

**DECEMBER 18, 2018 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 2**

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**ITEM 074**

**PURPOSE**

To consider a site plan amendment for Premier Auto Xpress, Inc. regarding rezoning case Z-41 (Shelby Workman Estate) of 2016. The property is located on the east side of Ridgewood Drive south of Crestview Drive, and on the west side of I-285, in Land Lot 816 of the 17th District.

**BACKGROUND**

The subject property was rezoned on May 17, 2016 to R-15 for one single family house. The applicant was given front and rear setback variances due to the width of the lot (20' each). The applicant found they needed a little more setback variance on the rear property line, and was approved by Other Business #13 in 2017 to reduce the rear setback from 20 feet to 18.5 feet. The applicant had an as-built survey completed and found several things that need to be amended. First, the applicant will need to reduce the front setback from 20' to 19.4'. Second, the applicant will need to reduce the rear setback from 18.5' to 11.5'. Third, the applicant will need to increase the impervious surface from 35% to 38.6%. Fourth, the applicant will need a setback variance for the southern patio from 5' to 0'. If approved, all previous zoning stipulations would remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** Subject to stormwater management mitigation for proposed impervious overage and approval of revised grading plan to properly drain basement entrance.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business"

OB-74

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested. 12-18-18

Applicant: Premier Auto Xpress, Inc. Phone #: (678) 556-0593  
(applicant's name printed)

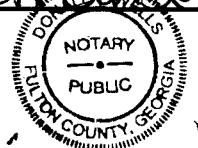
Address: 1280 Winchester Pkwy, Smyrna, GA 30080 E-Mail: meljohnson5@aol.com

Melodye Johnson Address: 1280 Winchester Pkwy, STE 245, Smyrna, GA 30080  
(representative's name, printed)

Mel Johnson Phone #: (678) 556-0593 E-Mail: Meljohnson5@aol.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Donald P Wells My commission expires: My Commission Expires March 15, 2021  
Notary Public



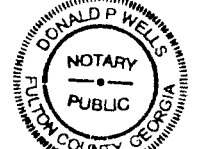
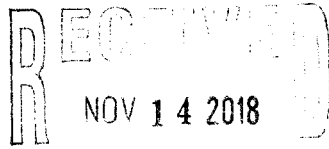
Titleholder(s): Premier Auto Xpress, Inc. Phone #: (678) 556-0593  
(property owner's name printed)

Address: 1280 Winchester Pkwy, Smyrna, GA 30080 E-Mail: meljohnson5@aol.com

Mel Johnson  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Donald P Wells My commission expires: My Commission Expires March 15, 2021  
Notary Public



Commission District: 2 Zoning Case: Z-41-16

Size of property in acres: .399 Original Date of Hearing: December 18, 2018

Location: 3885 Bridgewood Drive Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 816 District(s): 17

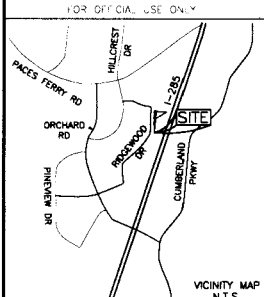
State specifically the need or reason(s) for Other Business: Requesting a variance for rear corner of the structure/house to lie in the current set-backs of the Building lines by 11.5 ft. Requesting front of house to lie in the current set-backs of the Building lines from 20 ft. to 19 ft. Also, Requesting to increase impervious surface to include 38% from 35%.

(List or attach additional information if needed)

OB-74  
Proposed site plan.

PROJECT DESCRIPTION  
ASBUILT SURVEY FOR:  
MELODYE JOHNSON  
PROJECT ADDRESS:  
3885 RIDGEWOOD DRIVE  
SMYRNA, COBB COUNTY, GEORGIA

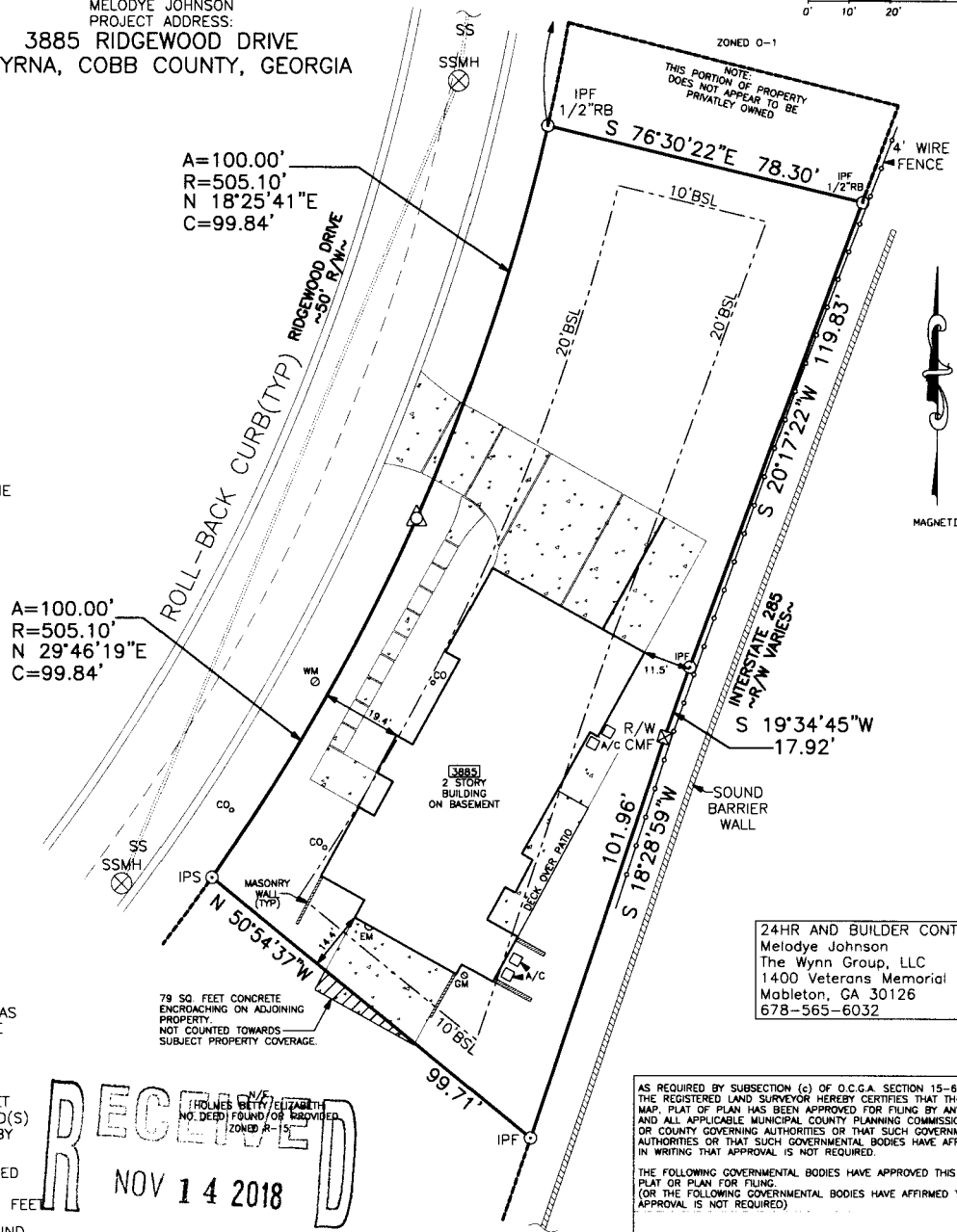
SCALE: 1" = 20'  
0' 10' 20' 40'



FLOOD HAZARD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN THE  
1% ANNUAL FLOOD (100-YEAR FLOOD)  
FEDERAL FLOOD HAZARD AREA AS  
PER PANEL NO. 13067C 0226G  
DATE: DECEMBER 16, 2008

SITE CONFORMS TO COMMON/REGIONAL  
STORMWATER MANAGEMENT PLAN.  
STORM WATERS TO LEAVE SITE  
IN "SHEET FLOW" FROM THE SITE  
TO THE RIGHT-OF-WAYS OF  
INTERSTATE 285 & RIDGEWOOD DRIVE

AREA  
0.398 ACRES  
17,368 SQ. FEET



NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,724 FEET AND AN ANGULAR ERROR OF 00 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 124,755 FEET.

ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED. (ALL 1/2" REBAR W/ CAP)

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

RECEIVED  
NOV 14 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

24HR AND BUILDER CONTACT  
Melodye Johnson  
The Wynn Group, LLC  
1400 Veterans Memorial Hwy  
Mableton, GA 30126  
678-565-6032

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OF PLAN HAS BEEN APPROVED FOR FILING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

IMPERVIOUS SURFACE COVERAGE  
BUILDING - 3,590 SQ. FEET  
CONC - 3,087 SQ. FEET  
WALLS - 43 SQ. FEET  
TOTAL IMPERVIOUS - 6,720 SQ. FEET  
LOT AREA - 17,368 SQ. FEET  
IMPERVIOUS COVERAGE - 38.6%

ZONING REQUIREMENTS:  
ZONED R-15 (single-family residential district)  
MINIMUM LOT AREA - 15,000 SQ. FEET  
MAXIMUM IMPERVIOUS COVERAGE - 35%  
BUILDING SETBACK REQUIREMENTS:  
(PER ZONING HEARING 5/17/16 (Z-41))  
FRONT - 20'  
SIDE - 10'  
REAR - 20'

2" x 3" FOR OFFICIAL USE ONLY  
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE THIS SURVEY WAS ISSUED AND ARE TO BE PROVIDED OBTAINED PRIOR TO RECORDING.

|           |  |  |                  |                    |
|-----------|--|--|------------------|--------------------|
| REVISIONS | PROJECT DESCRIPTION:<br>ASBUILT SURVEY FOR:<br><b>MELODYE JOHNSON</b><br>3885 RIDGEWOOD DRIVE, SMYRNA, GEORGIA | <b>ADAM &amp; LEE LAND SURVEYING</b><br>5640 GA. HWY. 20 S.<br>LOGANVILLE, GA. 30052 (770)554-8995<br>www.adamandlee.com FAX=(770)554-8134 |                  | OFFICE: 11/08/2018 |
|           | COUNTY: COBB DISTRICT: 17TH  |  |                  | BY: DWJ            |
|           | LAND LOT: 816 SECTION: 2ND   |  |                  | FIELD: 11/05/2018  |
|           |  |  | DATE: 10/08/2018 |                    |
|           |  |  | BY: AMB          |                    |
|           |  |  | SCALE: 1"=20'    |                    |
|           |  |  | SHEET #1 OF 2    |                    |
|           |  |  | 17024            |                    |

**LOG**  
 LOGAN DESIGN  
 INTERIOR DESIGN  
 34 WOODBRIDGE AVENUE  
 SMYRNA, GA 30080  
 P: 404.237.1740  
 F: 404.237.1741  
 www.logandesign.com

CONSULTANTS

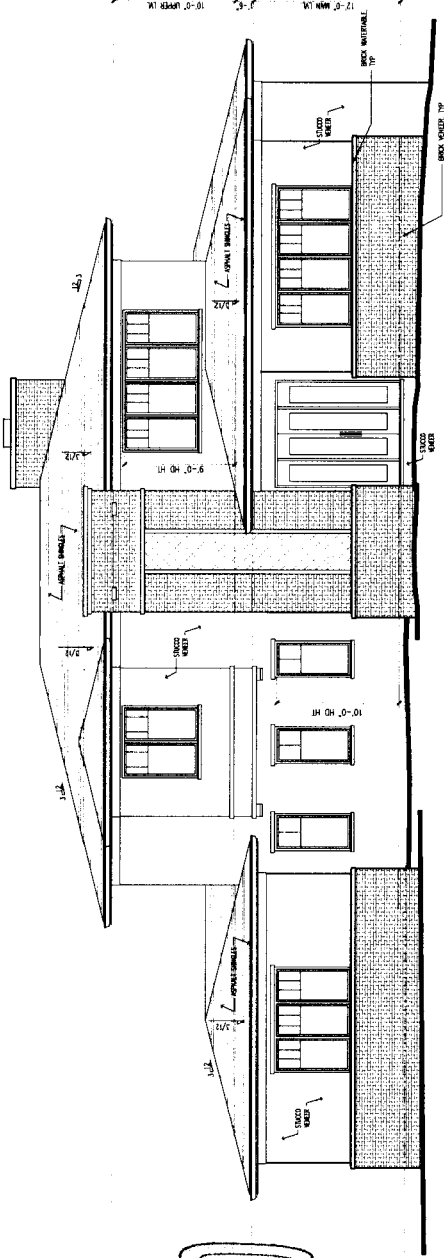
PROJECT

**Private Residence**  
 3885 RIDGEWOOD DR  
 SMYRNA, GA 30080

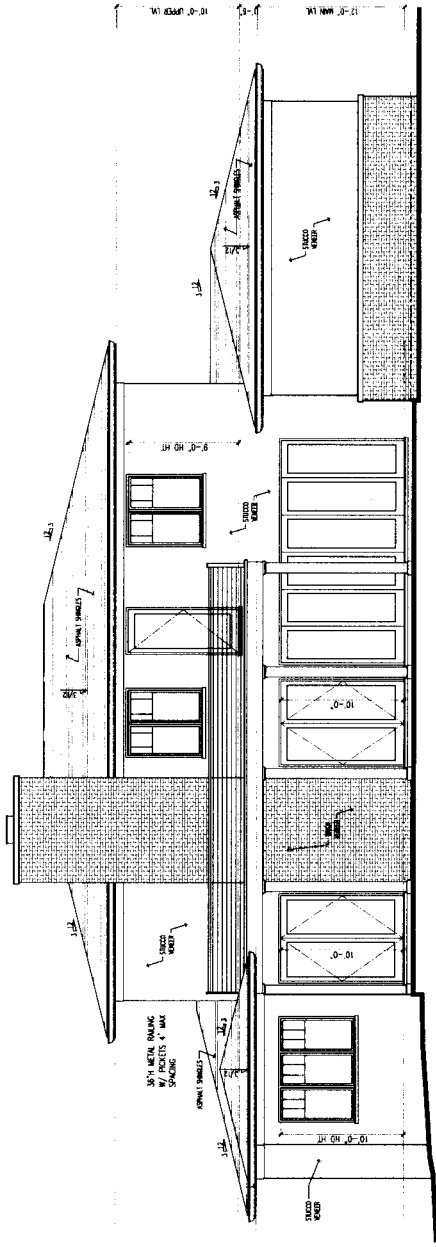
GENERAL NOTES  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. FINISHES ARE TO BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.  
 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.  
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
 11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.  
 12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |

RELEASED FOR CONSTRUCTION  
 PROJECT NUMBER: **A-400**  
 SCALE: 1/8" = 1'-0"

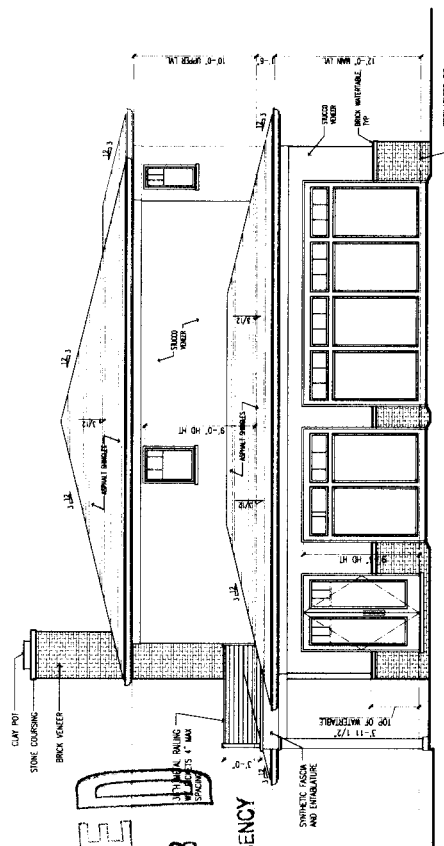


1 FRONT ELEVATION

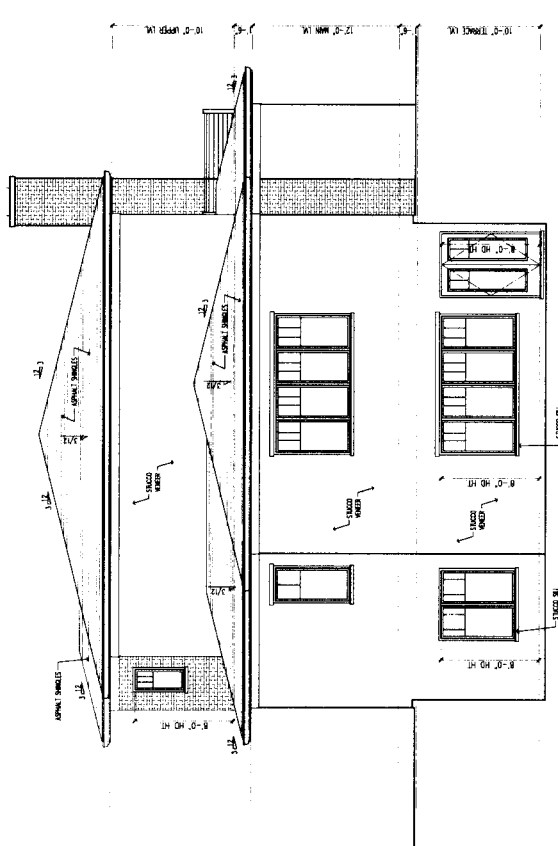


1 REAR ELEVATION

**RECEIVED**  
 NOV 14 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



1 LEFT ELEVATION



1 RIGHT ELEVATION

**RECEIVED**  
 NOV 14 2018

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 17, 2016  
PAGE 7

CONSENT AGENDA (CONT.)

Z-41            **SHELBY WORKMAN ESTATE** (Lori Freeman Fowler as Executor of the Estate of Shelby Jean Workman, owners) requesting Rezoning from O&I and R-20 to R-15 for the purpose of a Single Family Residential in Land Lot 816 of the 17th District. Located on the east side of Ridgewood Drive, west side of I-285, south of Crestview Drive (no address given).

To approve Z-41 to the R-15 zoning category, subject to:

1. **Revised site plan received by the Zoning Division on March 28, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Water and Sewer Division comments and recommendations**
3. **Stormwater Management Division comments and recommendations**
4. **Department of Transportation comments and recommendations**

Z-44

**SAYRE REALTY INVESTMENTS LLLP** (Sayre Realty Investments, LLLP, owner) requesting Rezoning from NS to CRC for the purpose of an Urgent Care Facility in Land Lot 470 of the 16<sup>TH</sup> District. Located on the east side of Johnson Ferry Road, at Waterfront Drive (3120 Johnson Ferry Rd).

To delete Z-44 to the NCR zoning category, subject to:

1. **Site plan submitted to the Zoning Division on March 30, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from Parks Huff Dated April 22, 2016 (attached and made a part of these minutes)**
3. **Allowance of clinic as an additional use as part of the planned urgent care facility**
4. **Restricted uses to include: billiards or pool halls, recycling collection locations, auto repair, tattoo parlors, pawn shops, or "We Buy Gold" shops**
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 18, 2017  
PAGE 11

CONSENT AGENDA (CONT.)

**O.B. 13** To consider a site plan amendment for Premier Auto Xpress, Inc. regarding rezoning case Z-41 (Shelby Workman Estate) of 2016, for property located on the east side of Ridgewood Drive south of Crestview Drive, and on the west side of I-285, in Land Lot 816 of the 17<sup>th</sup> District.

To approve O.B. 13, subject to:

1. Site plan received by the Zoning Division on March 14, 2017 (attached and made a part of these minutes)
2. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

~~**O.B. 14** To consider a site plan and stipulation amendment for Ballantry OMC Kyle, LLC regarding rezoning case Z-167 (Cousins Real Estate Corporation) of 2005, for property located on the east side of Lost Mountain Road, south of Dallas Highway in Land Lots 84, 137, 138, 139 and 159 of the 19<sup>th</sup> District.~~

~~To approve O.B. 14, subject to:~~

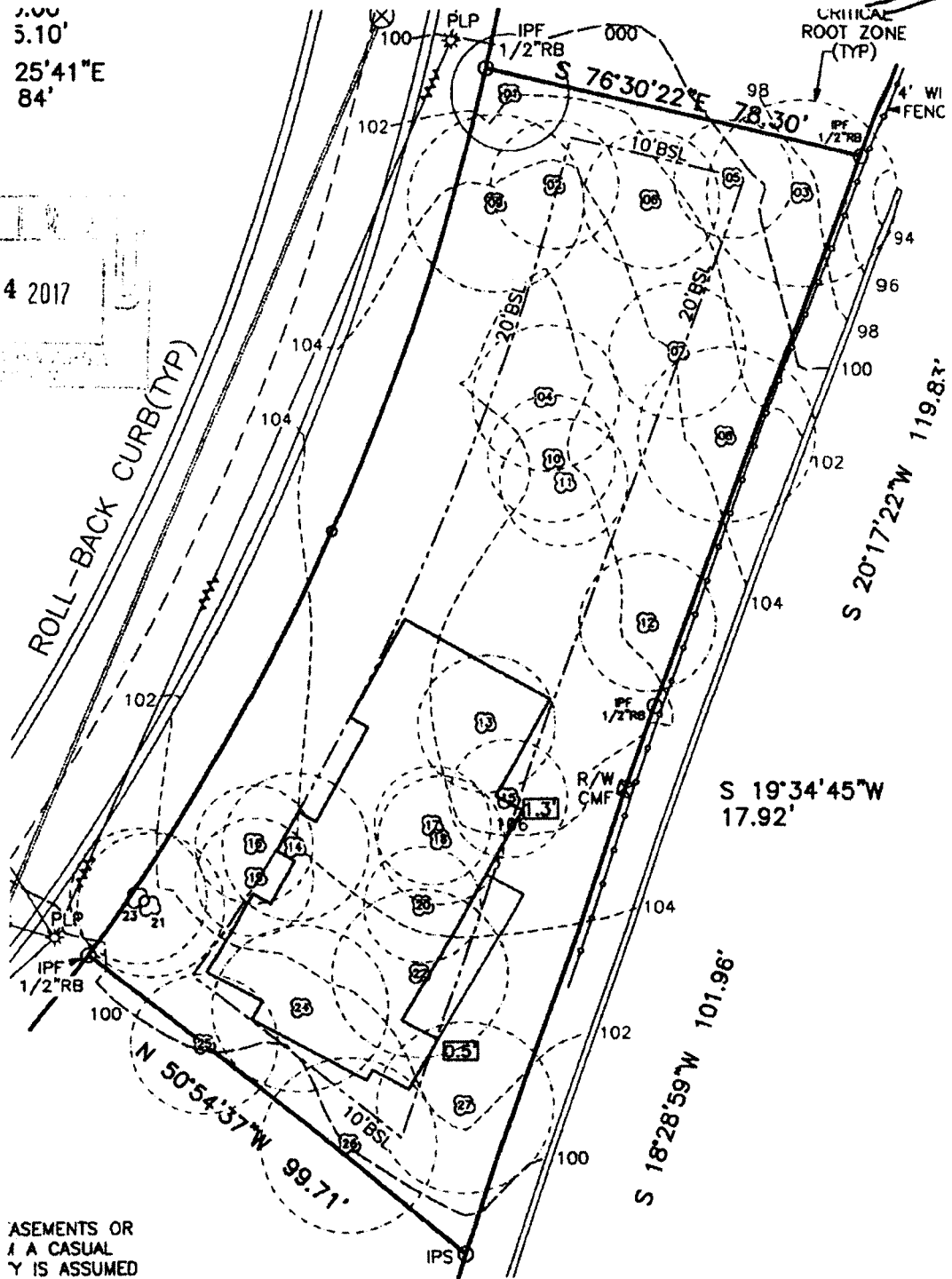
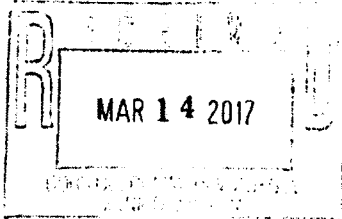
- ~~1. Letter of agreeable conditions from Mr. John Moore dated October 18, 2006 (attached and made a part of these minutes), with the following change:
    - A. Paragraph 19. – add to the end. “Allow a wall sign.”
  2. Proposed elevations contained in the Other Business packet (attached and made a part of these minutes)
  3. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect~~

~~CONSENT VOTE: **ADOPTED** 5-0, with the exception of LUP-3, which was a 4-1 vote, Birrell opposed~~

Min. Bk. 81 Petition No. 0.8.13  
 Doc. Type Site plan  
 Meeting Date 4-18-17

OB-012-2017  
 Proposed  
 Site plan

3.00  
 5.10'  
 25'41"E  
 84'



ASEMENTS OR  
 A CASUAL  
 Y IS ASSUMED



B COUNTY DUPLICATE TAX STATEMENT  
FOR TAX YEAR 2018

TAXPAYER COPY

WOOD DR SE

| Acres | Homestead | Dist | Gross Value | Gross Assessment |
|-------|-----------|------|-------------|------------------|
| 0.41  |           | 9    | 152680      | 61072            |

Cobb County  
Carla Jackson  
736 Whitlock Avenue  
BUSINESS ACTUAL TIME DRW  
11/14/2018 11/14/2018 10:50:51 6 5

REG WS06 MAIN SA  
>>RECEIPT # 150948 11/14/2018 AUTO UPDT  
2000 Real Estate

BALANCE DUE .00  
PREMIER AUTO XPRESS INC  
1280 WINCHESTER PKWY 245  
SMYRNA GA 30080

RE P18 000  
PARCEL: 17-0816-0-014-0  
BILL: 0000000000 000 000005224111  
100 Current Year

TAX YR 2018 CYC 1 1,958.38  
CODE TAX 1,853.54  
CODE INT 12.16  
CODE P05 92.68

Receipt total 1,958.38  
All receipts 1,958.38  
ELEC. DEPOSIT 2 1,958.38  
2045

PREMIER AUTO XPRESS INC  
1280 WINCHESTER PKWY SE STE 245  
SMYRNA GA 30080-6555

Total remitted 1,958.38

NET CALCULATED  
GROSS ASSESSMENT X MILLAGE = TAX = TOTAL TAX

| NET                        | CALCULATED | TOTAL TAX |
|----------------------------|------------|-----------|
| 61072 0.000000             |            |           |
| 61072 0.008460             | 516.67     | 516.67    |
| 61072 0.000130             | 7.94       | 7.94      |
| 61072 0.002860             | 174.67     | 174.67    |
| 61072 0.018900             | 1154.26    | 1154.26   |
| 61072 0.000000             |            |           |
| DR NOT FILING A TAX RETURN |            |           |
| TOTAL                      |            | 1853.54   |

5% Penalty 92.68  
Interest 12.16

VOID ADDITIONAL CHARGES PAY TOTAL DUE BY 11/15/2018 \$1958.38

Thank you for your payment.

on the above said property, calculated by the County Board of Tax Assessors. Please contact your mortgage company

Phone 770-528-8600  
E-mail: tax@cobbtax.org  
tags@cobbtax.org  
Web: www.cobbtax.org

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NOV 14 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION