

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____


APPLICANT: _____

Name: Drew Ihrig, owner Little Cottage, L.L.C.
(Representative's name, printed)

Address: 652 Concord road SE Smyrna, GA 30082

Business Phone: ⁽⁴⁰⁴⁾ 504-9040 Cell Phone: ⁽⁶⁷⁸⁾ 793-5600 Fax Number: N/A

E-Mail Address: chefdrew@endiveatlanta.com

Signature of Representative: 

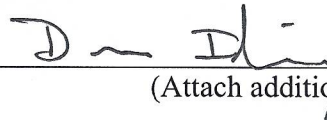
TITLEHOLDER

Name: Drew Ihrig, owner Little Cottage, L.L.C.
(Titleholder's name, printed)

Address: 676 Siloam Avenue Atlanta, GA 30316

Business Phone: ⁴⁰⁴ 504-9040 Cell Phone: ⁶⁷⁸ 793-5600 Home Phone: ⁴⁰⁴ 622-7136

E-mail Address: chefdrew@endiveatlanta.com

Signature of Titleholder: 
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From NS: neighborhood Shopping to GC: General Commercial
Present Zoning Proposed Zoning

LAND USE

From Restaurant to Wedding Event Facility
Present Land Use Proposed Land Use

For the Purpose of doing business as a Special Event Facility

Size of Tract 1.84 Acres

Location 652 Concord road SE Smyrna, GA 30082

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 381 District 17th, 2nd section of Cobb County
(Three Eighty-one)

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

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: NS, R-30

East: NS, L-I, GC

South: NS, GC

West: R-15 (Fire Station), GC

CONTIGUOUS LAND USE

North: Residential, Gas Station

East: Dentist, Vacant Lot zoned L-I.

South: Sparkles roller Skating Center

West: City of Smyrna Fire Department

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:

Building has current & operational Water and Sewer service

TRANSPORTATION

Access to Property? Main entrance from Concord road plus
rear entrance from Smyrna Hill drive.

Improvements proposed by developer? Exterior improvements including
clearing of all debris and furniture, replacing Sand patio
areas with landscape gravel & extensive planting
of trees and decorative plants

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, 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 or Planning and Zoning Board who will consider this application?

No

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 or Planning and Zoning Board to whom the campaign contribution or gift was made:

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

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 or Planning and Zoning Board during the two years immediately preceding the filing of this application:

Does the Mayor or any member of the City Council or Planning and Zoning Board 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: _____

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board 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 or Planning and Zoning Board 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 or Planning and Zoning Board 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 30th day of July, 2019.

Don Digi

(Applicant's Signature)

(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 rezoning 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.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning 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 rezoning 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.

By transforming this former bar & restaurant into a Special Event facility we feel we will enhance the current view of adjacent and nearby properties. We will clear all debris of all patio areas including the furniture, childrens plastic playground structures & alcoholic beverage advertising. We will replace outdoor patio spaces with landscape gravel, decorative rocks, trees & decorative plants. Japanese Garden inspired

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

Proposed zoning and use will not affect the existing use or usability of adjacent or nearby properties. Property currently has two separate entrances leading to current parking lot with 105 spaces. Event guests typically carpool reducing current traffic levels. Most events take place ~~on~~ during weekend evenings thus avoiding typical automobile rush hour periods.

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

The property has historically struggled with current use as a restaurant & bar. Current use has also been adversely affected by the recent opening of The Battery Entertainment complex. Property has been for sale & vacant for some time.

REZONING 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.

As opposed to current use as a restaurant and bar that operates seven days per week the proposed use as a special event facility would reduce the use of existing streets, transportation facilities, utilities & schools. The proposed use would expect to average sixty events per year for an average of 175 people.

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

Current zoning allows property to operate as a restaurant and bar with an on site Alcoholic Beverage consumption license. Direct neighbor to the south is Sparkles Roller Skating Entertainment complex currently offering on site alcoholic beverage consumption & private Special Event hosting for up to 700 people. Property is located in an area with direct and nearby properties that are zoned GC, LI, NS, R-15, R-30

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.

Property has changed ownership May 30th 2019. Property has been purchased by Drew Ihrig. Drew has been an Atlanta Chef for the past 27 years. Drew has owned a catering company and full service restaurant in Atlanta for 17 years. The proposed use of property will increase the exposure of the Great City of Smyrna by bringing in visitors during each hosted event that normally might not be familiar with the city of Smyrna.

REZONING 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.

The development of the property under the zoning proposal will enhance the architectural standards, open space requirements and aesthetics of the general neighborhood by removing the current patio landscaping of sand, plastic playground operators + alcoholic beverage advertising + replace with a Japanese garden style landscaping.

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

The proposed zoning classification will not create a nuisance and is compatible with existing uses in the area. Building is over 100 feet from any residential property. Police officer security presence will be contracted to be present during all events. Hours of operation of proposed use would be earlier than existing use.

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.

There will be no change in either land ~~use~~^{area} or building height under the proposed use.

City of Smyrna



4/6/2019, 9:41:03 PM

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Roads - Single Segments

Addresses

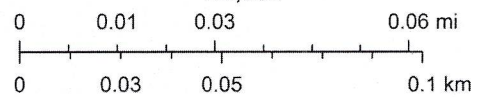


Smyrna City Limits Line



Smyrna Parcels

*? Zoning Compliance letter?
- contingent upon rezoning.
power*



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