



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA
Type or Print Clearly

(To be completed by City)
Ward: _____
Application Number: _____
Variance Meeting Date: _____

APPLICANT: SW Smyrna PS LLC

Representative's Name (print): KIT CRIGNATION

Address: 4151 Ashford Dunwoody Rd suite 155 Atlanta GA 30338

Business Phone: 404 475 9000 Cell Phone: 404 609 4750 Home Phone: ---

E-Mail Address: kit@sullivanwickley.com

Signature of Representative: *Kit Crignation*

TITLEHOLDER: Evelyn Bosher & Kingston Family Properties

Address: 630 Friendship Church Road

Business Phone: --- Cell Phone: --- Home Phone: ---

Signature: *Christie Blankinship* Christie Blankinship is Owner of Evelyn Bosher's Estate

VARIANCE:

Present Zoning: GC Type of Variance: 15 ft setback reduction on rear property line from 30 ft to 15 ft & parking reduction from 59 to 45 spaces
Explain Intended Use: 10,640 square foot retail building

Location: 3414 South Cobb Drive, FAIRBURY, GA 30130

Land Lot(s): 17 District: 412 Size of Tract: 27.7 ac Acres

(To be completed by City)

Received: _____
Legal Ad Posted: _____
Signs Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: GC - Kiddie Academy under construction

East: GC - Express Oil

South: GC - Glass Blowing business

West: GC - gas station under construction

NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified that SW Smyrna PS LLC

Intends to make an application for a variance for the purpose of a 1/4 - 10,000 SF retail store

on the premises described in the application.

NAME	ADDRESS
<u>Lillie Don db Willie Glassblowers Inc</u>	<u>3431 Lake Drive Smyrna, GA 30082</u>
<u>Janet M Goethe</u>	<u>PO Box 813068 Smyrna, GA 30081</u>
<u>National Retail Properties LP</u>	<u>358 Saw Mill River Rd Millwood, NY</u>
<u>Cascade Properties LLC</u>	<u>3418 Scotchbush Dr 470 Pendleton, OR 97150</u>
<u>Sharon Baptist Church of Smyrna Inc.</u>	<u>3405 South Cobb Dr. Smyrna, GA 30080</u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

see attached letter of intent & exhibits



4151 Ashford Dunwoody Road, NE
Suite 155
Atlanta, GA 30319
404.475.9000 • 404.475.9600 (Fax)

August 31, 2021

City of Smyrna Council

Re: Comprehensive Narrative and Letter of Intent for a parking variance and rear setback reduction for +/- 1.03 acres of property at 3414 South Cobb Drive and PAR ID:17041200310 off the corner of South Cobb Drive and Lake Drive.

To whom it may concern,

As the applicant for this variance, SW Smyrna PS LLC is respectfully requesting approval of a parking reduction and rear setback reduction on the subject properties that are to be combined for a retail development at 3414 South Cobb Drive and parcel ID:17041200310 off the corner of South Cobb Drive and Lake Drive.

The applicant is requesting the approval of a parking reduction from the required 59 parking spaces to 45 parking spaces and a variance for the 30-foot rear setback reduced 15 feet to a 15-foot rear setback to build a +/-10,000 sqft. pOpshelf retail store. The property and surrounding parcels are in the GC corridor along South Cobb Drive surrounded by local retail and institutional uses such as new convenience store, numerous auto users, a national grocery store and gym, new daycare, new bank and church. The proposed site is a former McDonald's that utilized both properties in the proposed development for their restaurant use, access and parking. Given the narrow parcel configuration and existing driveway spacing issues along South Cobb Drive, the property has sat vacant.

The current property is not up to standards with the redeveloping area. Given the large right of way off South Cobb Drive which positively provides a greenspace to the frontage of the property but negatively pinches the depth of the existing property, the building must sit 50 feet off the property line. Squeezing the building into the standards of 30-foot rear setback doesn't allow for smooth ingress and egress. The adjacent residents in the rear of the residential property won't be affected as their property is currently utilized as a commercial use and there is an existing chain link fence with tall bushes currently acting as a landscape buffer. The 15-foot setback reduction should have minimal impact on the neighbor's property as the rear of their building abuts the property line. Additionally, the landscaping screening measures required by the city of Smyrna code should minimize any impact on the adjacent property in the rear.

The current parking code requires 5.5/1000sf of parking for general business, commercial or personal service establishments catering to retail. Reducing the required parking spaces from 59 spaces to 45 spaces allows for more greenspace and safer pedestrian and vehicle travel. The proposed project includes a separate parcel that will be assembled with the former McDonald's property solely for the intent to provide more parking for customers. The proposed retailer optimally operates with 35 parking spaces for daily customers. At 45 spaces, this reduces the land needed to pave for unnecessary parking. The impervious surface of the current site will be minimally if at all increased from the current vacant site.

Popshelf is a national retailer with two current locations in Cobb County. The new store aims to engage customers with a fun, affordable and stress-free shopping experience where they can find on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, party goods and entertaining needs at a valued price. In accordance with the Future Development Map, the property is zoned GC and the two variances requested will bring strong co-tenancy to the area. It also with increase safety with proper access and less parking to reduce traffic accidents, including closing one of the access points on South Cobb Drive in an accordance to GDOT's latest standards.

The proposed pOpshelf building would be constructed of brick with varying architectural accents on all sides visible from public view. The CDD:4 South Cobb Drive overlay district requires the highest standards of architecture and design. The site will be designed in accordance with the city of Smyrna and the CDD:4 South Cobb Overlay code. To mitigate traffic congestion, the site will include access off Lake Drive and utilization of one main driveway on South Cobb Drive, closing the other access that was previously used for McDonalds. Additionally, the site will be up to the state DOT standards to ensure flow of travel is smooth along corridor and accommodate easy ingress and egress from the property. All building lights would be full-cutoffs (shielded) to direct the light downward and not outward, while the two to three parking lot lights would be "shoe-box" type fixtures directing the light downward. The site will be served by city water and sewer. The store will operate from 9am to 9pm. The gain to the public includes tax revenue for the county plus 10 jobs for citizens of the surrounding area. Popshelf should not change the characteristics of the area but rather enhance the corridor with a new store prototype that provides multiple aisles of perishable food items and home décor items and retail at a reduced price.

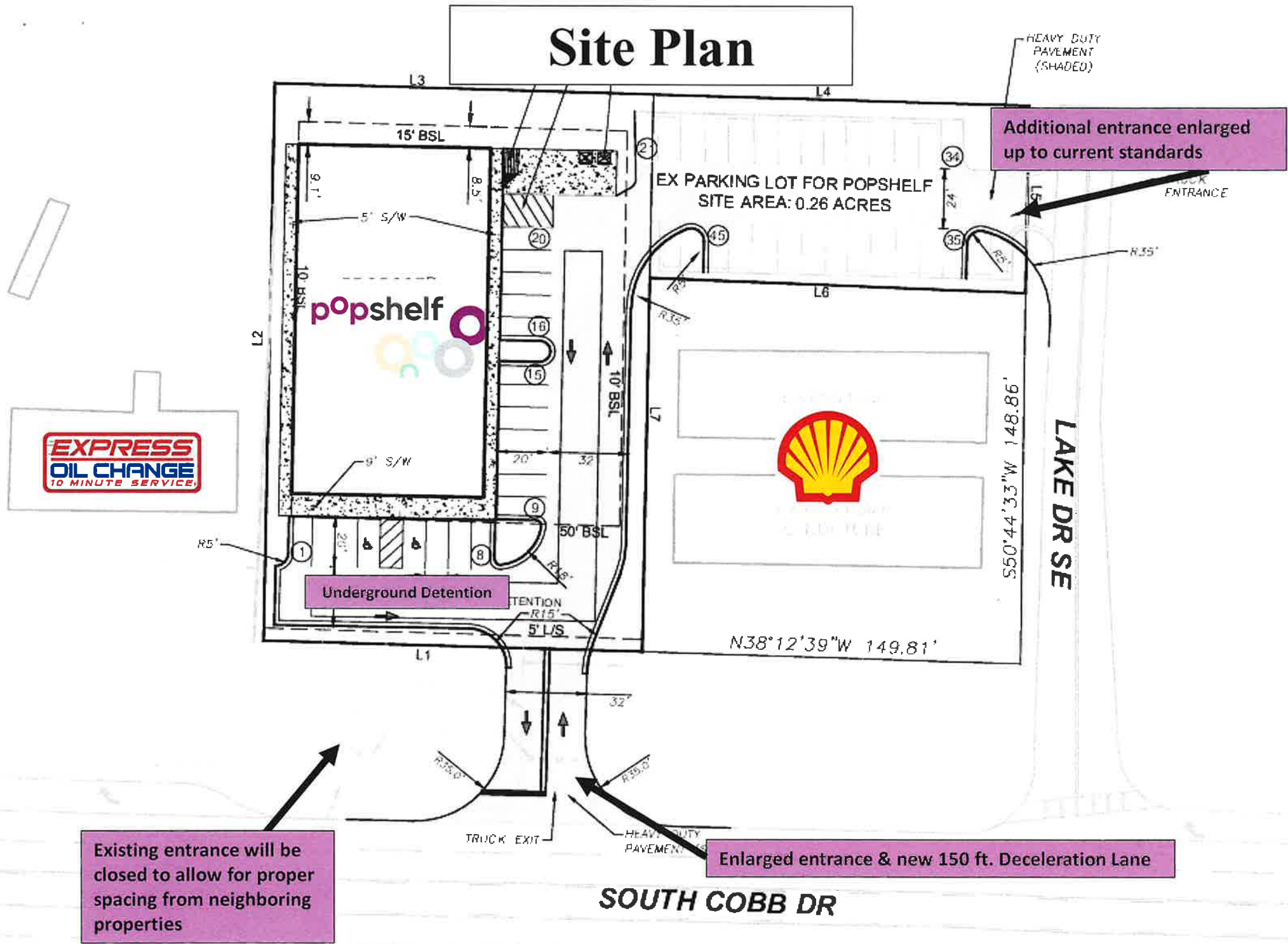
Please see attached exhibits to emphasize the enhanced store offerings. Additionally, exhibits of existing buildings, store layouts, elevations, brick color and landscaping are attached.

We would appreciate your positive consideration of our conditional use approval request. Should you need any additional information or have questions regarding our variance request, please call 404-475-9000 or via email at kit@sullivanwickley.com

Sincerely,

SW Smyrna PS, LLC

Site Plan



Elevations and Existing Store Design



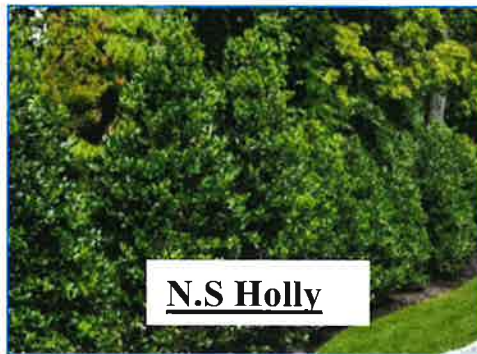
Intended Brick “Reclaimed Old Chicago” Style



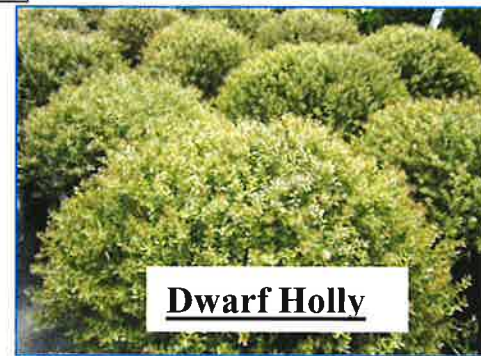
Landscaping



Abelia



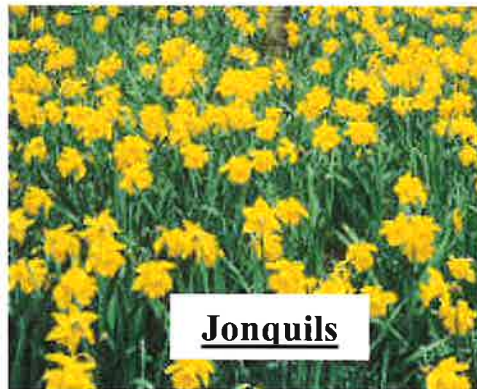
N.S Holly



Dwarf Holly



Wax Myrtle



Jonquils



Redbud



Red Maple

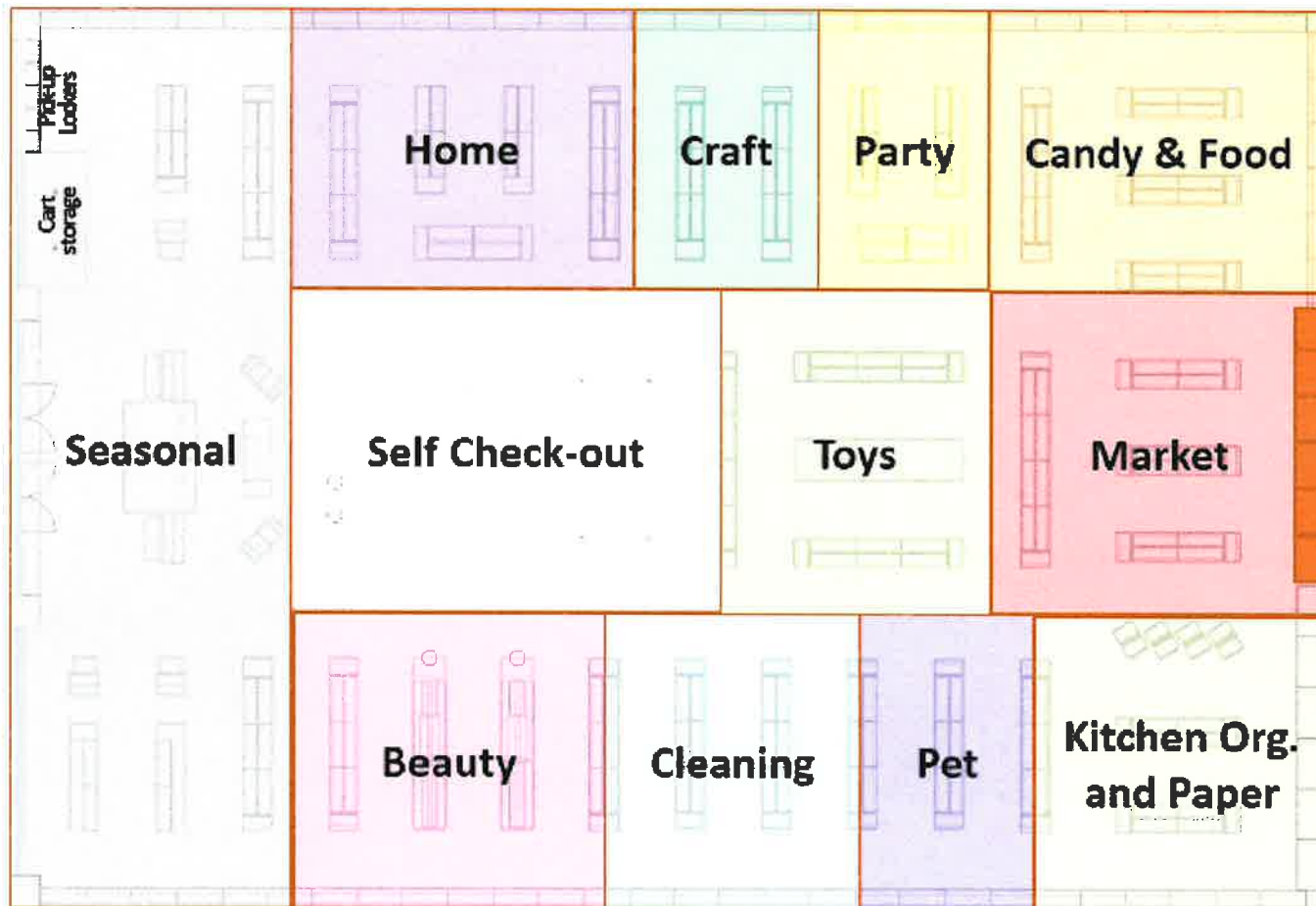


Leyland Cypress

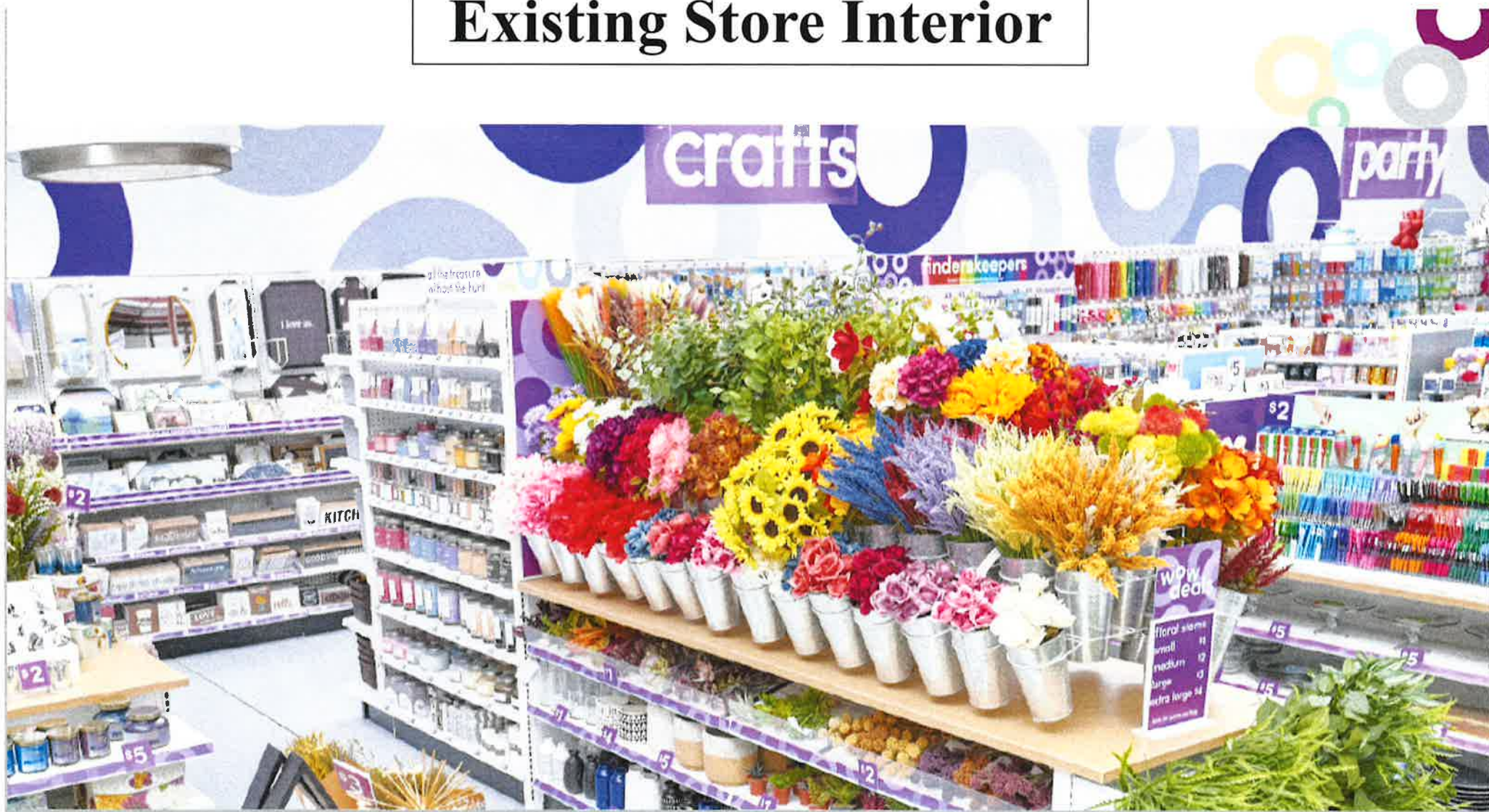


White Oak

Store Layout

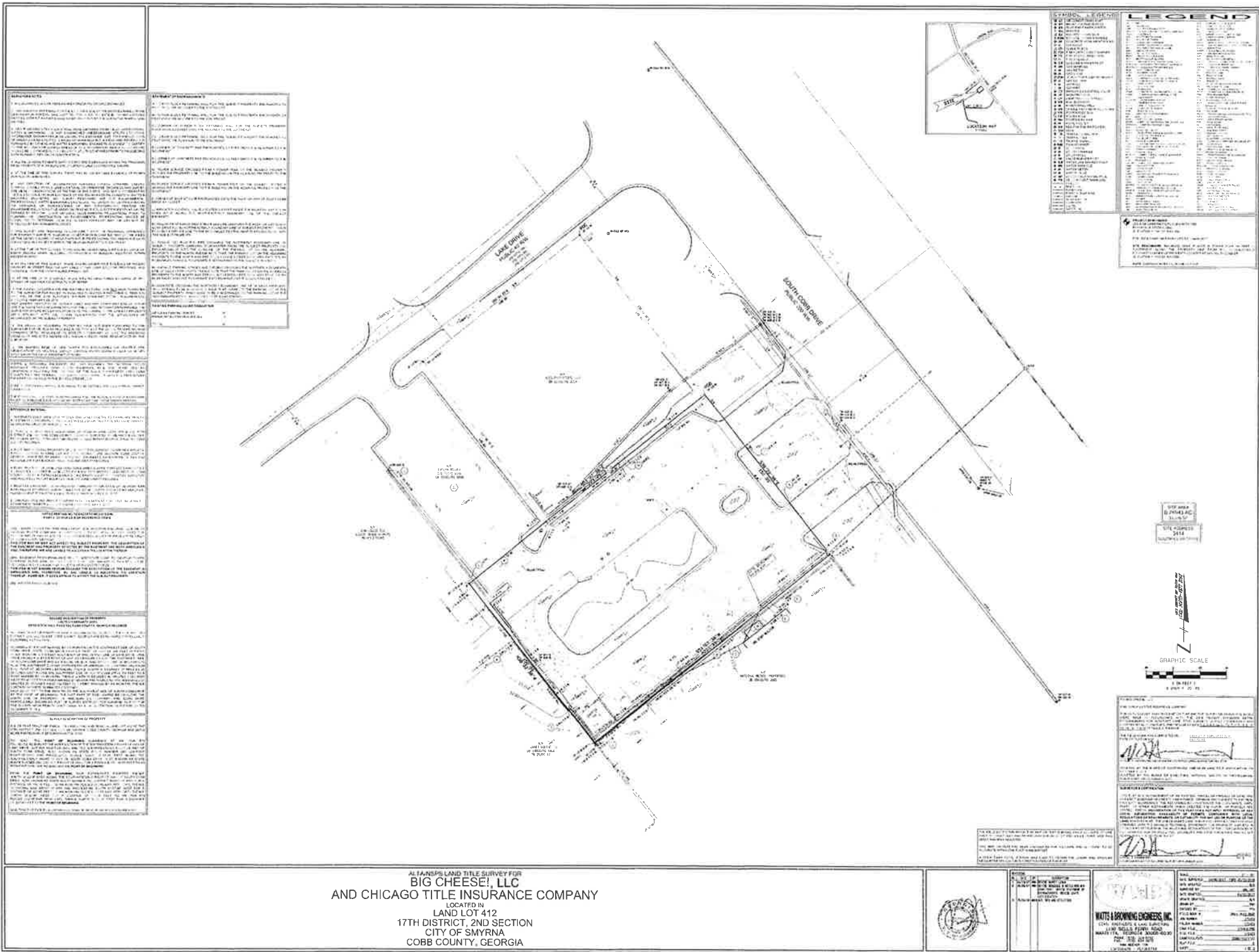


Existing Store Interior



Existing Store Interior





ALTAIR LAND TITLE SURVEY FOR
BIG CHEESE! LLC
AND CHICAGO TITLE INSURANCE COMPANY
LOCATED IN
LAND LOT 412
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA



NO.	NAME	TYPE	STATUS
1	WATTS & BROWNING ENGINEERS, INC.	Professional Engineer	Active
2	WATTS & BROWNING ENGINEERS, INC.	Professional Engineer	Active
3	WATTS & BROWNING ENGINEERS, INC.	Professional Engineer	Active



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 W. BROAD ST., SUITE 100
ATLANTA, GA 30333
(404) 525-1234
WWW.WATTS-AND-BROWNING.COM

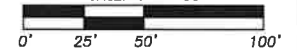
COUNTY, STATE - STREET:
COBB COUNTY, GA - 3414 SOUTH COBB DR

NOTES:

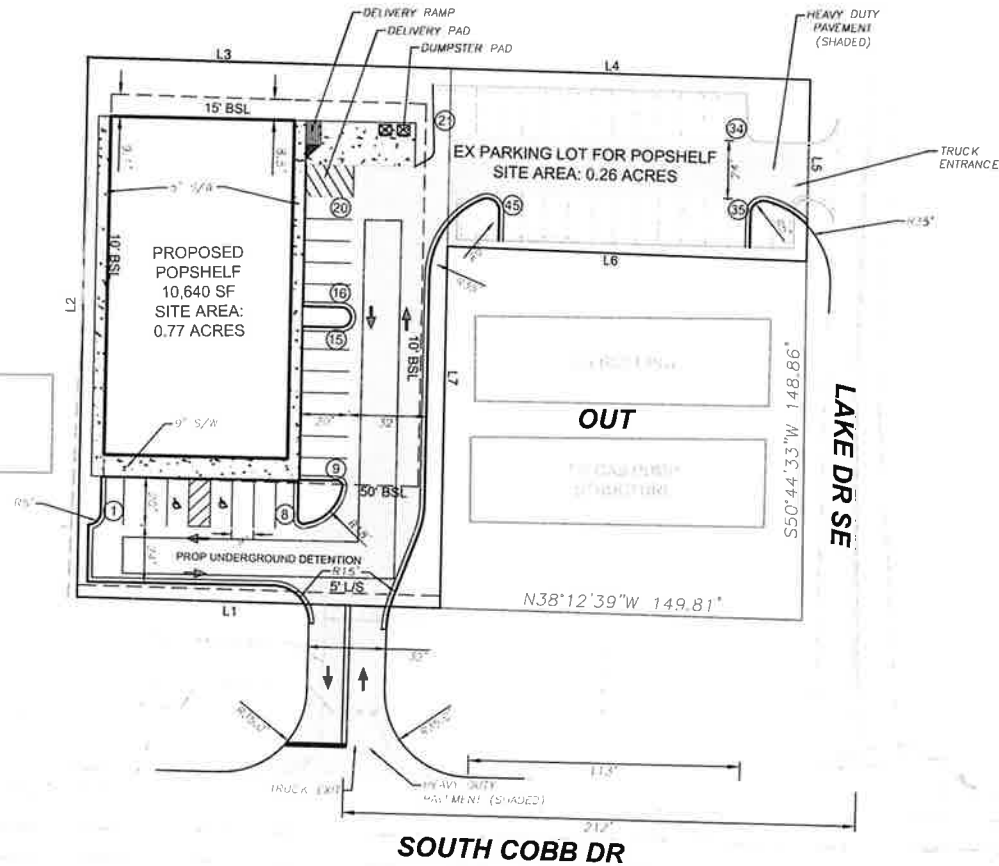
1. ZONING: EXISTING GC
REQUIRED GC
2. PARKING SPACES REQUIRED: (5.5 PER 1000 SF)
SPACES REQUIRED: 59
SPACES PROVIDED: 45
3. EXISTING FEATURES SHOWN ARE APPROXIMATED
BASED ON AERIAL IMAGERY.
4. BEARINGS & DISTANCES SHOWN ARE BASED ON
SURVEY PDF PROVIDED BY CLIENT FROM WATTS
& BROWNING ENGINEERS, INC.
5. SEWER PROVIDED BY CITY OF SMYRNA.
6. WATER PROVIDED BY CITY OF SMYRNA.
7. STORM SEWER WILL BE OBTAINED USING
UNDERGROUND DETENTION.



SCALE: 1" = 50'

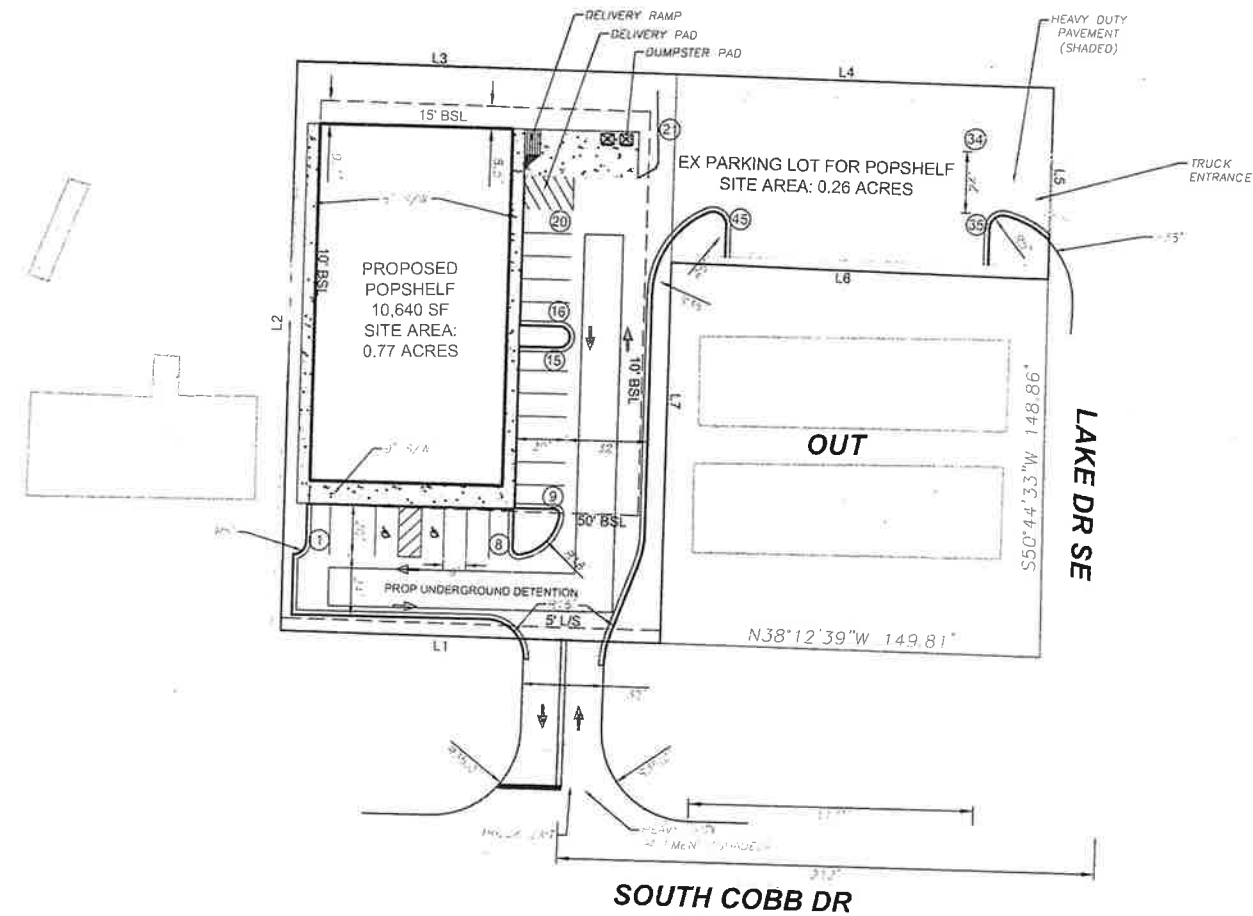


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°22'38"E	150.00'
L2	S51°07'38"W	223.45'
L3	N36°22'38"W	150.00'
L4	N38°22'38"W	148.83'
L5	N51°08'44"E	75.04'
L6	S37°46'30"E	148.83'
L7	N51°07'38"E	149.98'



PRELIMINARY SITE PLAN			
COUNTY, STATE - STREET: COBB COUNTY, GA - 3414 SOUTH COBB DR			
PROTOTYPE: 10,640 - 8	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640 GFA 8,526 SALES	COMPANY: SW SMYRNA PS, LLC	COMPANY: ROCHESTER & ASSOC.	8/13/2021
ACREAGE: 1.03	NAME: BRIAN SULLIVAN	NAME: FLETCHER SIEGFRIED	
PARKING SPACES: 45	PHONE #: (404) 475-9000	PHONE #: (770) 718-0600	

- NOTES:
1. ZONING: EXISTING GC
REQUIRED GC
 2. PARKING SPACES REQUIRED: (5.5 PER 1000 SF)
SPACES REQUIRED: 59
SPACES PROVIDED: 45
 3. EXISTING FEATURES SHOWN ARE APPROXIMATED
BASED ON AERIAL IMAGERY.
 4. BEARINGS & DISTANCES SHOWN ARE BASED ON
SURVEY PDF PROVIDED BY CLIENT FROM WATTS
& BROWNING ENGINEERS, INC.
 5. SEWER PROVIDED BY CITY OF SMYRNA.
 6. WATER PROVIDED BY CITY OF SMYRNA.
 7. STORM SEWER WILL BE DETAINED USING
UNDERGROUND DETENTION.



NORTH

SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°22'38"E	150.00'
L2	S51°07'38"W	223.45'
L3	N38°22'38"W	150.00'
L4	N38°22'38"W	148.83'
L5	N51°08'44"E	75.04'
L6	S37°46'30"E	148.83'
L7	N51°07'38"E	149.98'



Printed: 8/30/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
EVELYN P BOSHER

BOSHER EVELYN

Payment Date: 10/2/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17041200310	10/15/2020	Pay: N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$1,713.50
				Balance
				\$0.00



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

Real Estate (Your House or Land)

View Bill View bill image

As of 8/30/2021
Bill Year 2020
Bill 1730
Owner BOSHER EVELYN
Parcel ID 17041200310

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$560.36	\$560.36	\$0.00	\$0.00	\$0.00
TOTAL		\$560.36	\$560.36	\$0.00	\$0.00	\$0.00



Printed: 8/30/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
KINGSTON FAMILY PROPERTIES LLC

KINGSTON FAMILY PROPERTIES LLC

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17041200470	10/15/2020	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$4,558.40
				Balance
				\$0.00



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

Munis Self Service

Real Estate (Your House or Land)

View Bill View bill image

As of 8/30/2021
Bill Year 2020
Bill 9005
Owner KINGSTON FAMILY PROPERTIES LLC
Parcel ID 17041200470

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$1,490.72	\$1,490.72	\$0.00	\$0.00	\$0.00
TOTAL		\$1,490.72	\$1,490.72	\$0.00	\$0.00	\$0.00

© 2021 Tyler Technologies, Inc.