



City of Smyrna, GA

08/29/2022

RZ-22-3

Rezoning Application

Status: Active**Date Created:** Aug 11, 2022

Applicant

Brad Thompson
bmt8500@gmail.com
PO Box 782
Seneca, SC 29679
770-527-8500

Primary Location

1577 ROSWELL ST SE
SMYRNA, GA 30080

Owner:

DAVIS BARBARA W REVOCABLE TRUST, UD
05/12/2016
3819 CLINE DR SMYRNA, GA 30082

Applicant Information

First Name:

brad

Last Name:

thompson

Street Address:

PO Box 680813

City:

Marietta

State:

GA

Zip Code:

30068

Email Address:

bmt8500@gmail.com

Phone Number:

770-527-8500

Are you the titleholder of the subject property?

Yes

Property Information

Parcel ID:

17-0592-00090

Property Address:

1577 Roswell Street, Smyrna, GA 30080

Present Zoning:

FC

Present Future Land Use:

IMU - Industrial Mixed Use

Development Information**Proposed Use of Property:**

Residential

Property Acreage:

0-5 acres

Number of Proposed Dwelling Units:

2

Proposed Zoning:

R-8

Proposed Density:

Residential less than 4.5 units/acre

Are you seeking a Future Land Use Change?

No

Is Rezoning a Development of Regional Impact?

No

Project Description:

2 detached single family homes

Rezoning Analysis**Number 1: Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposal is consistent with existing zoning all around the subject site

Number 2: Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

No

Number 3: Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes

Number 4: Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

No

Number 5: Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Yes

Number 6: Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Williams Park continues to evolve and this proposal is consistent with the type of zoning and development throughout this area

Number 7: Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

This proposal conforms with and will enhance the appeal along this section of Roswell Street

Number 8: Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

RDA is compatible with existing uses

Number 9: Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Positive

Acknowledgement

Applicant Signature

Bradley M Thompson
07/27/2022

Internal Section

Fee Calculation:

Is Land Use Change required?

No

Does this require Urban Design Commission approval?

No

Issued Documents:

Mayor & Council Meeting:

10/17/2022

Units Per Acre:

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Decision:

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Zoning Conditions:

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Is Tree Protection Plan Required?

Yes

Is Sewer Capacity Analysis required?

No

Planning & Zoning Board Meeting:

09/12/2022

For the development of:

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Mayor & Council Vote:

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Is this a conditional zoning?

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