

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

ITEM OB-77

PURPOSE

To consider a site plan and stipulation amendment for Sid and Marla Davis regarding case Z-51 of 2017. The property is located on the east side of Maner Street, north of Cooper Lake Road, in Land Lot 694 of the 17th District (4225 Maner Street).

BACKGROUND

The property was rezoned to RA-5 in 2017 for a three-lot subdivision subject to many stipulations. The applicant is planning on building a home on one of the lots. The applicant has chosen a house plan with a master bedroom on the main level due to health reasons, which causes the house to be spread out more on the lot. This has caused the proposed impervious surface to be 47.1% instead of the stipulated maximum of 40%. The applicant has suggested a water storage vault, permeable concrete, and pea gravel (variance to code) to lessen the negative impact of the increased impervious surface. If approved, all previous stipulations not in conflict with this amendment would remain in effect.

STAFF COMMENTS

Stormwater Management: The allowable credit for pervious pavement (including gravel) is 40%. The corrected effective impervious coverage for the plan provided is 47.1%. This exceeds the allowable by 506.6 sf. Stormwater Management to have final approval of the stormwater mitigation plan.

RECOMMENDATION

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

ATTACHMENTS

Other Business Application and zoning stipulations.

Application for "Other Business"

OB-77

Cobb County, Georgia

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

BOC Hearing Date Requested: 12-18-18

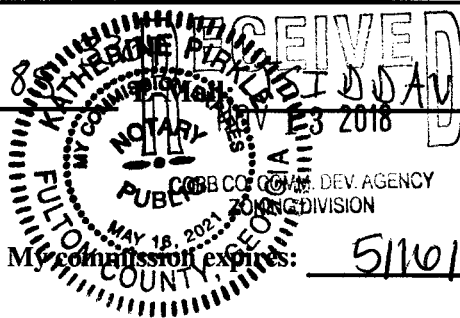
Applicant: Sid & Marla Davis Phone #: 334-685-3301
(applicant's name printed)

Address: 4361 Bridgehaven Drive, Smyrna 30080 E-Mail: JSID DAVIS @ CS.COM

Sid Davis Address: _____
(representative's name printed)

[Signature] Phone #: 334-685-3301
(representative's signature)

Signed, sealed and delivered in presence of: _____
Notary Public

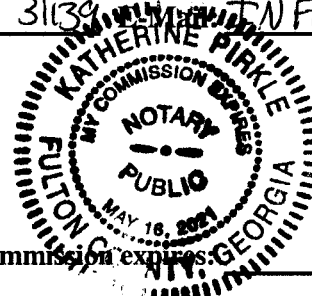


Titleholder(s): Pradera Group, LLC Phone #: 404-408-2726
(property owner's name printed)

Address: PO Box 723235 Atlanta, GA 31139 E-Mail: INFO @ PRADERA GROUP.COM

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of: _____
Notary Public



Commission District: 2 - Bob Ott Zoning Case: Z-51 2017

Size of property in acres: .164 AC Original Date of Hearing: September 2017

Location: 4225 Mower Street, Smyrna 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 694 District(s): 17th

*State specifically the need or reason(s) for Other Business: To increase the maximum impervious surface percentage from 40% to 45% as originally stipulated in the stipulation letter dated 9/11/2017 submitted by Pradera Group of Z-51 (2017). Due to the applicants aging condition they require a particular floor plan which can only be constructed with
(List or attach additional information if needed)

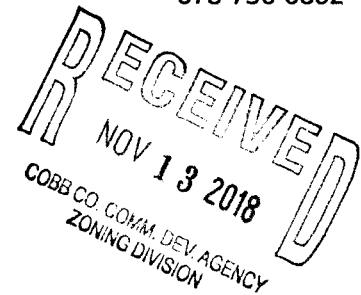
a slightly increased impervious surface. Due to the size and shape of the lot this minimal increase in impervious percentage will exceed the original stipulation.



Michael Wadsworth
Pradera Group, LLC
PO Box 723235
Atlanta, GA 30305
mwadsworth@praderagroup.com
678-756-0802

November 8, 2018

Cobb County Planning Department
1150 Powder Springs Rd
Marietta, GA 30064



To Whom it May Concern:

As the President of Pradera Group, LLC I attest that the corporate logo thereof affixed to this document is in fact the logo of the corporation and that I hold an official position with the company and am duly authorized to execute such document on behalf of the company. The signature below is genuine and the execution of the document on behalf of the company has been duly authorized.

Respectfully,

A handwritten signature in black ink, appearing to read 'M. Wadsworth', written in a cursive style.

Mike Wadsworth
President

NO RETAINING WALLS PROPOSED

INDICATES PROPOSED CONTOURS

NO TREES TO BE REMOVED

INDICATES EXISTING CONTOURS

SSMH1
TOP=1047.74
INV OUT=1044.04

SSMH2
TOP=1035.41
INV IN=1030.41
INV OUT=130.31

BY INSTALLING A WATER STORAGE SYSTEM THE RUNOFF WILL BE LESS THAN FROM AN UNDEVELOPED LOT

REQUIRED WATER QUALITY VOLUME
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 2903.87 SF
WQV 0.1 x 2903.87 = 290.38 CF

CHAMBER SYSTEM CALCULATION

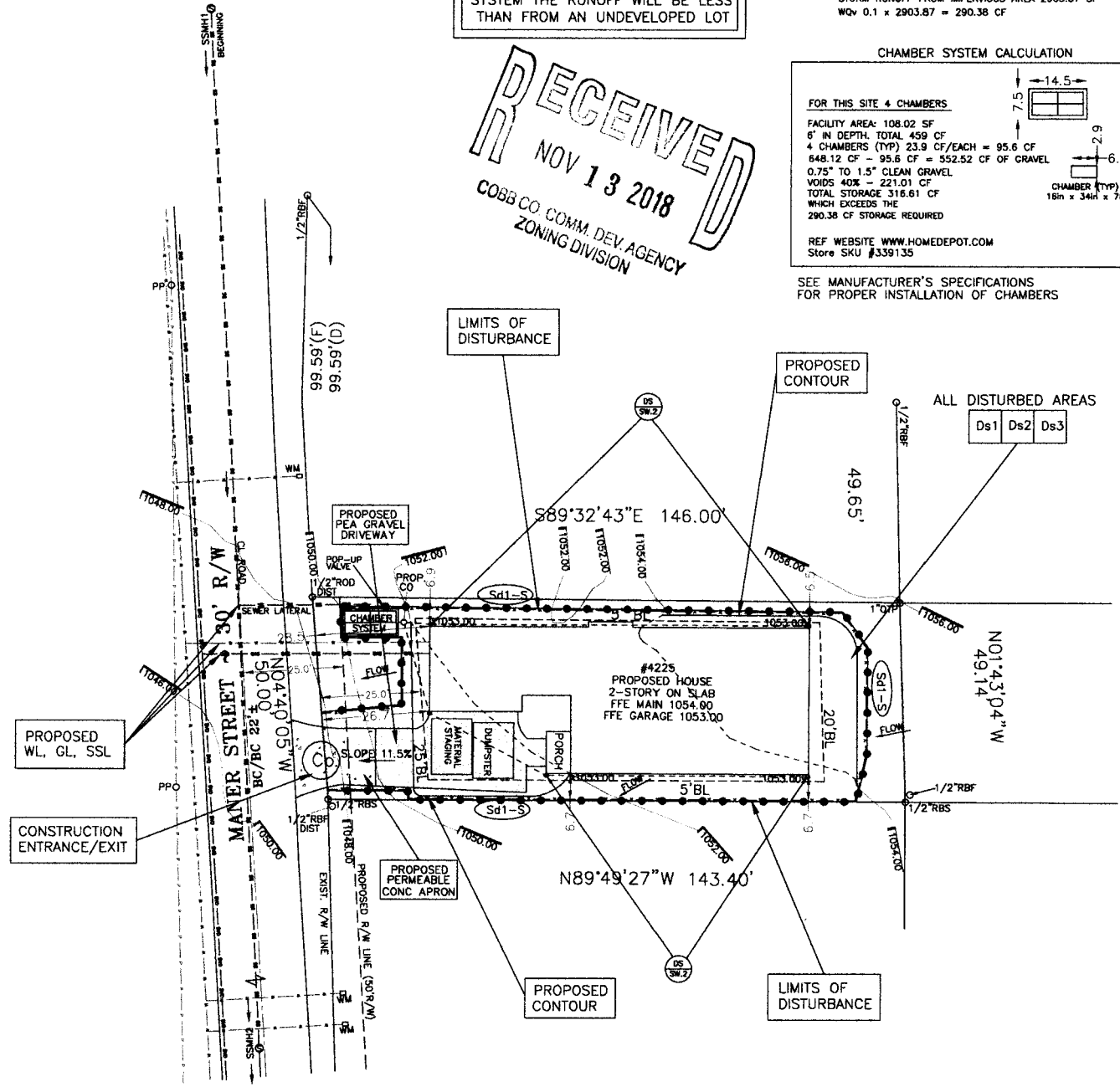
FOR THIS SITE 4 CHAMBERS

FACILITY AREA: 108.02 SF
6" IN DEPTH. TOTAL 459 CF
4 CHAMBERS (TYP) 23.9 CF/EACH = 95.6 CF
648.12 CF - 95.6 CF = 552.52 CF OF GRAVEL
0.75" TO 1.5" CLEAN GRAVEL
TOTAL STORAGE 316.61 CF
WHICH EXCEEDS THE
290.38 CF STORAGE REQUIRED

REF WEBSITE WWW.HOMEDEPOT.COM
Store SKU #339135

SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION OF CHAMBERS

RECEIVED
NOV 13 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PROPOSED WL, GL, SSL

CONSTRUCTION ENTRANCE/EXIT

LIMITS OF DISTURBANCE

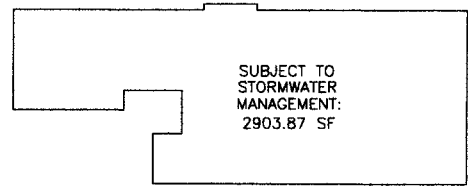
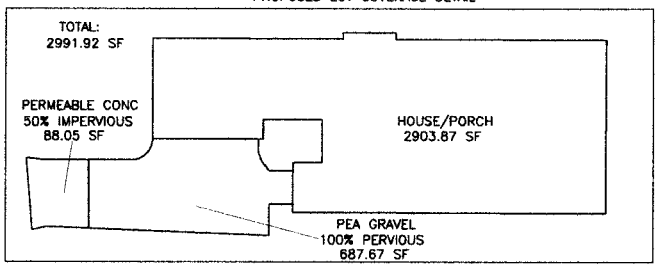
PROPOSED CONTOUR

ALL DISTURBED AREAS
Ds1 Ds2 Ds3

PROPOSED CONTOUR

LIMITS OF DISTURBANCE

PROPOSED LOT COVERAGE DETAIL



LOT	BLOCK	SITEPLAN PREPARED FOR:	SHEET 2 OF 3
SUBMISSION	UNIT	MIKE WADSWORTH	
LAND LOT 694	17TH DISTRICT 2ND SECTION	PROPERTY ADDRESS:	
COBB COUNTY, GEORGIA	DB.4444 / PG.297	4225 MANER STREET	
FIELD WORK DATE JULY 23, 2018	PRINTED/SIGNED NOV 08, 2018	SMYRNA, GA 30080	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	

24 LEAD POINTS
ATLANTA, GA 30324
770-404-9071-9941
TEL. 404-388-9747

REGISTERED PROFESSIONAL SURVEYOR
No. 3197
GEORGIA STATE SURVEYOR

TOTAL LAND AREA
7156.64 SF / 0.164 AC

ALLOWABLE LOT COVERAGE
2862.66 SF / 0.066 AC / 40%

PROPOSED LOT COVERAGE
2991.92 SF / 0.068 AC / 41.8%

FLOOR AREA RATIO
See architect's set for details

DISTURBED AREA
5810.04 SF / 0.133 AC

SCALE 1" = 20'

MINUTES OF ZONING HEARING
COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 19, 2017
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RECEIVED
NOV 13 2018
PLANNING COMM. DEV. AGENCY

OTHER BUSINESS (CONT.)

~~O.B. 16 To consider amending the site plan for Lidl US Operations, LLC regarding rezoning application Z-223 (Evelyn J. Gordy-Rankin) of 1988 and rezoning application Z-95 (Evelyn J. Gordy-Rankin) of 1990, for property located at the northwest intersection of Shallowford Road and Gordy Parkway in Land Lots 335 and 386 of the 16th District. (Previously continued by Staff from the May 16, 2017, June 20, 2017, July 18, 2017, and August 15, 2017 hearings until the September 19, 2017 hearing)~~

~~Mr. Pederson presented Applicant's request for site plan amendments to demolish existing movie theater and replace it with a Lidl grocery store. The public hearing was opened and Mr. Parks Huff, Mr. Hunter Hyde, Ms. Susan Herman, Ms. Laura Hickman, Ms. Trish Steiner, and Mr. David Rumrill addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Birrell, second by Ott, to deny O.B. 16.~~

~~VOTE: ADOPTED 4-1, Weatherford opposed~~

Chairman Boyce called for a recess at 10:44 a.m.; the hearing reconvened at 10:54 a.m.

CONSENT AGENDA (CONT.)

Mr. Pederson announced that Z-51 (Pradera Group, LLC) would be added to the Consent Agenda and was read into the record.

Z-51 PRADERA GROUP, LLC (Margaret Kimmons Wix, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Single-family Subdivision in Land Lot 694 of the 17th District. Located on the west side of Weaver Street, on the east side of Maner Street.

MOTION: Motion by Ott, second by Birrell, to add Z-51 to the Consent Agenda.

VOTE: ADOPTED 5-0

MOTION: Motion by Ott, second by Birrell, to approve Z-51 to the **RA-5** zoning category, subject to:

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COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 19, 2017
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CONSENT AGENDA (CONT.)

Z-51 PRADERA GROUP, LLC

1. Letter of agreeable stipulations from Mr. Mike Wadsworth dated September 11, 2017 (attached and made a part of these minutes), with the following changes:
 - A. Item No. 3, first sentence – strike “front”
 - B. Item No. 6, second sentence – revise to read: “...will receive a protective fence installed around the drip line.”
 - C. Item No. 7, first sentence – strike “anticipated”
2. Minimum of 15 feet between the two new houses and 12 and half feet between new house and existing house
3. District Commissioner to approve all elevations
4. Staff comments and recommendations, *not otherwise in conflict*

VOTE: ADOPTED 5-0

REGULAR AGENDA

By general consensus, companion cases Z-37 and SLUP-7 were heard and voted on concurrently.

~~Z-37 3757 FLOYD RD PROPERTY, LLC (3757 Floyd Rd Property, LLC, owner) requesting Rezoning from PSC to O&I for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 848 and 849 of the 19th District. Located on the north side of Hurt Road, and on the east side of Floyd Road. *(Previously continued by Staff from the July 6, 2017 Planning Commission hearing until the August 1, 2017 Planning Commission hearing; continued by the Board of Commissioners until their September 19, 2017 hearing)*~~

~~SLUP-7 3757 FLOYD RD PROPERTY, LLC (3757 Floyd Rd Property, LLC, owner) requesting a Special Land Use Permit for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lots 848 and 849 of the 19th District. Located on the north side of Hurt Road, and on the east side of Floyd Road. *(Previously continued by Staff from the July 6, 2017 Planning Commission hearing until the August 1, 2017 Planning Commission hearing; continued by the Board of Commissioners until their September 19, 2017 hearing)*~~

The public hearing was opened, and Mr. Kevin Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to approve Z-37 to the O&I zoning category and SLUP-7, subject to:



September 11, 2017

Pradera Group, LLC
1800 Wilson Way, Suite 1
Smyrna, GA 30082

Mr. John Pederson
Cobb County Planning Commission
1150 Powder Springs St., Ste 400
Marietta, GA 30064

RE: Zoning Case Z-51 (2017)

Developer Zoning Stipulations

Pradera Group (the "Applicant") is proposing to subdivide the parcel known as 4234 Weaver Street (tax ID 17069400490) into three separate parcels for the purposes of building three new single family houses. After consideration and investigation, we believe that a zoning category of RA-5 is appropriate and will mirror the other new homes in the area. We agree that this will be 'site plan specific' and the plan submitted to the zoning office on July 6, 2017 will prevail. Further, these stipulations along with the staff comments and recommendations are agreed to. These stipulations will supersede and replace in full any prior stipulations and conditions currently in place on this property

With regard to the proposed subdivision of 4234 Weaver Street (the "Project"), the Applicant wishes to submit the following terms for consideration by the Cobb County Planning Commission.

Terms:

1. The site will be divided into 3 home sites, and each home will be consistent with the Craftsman style that is prevalent in the area.
2. Lot sizes will be at least 7,000 square feet in size. The renderings and photos enclosed are typical of the construction we anticipate, with brick, stone, shakes, and Hardi plank siding being utilized. No vinyl siding will be utilized. A brick or stone water table will be utilized on each home, with the front facade being at least 70% brick and/or stone. The district commissioner will approve all final building designs.
3. All front yards will be appropriately sodded and irrigated as may be required, and all landscape plans will be professionally designed and the plan will be presented at plan review. All utilities will be underground. Buffers may be penetrated for the installation or maintenance of said utilities.

4. Each home will be between 3,000 to 3,400 square feet of heated and cooled space and will be listed for sale at prices above \$700,000.
5. We will not exceed the county impervious surface requirement of 40% on any lot, and all grading will be done in a way to channel rain water toward the street as required by Cobb Storm Water Mgt.
6. We will utilize a shared drive for the 2 homes on Weaver Street so as to better position the homes in a way that allows us to save most of the existing mature oak trees on the site. Each tree to be saved will receive a protective fence installed and said fencing will remain in place throughout the construction phase. Our arborist has identified 10 mature trees on the sites and our intention is to save at least 8. Each home along Weaver will have a minimum of a side-loaded 2 car garage which will be utilized for automobile parking only.
7. Set backs are anticipated to be: 25' front yard set back from existing property line, 20' rear yard set back and 5' side yard set backs, which is comparable to the other approved RA-5 homes on Weaver Street and surrounding area. Lot widths will be at least 49' wide at the street as shown on the site plan. We will comply with all staff recommendations, including the contribution to the county of \$8,000.00 per lot for our proportional share of the infrastructural improvements which will include storm water improvements, curb, gutter and sidewalks. Payments of same will occur prior to any building permits being issued.
8. Construction times will be M-F 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. and no work on Sunday unless preapproved by the district commissioner. We will comply with the county noise ordinance. At no time will our construction or delivery vehicles block Maner or Weaver Streets
9. Interior finishes will consist of a minimum of 9' ceiling heights with 10' between the floors. Flooring will be site finished hardwoods in all common areas with custom cabinetry and stone counter tops on all cabinets. Trim will consists of base molding, crown molding, wainscoting in the dining rooms and beams or coffered ceiling in the family room. Appliances will be stainless steel and include gas cook tops and custom venthoods. All baths will have tiled shower walls and the master will include a frameless shower with luxury light fixtures and plumbing fixtures. Roofing will be architectural asphalt shingles and 5" K-style gutters and round downspouts. Energy efficiency is above average and is achieved through double paned windows, premium house wrap, foil backed roof sheathing and R-19 exterior walls insulation.

Any minor modification may be approved by the district commissioner, except for those that:

1. increase the density over that which is approved.
2. reduce the size of an approved buffer.
3. relocate any structure closer to a lot line over that which is approved.

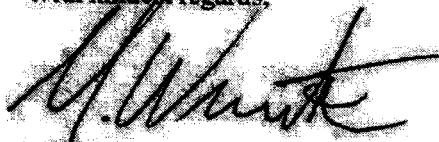
Petition No. 2-51
Meeting Date 9-19-17
Continued

4. change an access point to a different roadway.
5. or would be in direct conflict with or direct contradiction to, any of the agreed-to stipulations or any county code or ordinance.

We believe this request, along with these agreed-to stipulations will allow an appropriate use of the subject property, and the addition of our quality-built homes will enhance the community.

Thank you for your consideration.

With kindest regards,



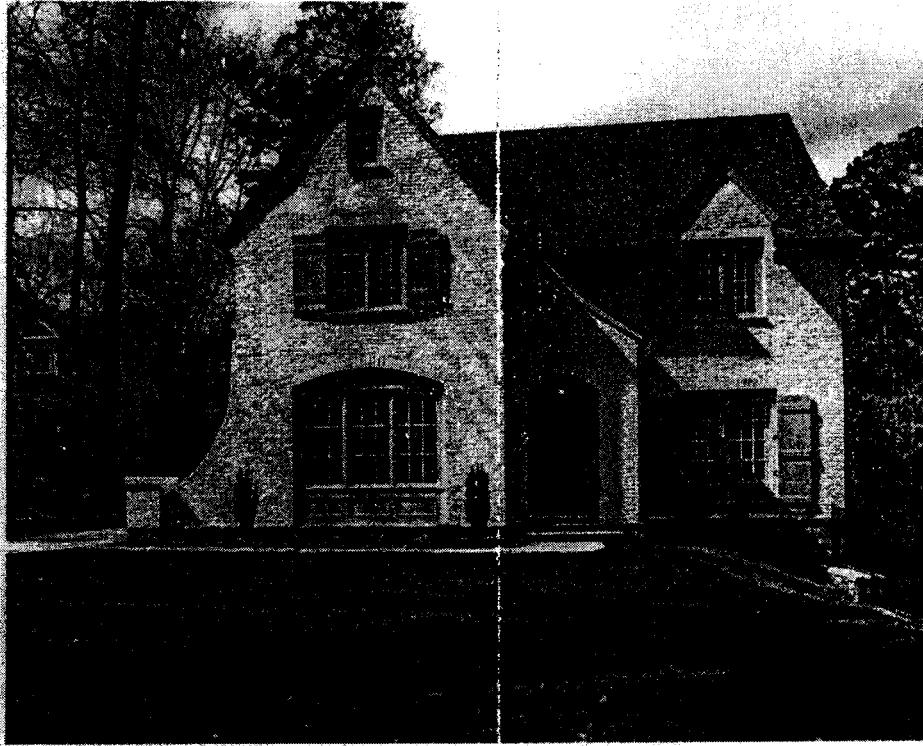
Mike Wadsworth

Petition No. Z-51
Meeting Date 9-19-17
Continued

PRADERA GROUP – Sample exterior colors and materials



Petition No. 2-51
Meeting Date 9-19-17
Continued





Printed: 11/8/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8800
 Fax: 770-528-8679

Payer:
 Katie Fulton

PRADERA GROUP LLC

Payment Date: 8/20/2018

Tax Year	Parcel ID	Due Date	Appraisal Amount	Taxes Due
2018	17069401370	10/15/2018	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,214.00	\$0.00



Scan this code with your
 mobile phone to view this
 bill!

RECEIVED
 NOV 13 2018
 COBB CO. COMM
 ZONING DIVISION