

# PLANNING AND COMMUNITY SERVICES INTER-OFFICE MEMORANDUM



**To:** Fulton County Board of Zoning Appeals

**From:** Randy Beck, Director *[Signature]*

**Date:** May 5, 2016

**RE:** Public Hearing - Thursday, May 19, 2016  
(Fulton County South Service Center,  
5600 Stonewall Tell Road at 1pm)

ITEM	PETITION NO.	LOCATION/REQUEST	APPLICANT
1.	2016V-0007 SFC DISTRICT 6	Jones Road (Whispering Willows Subdivision) -  To allow a cluster-style mailbox kiosk within a cul-de-sac bulb. (Article 34.5.16, Section D.4)  <i>ADMINISTRATIVELY WITHDRAWN – complies with requirement.</i>	Builders Professional Group, LLC  Chris Knight 770-471-4751
2.	2016V-0006 SFC DISTRICT 6	Old Campbellton Road (Cambridge Meadows Subdivision) -  To allow a portion of lots 1-4 within a restricted pipeline area. (Article 34.5.10, Section E.3)	Builders Professional Group, LLC  Chris Knight 770-471-4751
3.	2016V-0008 SFC DISTRICT 5	5325 Mason Road -  Part 1. To allow an existing guest house in the front yard. (Article 19.3.5, Section B.5)  Part 2. To reduce the side yard setback from 25 to 13 feet for the existing guest house. (Article 19.3.5, Section B.4)	Steve Scoleri 610-564-1858

FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT  
THE DEPARTMENT OF PLANNING AND COMMUNITY SERVICES'S ZONING PAGE AT  
[WWW.FULTONCOUNTYGA.GOV/FCPCSD-HOME](http://WWW.FULTONCOUNTYGA.GOV/FCPCSD-HOME)

**PROJECT:** Whispering Willows

**LOCATION:** Jones Road  
Commission District 6  
Cliffondale Overlay District

**EXISTING ZONING:** CUP (Community Unit Plan)

**EXISTING PETITION NO.:** 2005Z -0078 SFC

**APPLICANT INTENT:** The applicant seeks a primary variance to allow a cluster-style mailbox kiosk within a cul-de-sac bulb. (Article 34.5.16, Section D.4)

**OWNER:** Builders Professional Group, LLC

**APPLICANT:** Builders Professional Group, LLC

**REPRESENTATIVE:** Chris Knight

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Department of Planning and Community Services  
Recommendation

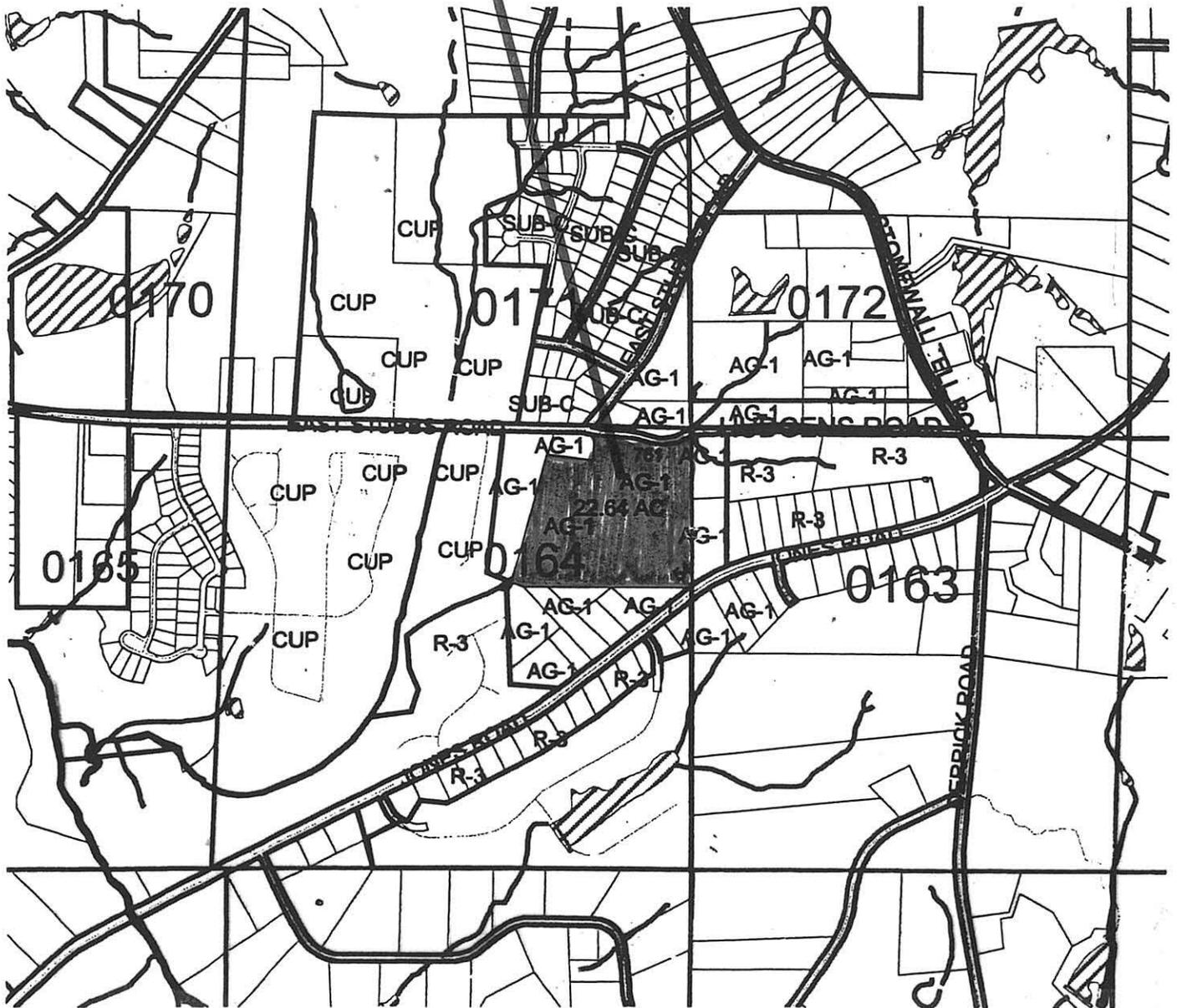
**ADMINISTRATIVELY WITHDRAWN**  
compiles with the requirement

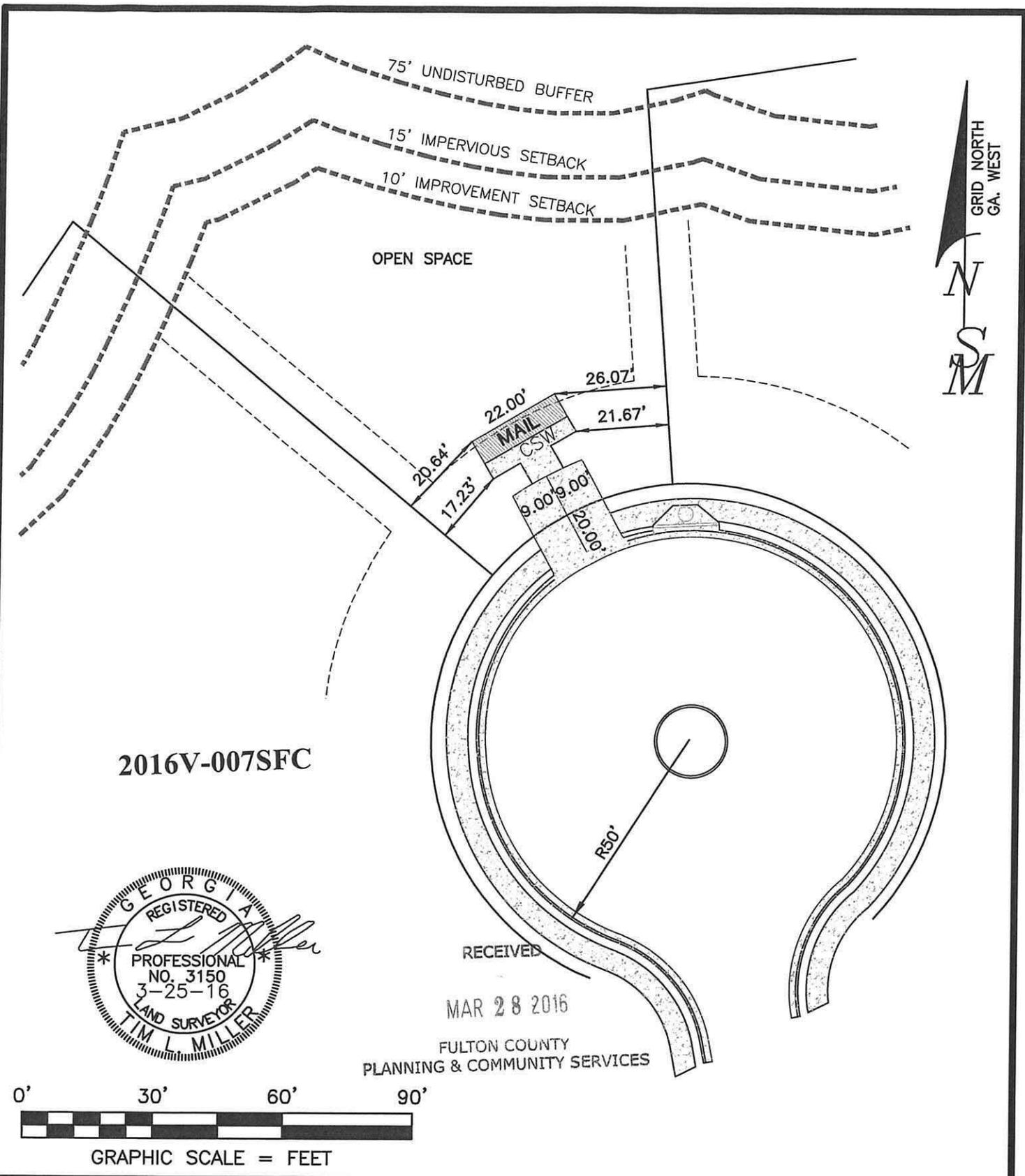
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The location of the proposed cluster style mail kiosk is 205 Tracewind Place in the Whispering Willows Subdivision, zoned CUP (Community Unit Plan pursuant to 2005Z-0078 SFC. The site has approximately 45 feet of road frontage along the north side of Tracewind Place, located in Land Lot 164, District 9F, Fulton County Georgia. The proposed location of the cluster-style mailbox kiosk is outside the cul-de-sac bulb. Therefore, this petition is **ADMINISTRATIVELY WITHDRAWN**

# 2016V-0007 SFC

- Lakes & Ponds
- Streams
- Buildings
- Roads
- Zoning
- Landlot
- Parcel

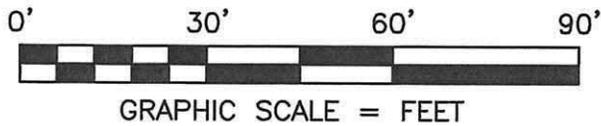




2016V-007SFC



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 FULTON COUNTY  
 PLANNING & COMMUNITY SERVICES



**SIBLEY-MILLER**  
**SURVEYING & PLANNING INC.**

2062 HWY. 42 NORTH  
 McDONOUGH, GA. 30253  
 PHONE: (770) 320-7555  
 FAX: (770) 320-7333  
 www."sibleysurveying.com"

- \*TOPOGRAPHICAL SURVEYS
- \*LAND SURVEYING
- \*LAND PLANNING
- \*CONSTRUCTION LAYOUT
- \*LAND DEVELOPMENT DESIGN
- \*CIVIL ENGINEERING

<b>PROPOSED MIAL KIOSK</b>		
<b>KNIGHT HOMES</b>		
SUBDIVISION: WHISPER WILLOWS		
LAND LOT 164	DIST. 9F,	FULTON COUNTY, GA.
DATE: 3-25-2016	DRAWN:	DRAWING No. D13005
SCALE: 1" = 30'	CHECKED:	PROPOSED MAIL KIOSK

**PROJECT:** Cambridge Meadows Subdivision

**LOCATION:** Old Campbellton Road  
Commission District 6  
Sandtown Overlay District

**EXISTING ZONING:** CUP (Community Unit Plan)

**EXISTING PETITION NO.:** 2005Z -0037 SFC

**APPLICANT INTENT:** The applicant seeks a primary variance to allow a portion of lots 1-4 within a restricted pipeline area. (Article 34.5.10, Section E.3)

**OWNER:** Cambridge Meadows LLC

**APPLICANT:** Builders Professional Group, LLC

**REPRESENTATIVE:** Chris Knight

**Variance Article and Analysis:**

The subject site, lots 1 through Lot 4, is in the Cambridge Meadows Subdivision which is zoned CUP (Community Unit Plan) pursuant to 2005Z -0037 SFC. The site has approximately 119.86 feet of road frontage along the south side of Old Campbellton Road and approximately 235.66 feet of road frontage along the east side of Red Hibiscus Court, located in Land Lot 130, District 14F, Fulton County Georgia. The applicant seeks a primary variance as follows:

Allow a portion of lots 1-4 within a restricted pipeline area.

An underground gas pipeline is located near the northeast property line of the subdivision. In 2006 a land disturbance permit (06-082LP) was issued for the development of the subject site for a single family subdivision. In 2006 Article 34.5.10 of the Zoning Resolution required no buildings used for human occupancy be permitted within 40 feet of any easement containing a gathering or transmission line. The land disturbance permit met the requirement. However, work was never finalized in regards to the land disturbance permit and all current regulations now apply to the development of the subject site.

On June 4, 2014 Article 34.5.10 was amended. The subject site meets the amended requirements except for Article 34.5.10, Section E.3 which require lots less than 1 acre to be outside the restricted pipeline area. The restricted pipeline area is defined as the "area within 40 feet of a transmission line easement and the area within a transmission line easement". While the proposed dwellings will be 40 feet from the transmission area, Lots 1-4, all contain a

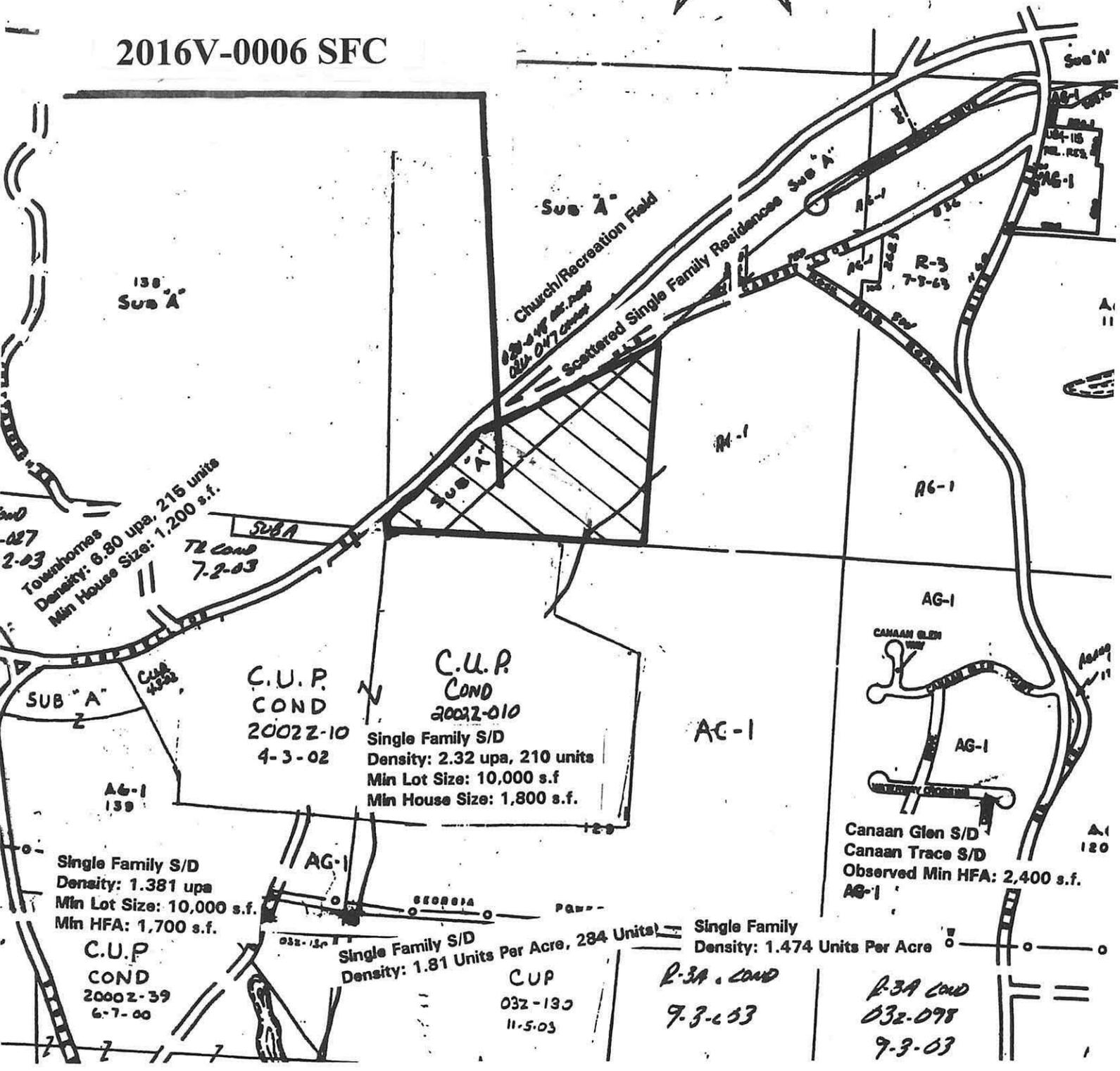
“restricted pipeline area”. Therefore, the applicant seeks a variance to allow the lots which are less than 1 acre within the “restricted pipeline area”. Due to the unique shape the property and the existing location of the transmission line nearby, the applicant pleads a hardship.

Staff notes that Article 22.3.1 states that a variance may be considered if relief is in harmony with the general purpose and intent of the Zoning Resolution; or due to extraordinary and exceptional conditions pertaining to the property because of its size, shape, or topography which would create an unnecessary hardship for the owner while causing no detriment to the public; or conditions resulting from existing foliage or structures which bring about a hardship whereby a sign meeting the minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

N



# 2016V-0006 SFC



130' x 130' Sub A  
Townhomes  
Density: 6.80 upa, 215 units  
Min House Size: 1,200 s.f.  
TR COND 7-2-03

C.U.P. COND 2002Z-10  
4-3-02  
Single Family S/D  
Density: 2.32 upa, 210 units  
Min Lot Size: 10,000 s.f.  
Min House Size: 1,800 s.f.

C.U.P. COND 2002Z-010

Single Family S/D  
Density: 1.381 upa  
Min Lot Size: 10,000 s.f.  
Min HFA: 1,700 s.f.

C.U.P. COND 2002Z-39  
6-7-00

Single Family S/D  
Density: 1.81 Units Per Acre, 284 Units  
CUP 032-130  
11-5-03

Single Family  
Density: 1.474 Units Per Acre

R-3A COND  
7-3-03

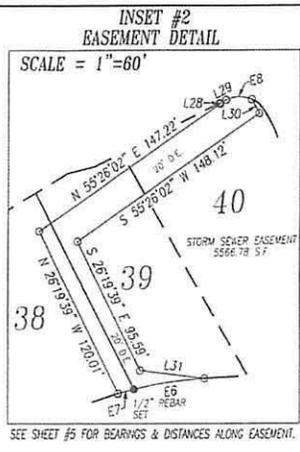
R-3A COND  
032-098  
7-3-03

Canaan Glen S/D  
Canaan Trace S/D  
Observed Min HFA: 2,400 s.f.  
AG-1

Sub A  
AG-1  
134-15  
R-3  
7-3-03

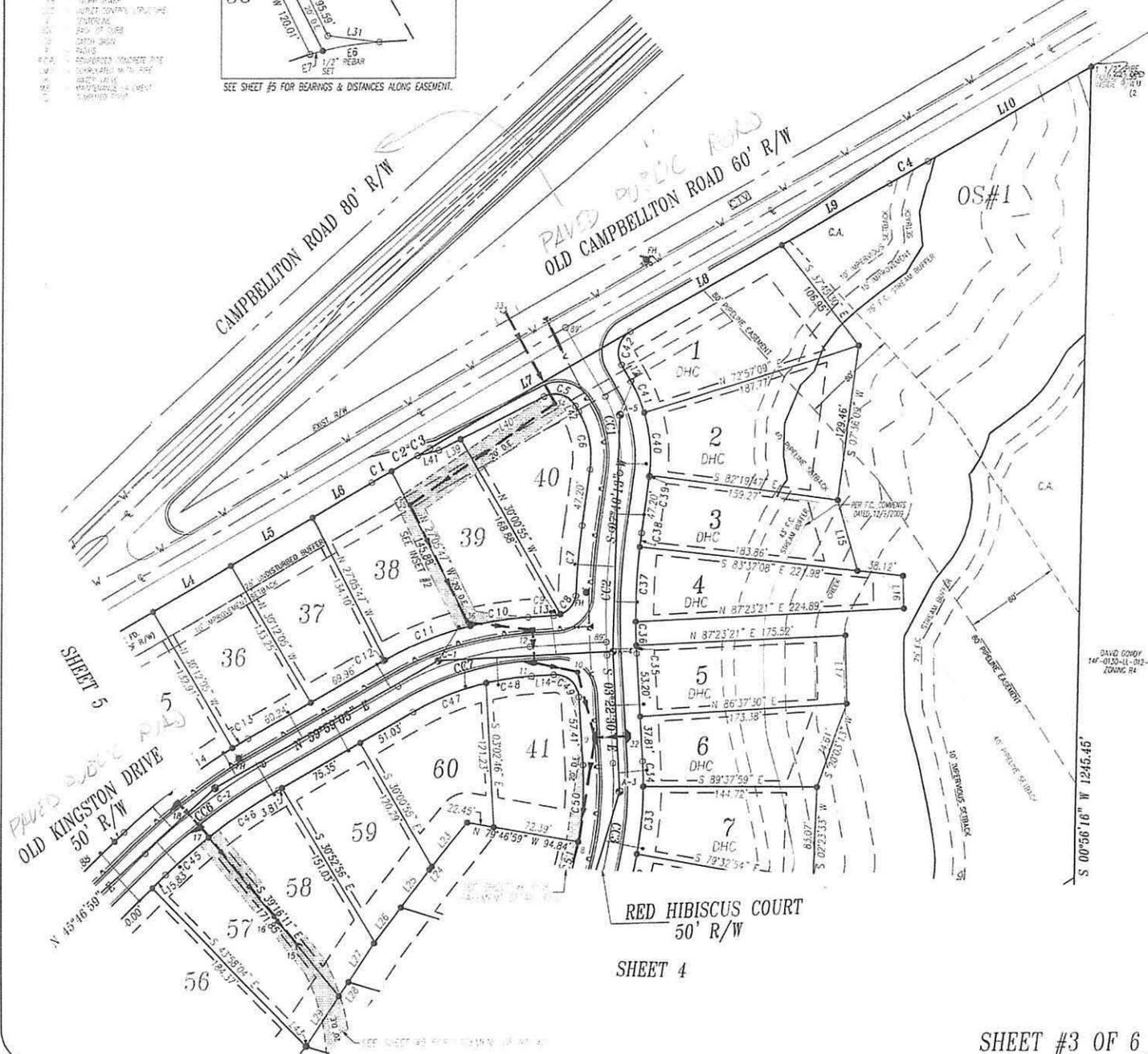
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NOTE: ALL LOT CORNERS ARE 1/2" REBAR SET UNLESS NOTED OTHERWISE.  
NOTE: 10" DRAINAGE EASEMENT ALONG ALL LOT LINES.  
NOTE: THERE ARE NO APPARENT WERT WASTE BURY PITS ON THIS SITE.

FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.



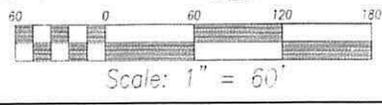
THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



FINAL PLAN OF:  
**CAMBRIDGE MEADOWS**



BREWER & DUDLEY



**PROJECT:** 5325 Mason Road

**LOCATION:** 5325 Mason Road  
Commission District 5

**EXISTING ZONING:** AG-1 (Agricultural)

**EXISTING PETITION NO.:** None

**APPLICANT INTENT:** The applicant seeks a 2-part primary variance as follows:  
  
Part 1. To allow an existing guest house in the front yard. (Article 19.3.5, Section B.5)  
  
Part 2. To reduce the side yard setback from 25 to 13 feet for the existing guest house. (Article 19.3.5, Section B.4)

**OWNER:** James Roy Mullis and Amanda Mullis

**APPLICANT:** Steve Scoleri

**REPRESENTATIVE:** Steve Scoleri

**Variance Article and Analysis:**

The subject site known as 5325 Mason Road has approximately 180 feet of road frontage along the western side of Mason Road, is zoned AG-1 (Agricultural) and is located in Land Lot 124, District 9F, Fulton County Georgia.

Two houses are currently developed on the property. The applicant states in the letter of intent that the original, smaller house, was built in 1953 and the larger main house was built to the rear of the smaller house around 1960. When the larger house was built, the applicant believes the owner’s parents occupied the smaller house.

The applicant seeks to purchase the property. He plans to live in the larger dwelling and use the smaller dwelling as a guest house for his parents and family who are retired and live out of state. The guest house would allow extended stays for his family.

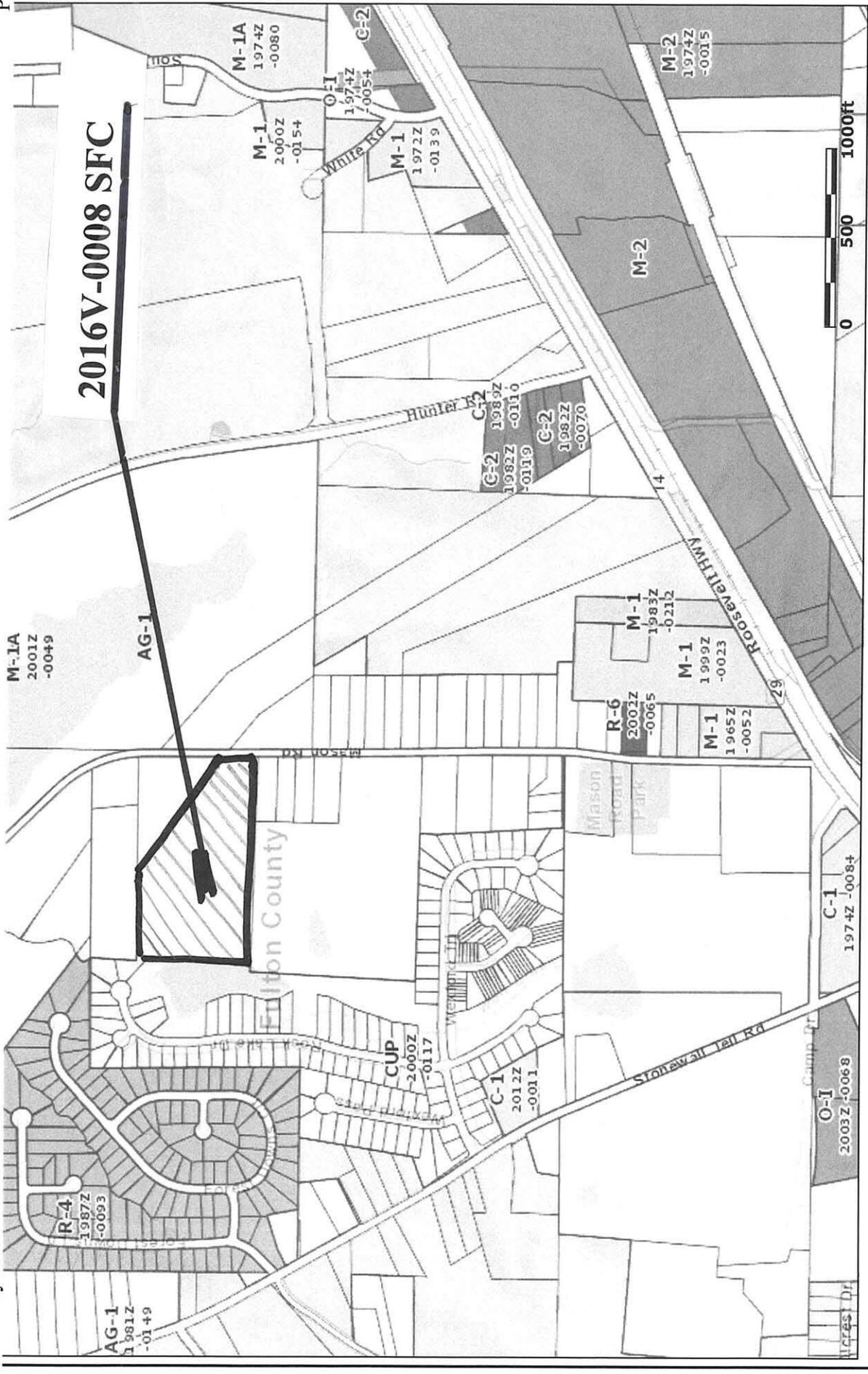
In order allow the existing guest house to remain and bring the site into compliance with zoning, the applicant seeks a 2-part variance as follows:

Part 1. To allow an existing guest house in the front yard.

Part 2. To reduce the side yard setback from 25 to 13 feet for the existing guest house.

In the letter of intent the applicant states that relief would be in harmony with the general purpose and intent of the Zoning Resolution and requests approval of the 2-part variance to allow the guest house to remain.

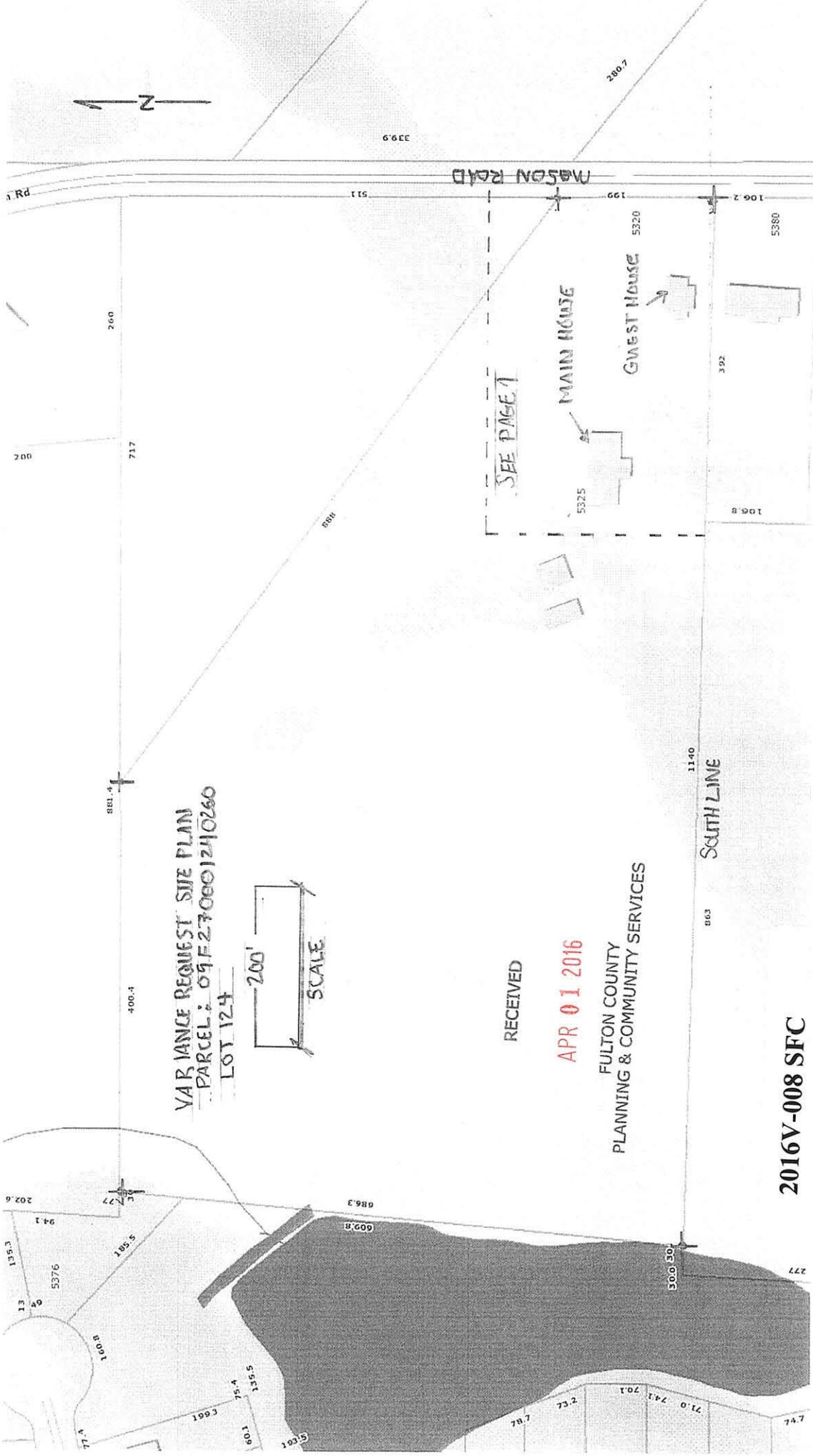
Staff notes that Article 22.3.1 states that a variance may be considered if relief is in harmony with the general purpose and intent of the Zoning Resolution; or due to extraordinary and exceptional conditions pertaining to the property because of its size, shape, or topography which would create an unnecessary hardship for the owner while causing no detriment to the public; or conditions resulting from existing foliage or structures which bring about a hardship whereby a sign meeting the minimum letter size, square footage and height requirements cannot be read from an adjoining public road.



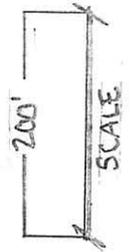
Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.

**Fulton County**  
**Fulton County, Georgia**





VARIANCE REQUEST SITE PLAN  
 PARCEL: 09.F.2.7.0001240260  
 LOT 12.4



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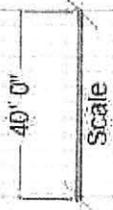
FULTON COUNTY  
 PLANNING & COMMUNITY SERVICES

2016V-008 SFC

+ PINS

VARIANCE REQUEST  
 Parcel: 09F270001240260  
 5325 Mason Rd  
 College Park, GA 30349  
 LOT 124

SITE PLAN

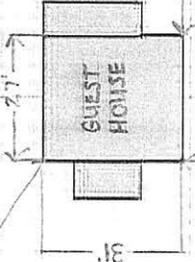


NORTHEAST PROPERTY LINE

DRIVEWAY



FRONT YARD  
 VARIANCE #1



DRIVEWAY

Mason Road

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 PLANNING & COMMUNITY SERVICES

2016V-008 SFC

Southern Property Line

VARIANCE #2