

**JUNE 20, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM 020

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their May 10, 2017 Variance Hearing regarding Variance Application V-54 Pradera Group.

BACKGROUND

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size and public road frontage, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the May 10, 2017 Variance Hearing and recommended approval of the Special Exception.

STAFF COMMENTS

See variance analysis.

RECOMMENDATION

The Board of Commissioners consider granting a Special Exception for the reduction of lot size as recommended by the Board of Zoning Appeals.

ATTACHMENTS

Variance analysis

Proposed Site Plan

V-54
(2017)

DEED BOOK PAGE 198 PLAT BOOK 14 PAGE 198 PLOTTED BY: X:\SLS\0303963.DWG

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SUBMISSION WINING HEIGHTS - PHASE 1

LOT 8 BLOCK "B" UNIT

LAND LOT 768 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

OWNER / PURCHASER VICTORIA L. MCCOLLUM

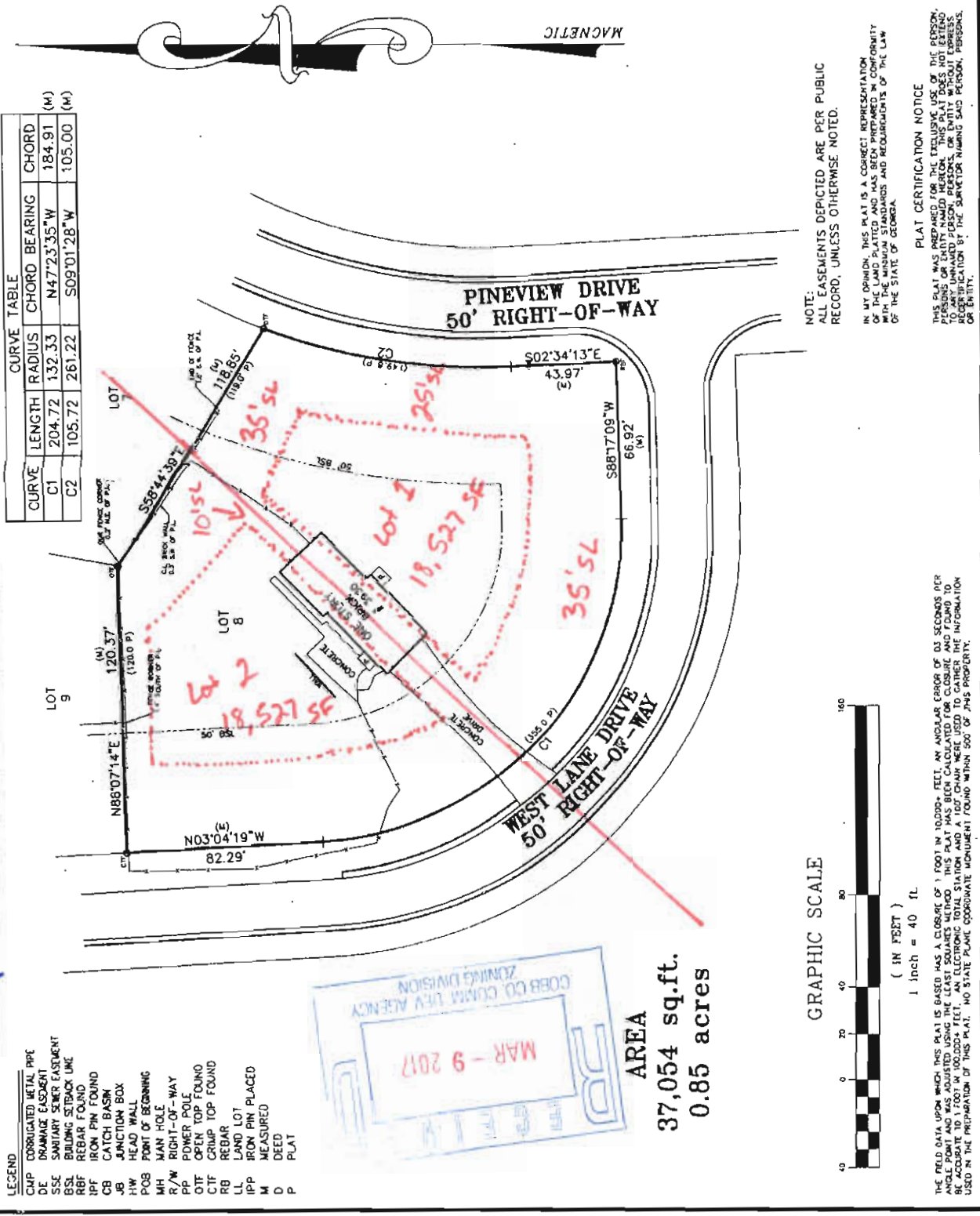
DATE 05-09-2003

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR MORRIS & SCHNEIDER

PROFESSIONAL LAND SURVEYOR No. 288 M. STANLIZIS, J.F.

JOB NUMBER: 03-3963

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052



APPLICANT: Pradera Group

PETITION No.: V-54

PHONE: 678-756-0802

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Michael Wadsworth

PRESENT ZONING: R-20

PHONE: 678-756-0802

LAND LOT(S): 768

TITLEHOLDER: Victoria M. Clark

DISTRICT: 17

PROPERTY LOCATION: On the eastern side of West Lane Drive and on the western side of Pineview Drive, north of Valley View Drive (3930 Pineview Drive).

SIZE OF TRACT: 0.85 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 18,527 square feet for proposed lots 1 and 2.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

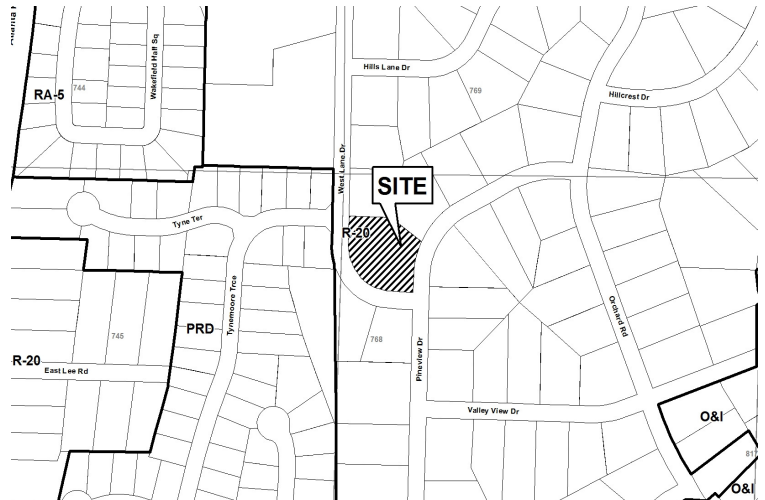
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Pradera Group **PETITION No.:** V-54

COMMENTS

TRAFFIC: Recommend driveways be located a minimum of 50 feet from the intersection of West Lane Drive with Trynemoore Trace and Pineview Drive.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

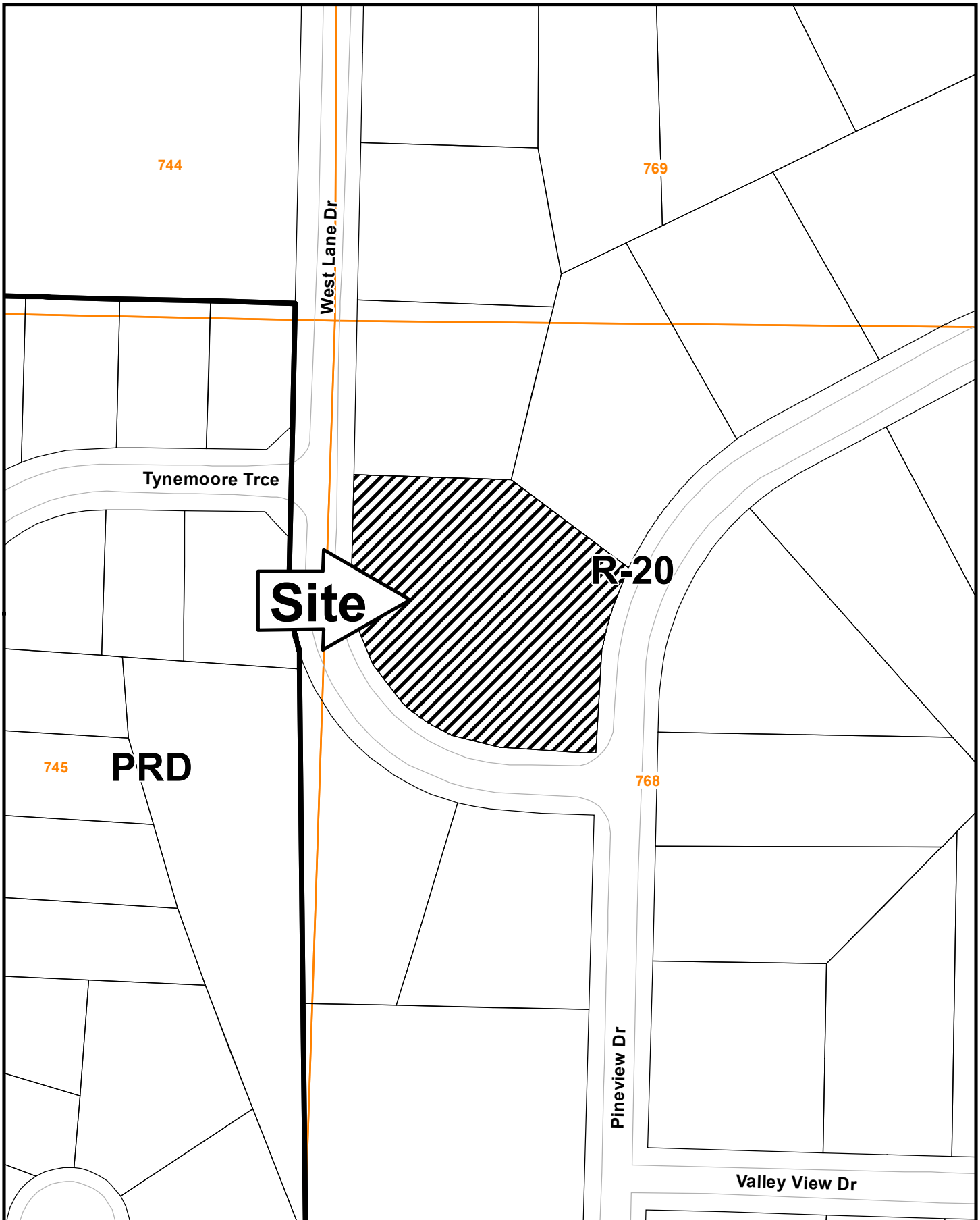
SEWER: No conflict. Applicant should be made aware that sewer must be made available to both lots prior approval of lot split plat by CCWS

APPLICANT: Pradera Group **PETITION No.:** V-54

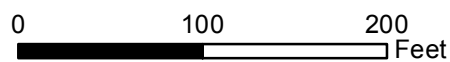
FIRE DEPARTMENT: No comments.



*10-ft minimum setbacks shall remain or dedicated guest parking will be required.

V-54-2017-GIS



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



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

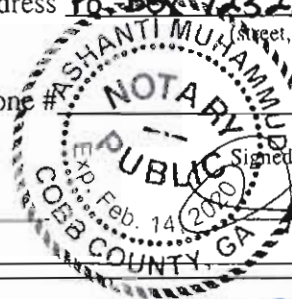
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Application No. V-54
Hearing Date: 5/10/2017

Applicant Pradera Group Phone # 678-756-0802 E-mail MWA@SWORTH@PRADERAGROUP.COM

Michael Wadsworth Address PO Box 723235, Atlanta GA 31139
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 02/14/2020

Titleholder Victoria M Clark Phone # 678-596-8432 E-mail tbarmy72@comcast.net

Signature Victoria M Clark Address: 455 Andalusia, Suwanee GA 30024
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: August 15, 2020

Present Zoning of Property R-20

Location 3930 Pineview Drive SE, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract .85 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 37,054 SF Shape of Property Irregular Topography of Property sloping Other _____

Does the property or this request need a second electrical meter? YES NO _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

The site is surrounded on 3 sides by public right of way that totals in excess of 7,000 square feet. Due to the ROW peninsula the site has lost an abnormal amount of yard space. With a typical ROW frontage there would be enough square footage to administratively subdivide

List type of variance requested: Requesting that the minimum lot size for R-20 be reduced from 20,000 SF to 18,527 SF, and the units per acre be increased to 2.3.