): \$625,000 - \$650,000
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____



Part 3. Other Pertinent Information (List or attach additional information if needed)

The applicant intends to demolish an existing 2BR / 1 BA ranch with two 3,200 SF homes on full basements and approximately 5BR / 4 BA.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
 (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

The property fronts both Simpson Road and Spring Hill Road. Both public roads have 40' R/W.