

APPLICATION FOR ZONING AMENDMENT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Halpern Enterprises

Name: Steve West
(Representative's name, printed)

Address: 5269 Buford Hwy, Atlanta GA, 30340

Business Phone: 770-508-3318 Cell Phone: 404-822-3853 Fax Number: _____

E-Mail Address: swest@halpernent.com

Signature of Representative: _____

*By: Steve A. West
V.P. - Development*

TITLEHOLDER:

Name: Halpern Enterprises
(Titleholder's name, printed)

Address: 5269 Buford Hwy, Atlanta GA, 30340

Business Phone: 770-451-0318 Cell Phone: _____ Home Phone: _____

E-mail Address: swest@halpernent.com

Signature of Titleholder: _____

(Attach additional signatures, if needed)

*By: Steve A. West
V.P. - Development*

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING:

Mixed Use
Present Zoning

LAND USE:

Land
Present Land Use

For the Purpose of Medical Office Building

Size of Tract 1.901 Acres

Location Windy Hill Road SE and Belmont Pl SE
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 490 District 17th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no ☒ there are ☐ such assets. If any, they are as follows:

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

Construct 30,000 Square foot medical office building
on land adjacent to The Shops at Belmont and ALTA Belmont
apartments. The belmont master plan provides for office space
on Pod C, which we are now relocating to Pod A

CONTIGUOUS ZONING

North: GC

East: MU

South: MU

West: MU

CONTIGUOUS LAND USE

North: Neighborhood Activity Center (Future Land use)

East: MU

South: MU

West: MU

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

TRANSPORTATION

Access to Property?

Curb cut on Belmont Place and Curb Cut adjacent to The Shops at Belmont entrance along Windy Hill Rd.

Improvements proposed by developer?

N/A

Comments:

N/A

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council who will consider this application?

Yes

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council to whom the campaign contribution or gift was made:

Max Bacon, Bob Ott, Doug Stoner, Ron Fennel, Charles Welch, Melaney Pritchet
Teri Anulewicz

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council during the two years immediately preceding the filing of this application, and the date of each such contribution:

Committee to Re-Elect Max Bacon - \$2,000, Friends to Elect Doug Stoner - \$1,000, Bob 4 Cable - \$750, Ron Fennel Campaign - \$500, Charles Welch Campaign \$500, Melaney Pritchet Campaign \$500, Friends of Teri Anulewicz - \$500

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council during the two years immediately preceding the filing of this application:

Campaign contributions

Does the Mayor or any member of the City Council have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

No

If so, describe the natural and extent of such interest: N/A

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

No

If so, describe the nature and extent of such interest:


Does the Mayor or any member of the City Council have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No

If so, describe the relationship and the nature and extent of such interest:

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 7th day of July, 2016.



(Applicant's Signature)
By: Steve A. West, V.P. - Development

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for zoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

ZONING AMENDMENT ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Mayor and Council when considering a zoning amendment request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the zoning amendment request.**

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

Yes

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

No

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

Yes

ZONING AMENDMENT ANALYSIS (CONTINUED)

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

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

Yes

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.

No

ZONING AMENDMENT ANALYSIS (CONTINUED)

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.

proposed Medical Office Building development will enhance the architectural and open space requirements

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

No

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.

The proposed 30,000 SF medical office building will replace an earlier planned 18,000 SF of retail space. Parking lot size and number of spaces will remain about the same. The medical office building will create more professional daytime employment as well as vital services for the community within the existing mixed use environment.