

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: 118-037

Hearing Date: 4/25/18

APPLICANT: Travis Pruitt and Associates
Business Phone: 770-416-7511 Cell Phone: _____ Home Phone: _____
Representative's Name (print): David Blumenthal
Address: 4317 Park Drive, Suite 400 Norcross, GA 30093
Business Phone: 770-695-3371 Cell Phone: _____ Home Phone: _____
E-Mail Address: dblumenthal@travispruitt.com
Signature of Representative: [Signature]

TITLEHOLDER: SunTrust Bank Atlanta
Business Phone: 404-588-7203 Cell Phone: 678-886-3157 Home Phone: _____
Address: 919 East Main Street 14th Floor Richmond, VA 23219
Signature: [Signature]

VARIANCE: GC
Present Zoning: South Cobb Urban Design Overlay Type of Variance: Reduction of minimum lot size from 3 ac to 0.78 ac

Explain Intended Use: SunTrust bank seeks to redevelop the subject property by constructing a prototype bank branch and drive-thru facility. The proposed improvements only require a portion of the existing parcel (0.78 ac). Approval of the variance will allow the remainder of the property (1.60 ac) to be subdivided and sold.

Location: 3379 South Cobb Drive SE, Smyrna, GA 30080

Land Lot(s): 412 District: 17th Size of Tract: Tract A: 0.78 acres
Tract B: 1.59 acres Acres

(To be completed by City)

Received: 4/4/18

Posted: 4/9/18

Approved/Denied: _____

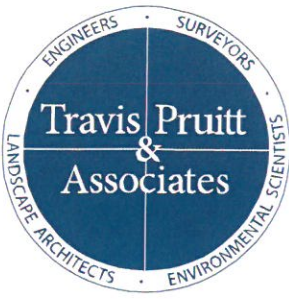
CONTIGUOUS ZONING

North: GC

East: R-15

South: South Cobb Drive SE (GC adjacent)

West: South Cobb Drive SE (GC adjacent)



April 3, 2018

Mr. Ken Suddreth
City of Smyrna Community Development Department
3180 Atlanta Road
Smyrna, GA 30080

RE: Variance Application for SunTrust Bank
3379 South Cobb Drive

Mr. Suddreth:

On behalf of SunTrust Bank, we are requesting a variance from section 717.71 of the Zoning Ordinance requiring that parcels accessed from South Cobb Drive and located in CDD-4 (South Cobb Drive Urban Design Overlay) have a minimum lot size of 3-acres. The subject property is 2.38 acres and did not meet this minimum size requirement at the time the ordinance took effect.

SunTrust intends to subdivide the parcel into two tracts:

- Tract 1 where the existing bank building is located will have an area of 1.60 acres.
- Tract 2 where the existing drive-thru facility is located will have an area of 0.78 acres.

Tract 2 is currently developed with the existing multi-lane drive-thru facility for the branch. This facility will be demolished and redeveloped with a new prototype bank branch and 2-lane drive-thru facility. Upon completion of the new branch, SunTrust plans to sell Tract 1.

The following conditions are present on the subject property making this variance request necessary:

- (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.*

The existing parcel was non-compliant regarding minimum lot size when the ordinance was passed. The applicant intends to further subdivide the property as described above because the size and shape of the property is not conducive to the bank's needs. It should be noted that there are approximately 20 existing parcels located within 1,000 feet of the subject property that front on South Cobb Drive that are a similar size or smaller than the proposed subdivided parcels.

- (2) *Whether and alleged hardship which is self-created by and 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.*

The existing condition is not self created by the owner. As noted above, the area parcel was non-conforming at the time of adoption of the ordinance. Since the initial development of the property, the needs and habits of banking customers has changed making the current branch outdated and inefficient. SunTrust Bank no longer requires a branch building or drive thru facility of this size and needs to be able to modernize in order to remain competitive in the current market.

- (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.*

The strict application of the 3 acre minimum lot size called for in the zoning ordinance would deprive the applicant the ability to efficiently operate their business. SunTrust does not have a use for the existing bank branch building and associated parking area. Denial of this request would deprive the applicant of the ability to divest itself of the surplus property and would prevent the property's redevelopment.

- (4) *Whether the variance proposed in the minimum variance which makes possible the reasonable use of the property.*

The variance is the minimum required for the redevelopment plans for this bank branch.

We appreciate your help in this matter, and please feel free to call me at your convenience to discuss this request in further detail.

Sincerely,

Travis Pruitt and Associates, Inc.



David J. Blumenthal, P.E., LEED AP
Project Manager

DJB/djb

Owner Information

SUNTRUST BANK ATLANTA M C 0052
 SUNTRUST CORPORATE REAL ESTATE 919
 EAST MAIN STREET 14TH FLOOR
 RICHMOND, VA 23219

Payment Information

Status	Paid
Last Payment Date	10/11/2017
Amount Paid	\$19,986.21

Property Information

Parcel Number	17041200010
Acres	2.37
Assessed Value	\$774,960
Fair Market Value	\$1,937,400
Tax District	6 - City of Smyrna
Homestead Exemption	NONE

Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2017
Due Date	10/15/2017

Taxes

Base Taxes	\$19,986.21
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

3379 S COBB DR

Jurisdictions

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	774,960	0	774,960	0.018900	\$14,646.74
SCHOOL BOND	774,960	0	774,960	0.000000	\$0.00
COUNTY GENERAL	774,960	0	774,960	0.006760	\$5,238.73
COUNTY BOND	774,960	0	774,960	0.000130	\$100.74
STATE	774,960	0	774,960	0.000000	\$0.00



Munis Self Service

Real Estate

[View Bill](#)[View bill image](#)

As of	4/3/2018
Bill Year	2017
Bill	15874
Owner	SUNTRUST BANK ATLANTA
Parcel ID	17041200010

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$6,966.89	\$6,966.89	\$0.00	\$0.00	\$0.00
TOTAL		\$6,966.89	\$6,966.89	\$0.00	\$0.00	\$0.00

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