

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Angel Oak Homes LLC

Name: Robert C Harris

(Representative's name, printed)

Address: 1559 Gaylor Circle

Smyrna Ga 30082

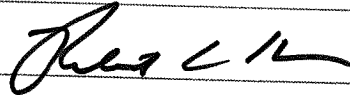
Business Phone: 404-867-0051

Cell Phone: 404-867-0051

Fax Number: _____

E-Mail Address: rcharris10@yahoo.com

Signature of Representative: _____



TITLEHOLDER

Name: Sandra Osborne & Paula Powell

SANDRA OSBORNE & PAULA POWELL

(Titleholder's name, printed)

Address: SANDRA. 250 HICKORY ST, UNIT 6001, WOODSTOCK, GA 30188

PAULA - 579 WALNUT DR., MARIETTA, GA 30064 - PAULA

Business Phone: _____ Cell Phone: 770-363-5781 Home Phone: 404 626 2809 PAULA

E-mail Address: sandraosborne@bellsouth.net

Signature of Titleholder: x Sandra Osborne x Paula Powell

(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 R-20 Cobb County to RAD City of

Smyrna _____

Present Zoning

Proposed Zoning

LAND USE

From 1 single family rental home to 2 single family

lots _____

For the Purpose of New Construction

Size of Tract .52

Location 3381 Old Concord Road

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

Land Lot (s) 341 & 381 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 no such assets. If any, they are as follows:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: **RAD**

East: **R-20 City of Smyrna**

South: **R-15, GC, LC**

West: **RAD, Neighborhood Shopping**

CONTIGUOUS LAND USE

North: Residential

East: Residential

South: Commercial

West: Residential under development

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? Old Concord Road

Improvements proposed by developer? Access off Concord Road and Small detention pond to city standards

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?

None

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:

None

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

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None

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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:

None

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: _____

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 8th day of June, 2018.



(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.

Similar to recent new home developments over last 10 years

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

No, the development will produce new homes more in keeping with adjacent homes in the community.

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

___ The property is now inconsistent with adjacent existing and new development in the city of Smyrna.

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.

The addition of one residential lot will not over burden city or county existing facilities.

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

___ The subject property is located in in the City of Smyrna medium density designated zoning area. ___ It will have similar lot sizes to adjoining new home communities.

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.

Approval would increase the value of the surrounding properties.

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.

Currently, this property is a mid 20th century rental home which is of minimal value to the adjacent homes. The proposed development homes will similar in style to the new homes in the community.

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

No, it would actually improve the window to the Old Concord Home Community.

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 size and character of homes will be similar to the existing adjacent community,~~



CITY OF SMYRNA

2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081
(770) 434-6600 / www.smyrnacity.com

City of Smyrna

Water and Sewer Availability

The City of Smyrna has determined that water and sanitary sewer are available to the proposed development only when annexed into the City of Smyrna. Cobb County Water and Sewer Department agreed to give this current customer to the City of Smyrna due to annexation and redevelopment. The current Cobb County water service will be abandoned at the main by Cobb County Water System or the developer.

Water and sewer are both located within the R/W of Concord Road and therefore meter locations and sewer tap locations will be placed by the developer within the R/W of Concord Road. The water main is located on the south side of Concord Road and will require this roadway to be bored to tap the water main. Sanitary sewer is located within the roadway and will require open cut to be repaired to DOT specification 1401. Elevations are the responsibility of the developer.

Due to the positioning of the proposed development a private 20 foot easement will be required through lot 2 to lot 1 for the water and sewer services for lot 2.

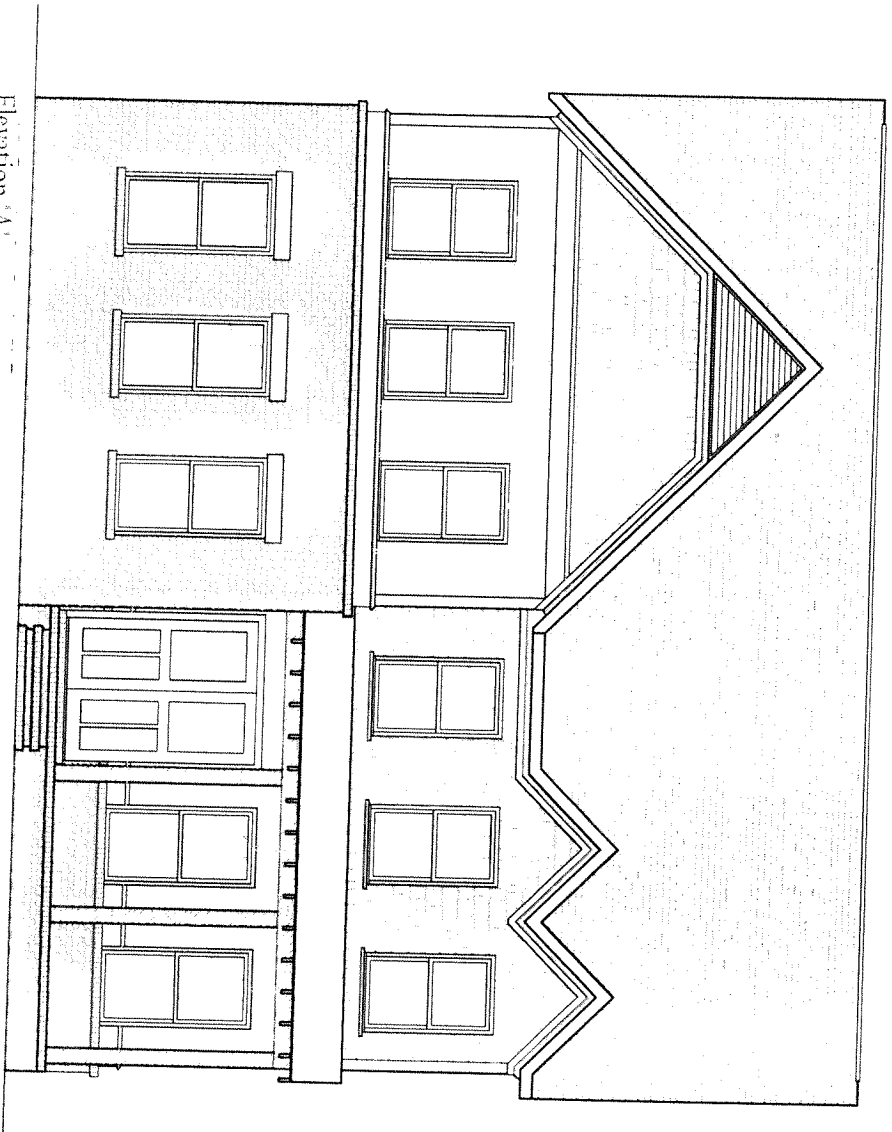
This information is based upon an annexation plat titled Concord Rd/Old Concord by TerraBuild USA dated June 4, 2018

Sincerely:


Scott Stokes
Director Public Works

			MAYOR A. MAX BACON				
CITY COUNCIL	WARD 1 DEREK NORTON	WARD 2 ANDREA BUSHNIN	WARD 3 TERIAN LEWIS	WARD 4 CHARLES A. WELCH	WARD 5 SUSAN WIERINSON	WARD 6 DOUG STONER	WARD 7 RON FINNEY
	CITY ADMINISTRATOR MICHAEL JONES, PE.		CITY CLERK BERRI GRAHAM	CITY ATTORNEY SCOTT A. COCHRAN		MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.	

The Laurel



Elevation 'A'

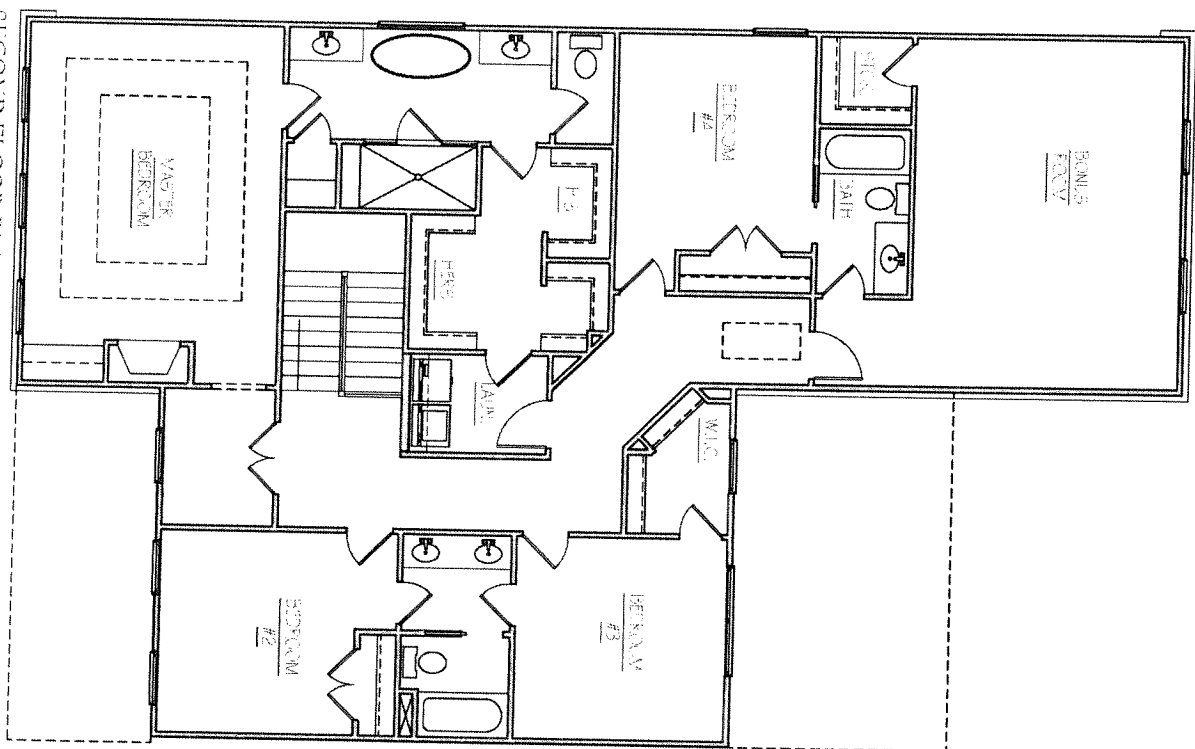
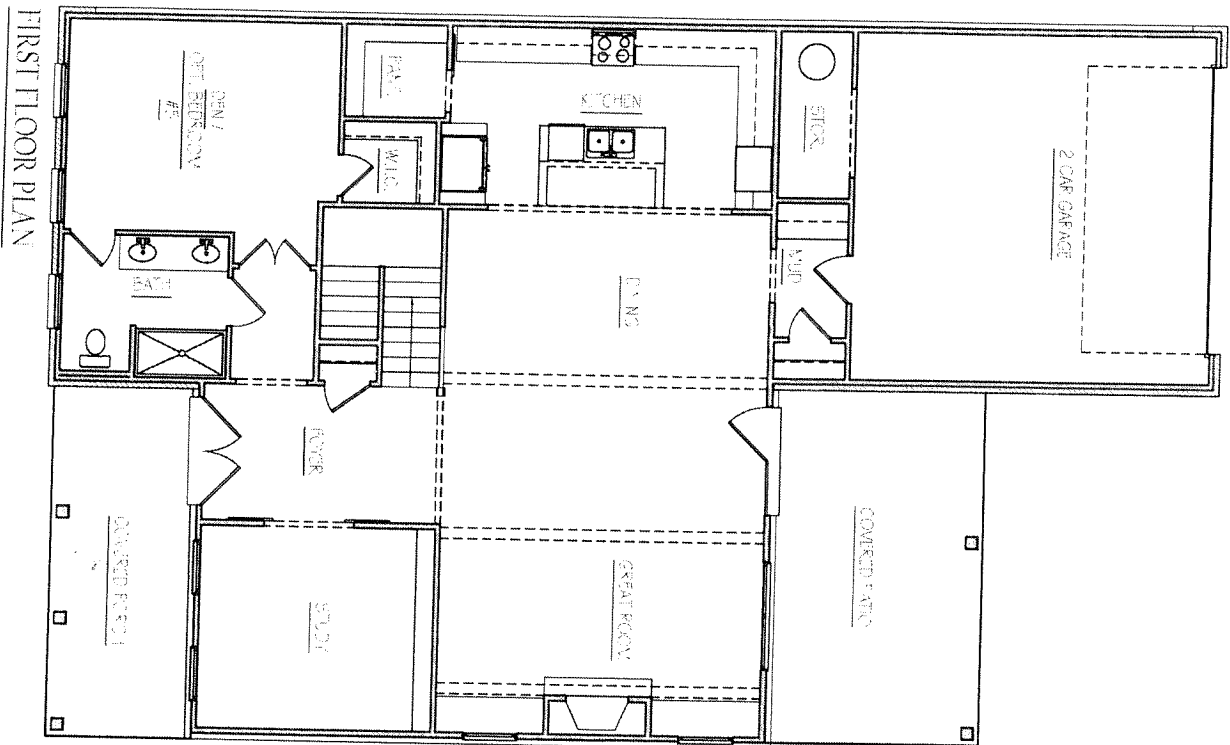


Epic Homes

884 Madison Grove Lane • Marietta, Georgia 30064
770-231-7719

Epic Homes in its sole discretion, reserves the right to modify and change these features in order to improve the homes. This is for information only and is not a part of a legal contract and is subject to errors, omissions and change.

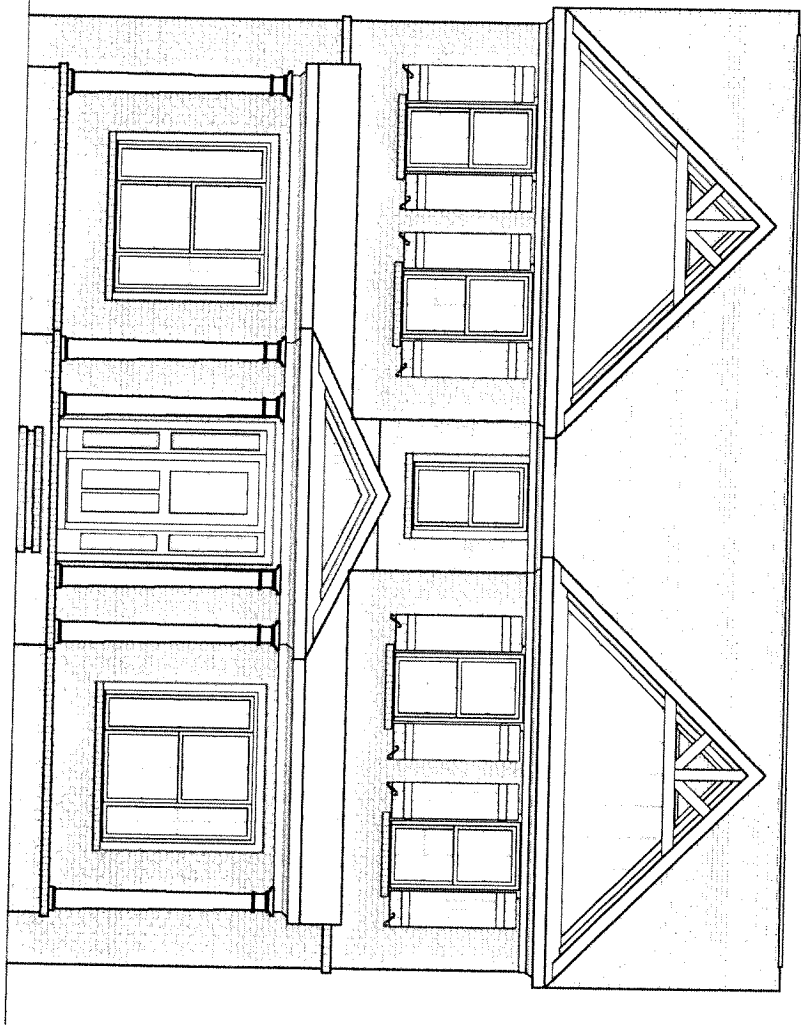
The Laurel



Epic Homes
 884 Madison Grove Lane-Marietta, Georgia 30064
 770-231-7719

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The Thornfield



FRONT ELEVATION "A"

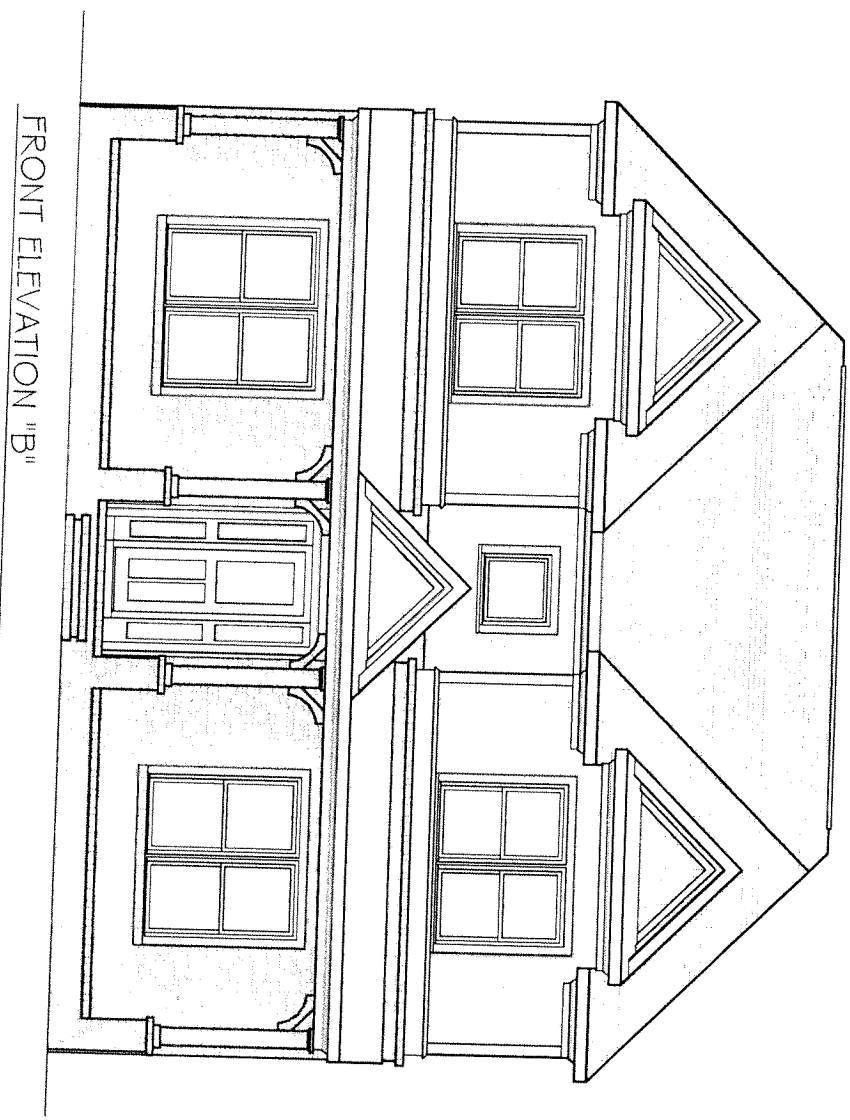


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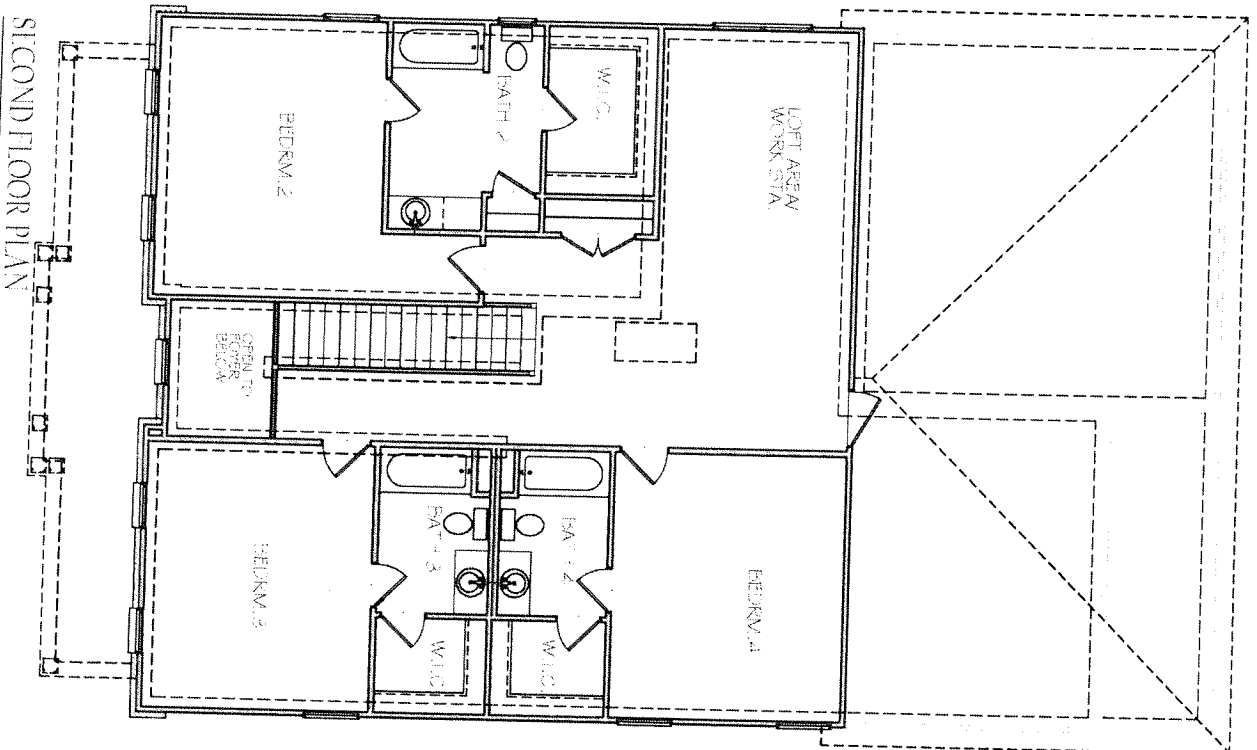
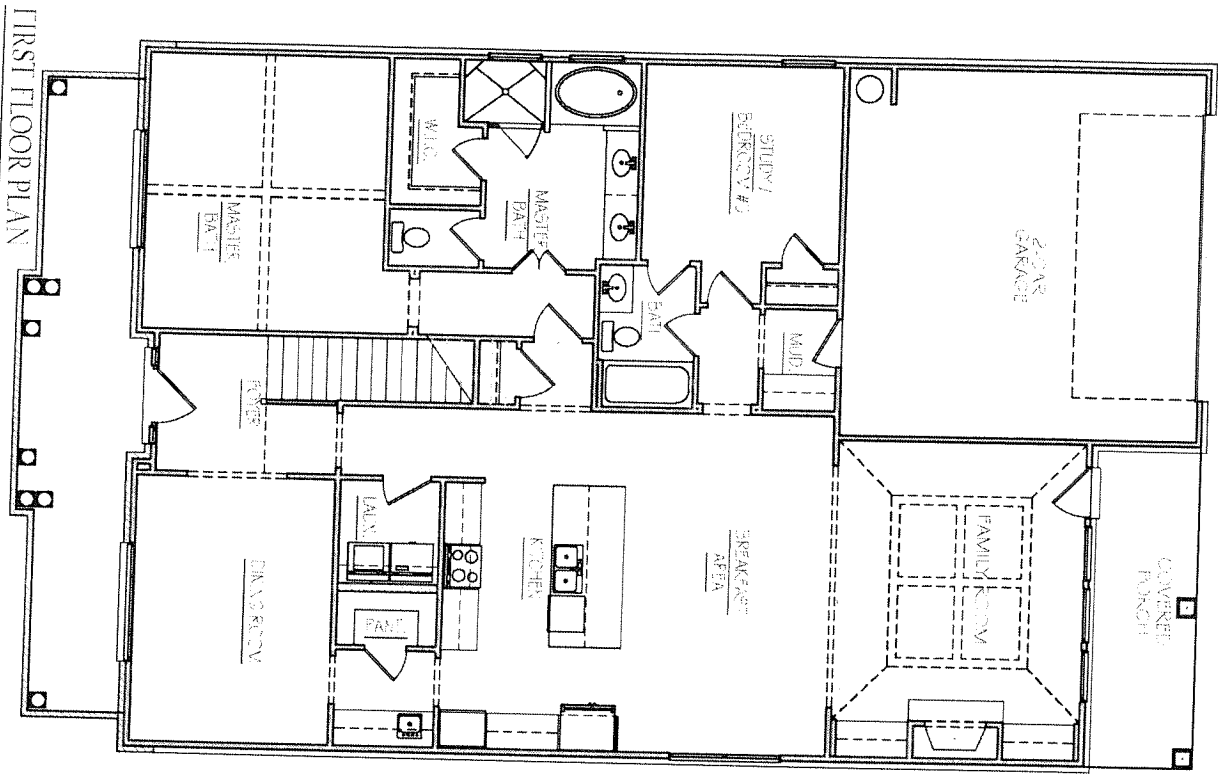
The Thornfield



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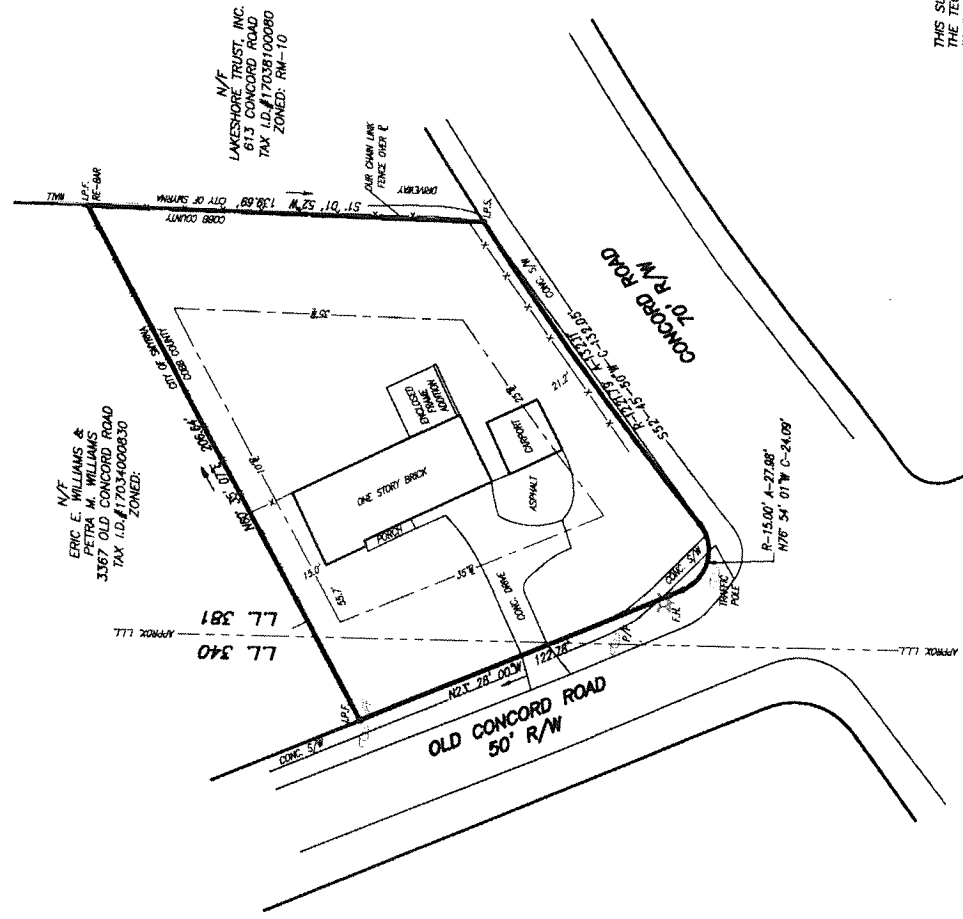


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LEGEND

- M.H. — MANHOLE
- J.B. — JUNCTION BOX
- C.B. — CATCH BASIN
- S.I. — SEWER INLET
- S.E. — SEWER EJECTOR
- D.E. — DRAINAGE EJECTOR
- U.E. — UTILITY EJECTOR
- I.F.F. — IRON PIN FOUND
- I.P.S. — IRON PIN SET
- C.T.P. — CRIMP TOP PIPE
- R.P. — OPEN TOP PIPE
- F.H. — FIRE HYDRANT
- B/L — BUILDING LINE
- R/W — RIGHT OF WAY
- P/P — POWER POLE
- — CENTER LINE

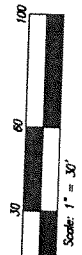


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 5-6-57, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James A. Evans
 GEORGIA REGISTERED LAND SURVEYOR

J.A. EVANS & ASSOCIATES
 3279 POWDER SPRINGS ROAD
 POWDER SPRINGS, GA. 30127
 PH. (770)943-0000

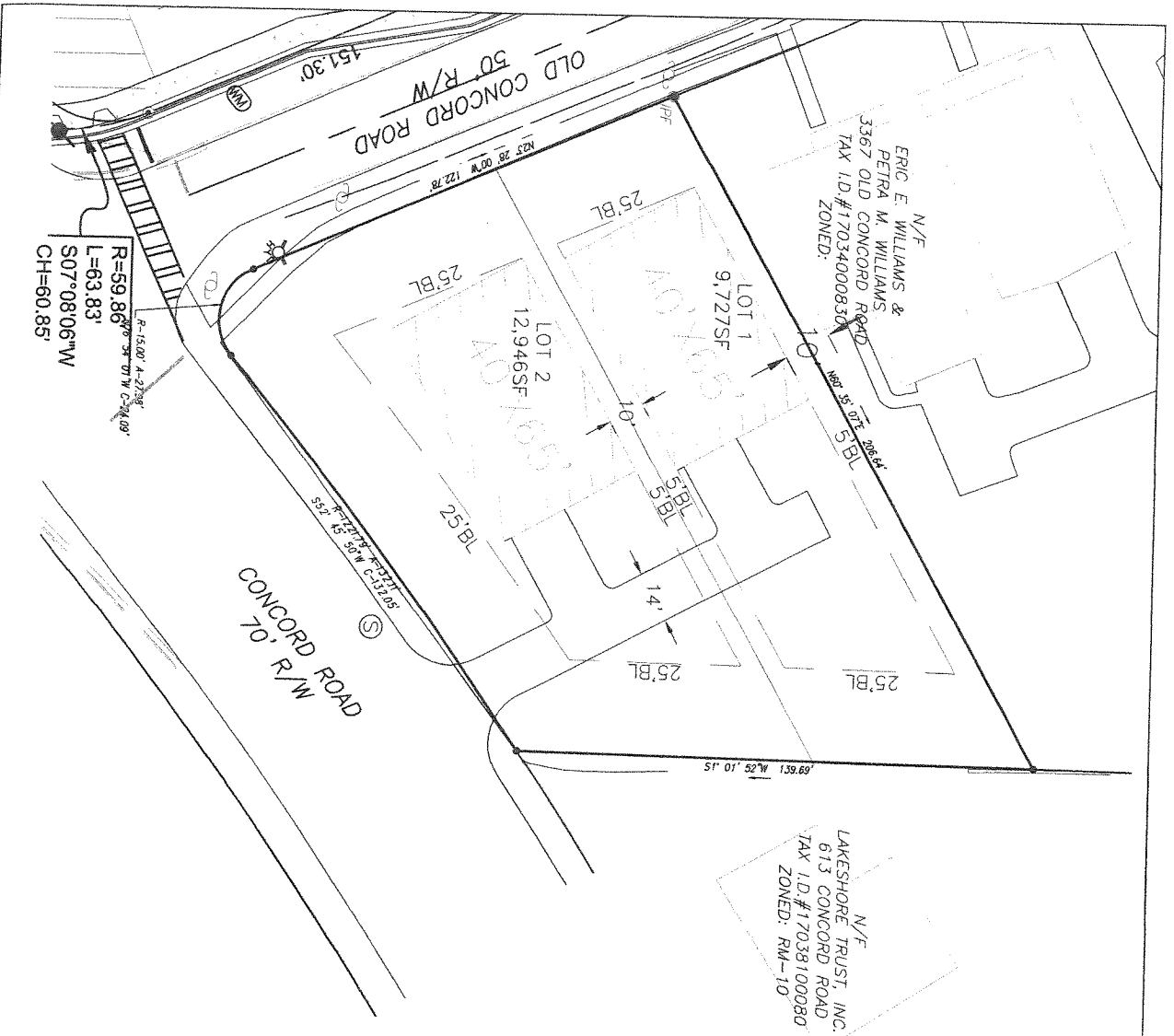


ZONING: R-20
 SETBACK: 15 FEET
 FRONT — 15 FEET
 MAJOR SIDE — 15 FEET
 MINOR SIDE — 10 FEET
 REAR — 35 FEET
 MAX. BLOC. HEIGHT ALLOWED — 35 FEET
 MINIMUM AREA — 20,000 SQ. FT.
 MINIMUM LOT WIDTH AT SETBACK — 75 FEET
 MINIMUM ROAD FRONTAGE — 75 FEET
 LOT AREA : 22,674 SQ. FT. OR 0.5205 ACRES
 REFERENCE: D.B. 8426, PG. 1
 P.B. 22, PG. 81

EQUIPMENT USED: TOPCON DCS
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN >= 15,000 FT. AND AN ANGULAR ERROR OF <= 5 SEC. PER ANGLE POINT. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

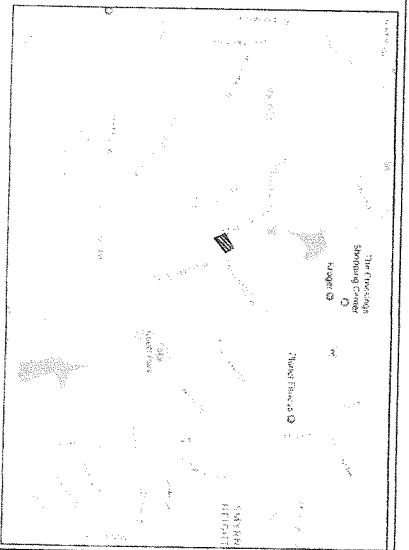
ANNEXATION PLAT FOR
3381 CONCORD
 P/O TRACT 7 & 8
 HERMAN L. JOLLY, ESTATE
 L.L. 340 & 381, DIST. 17, SECT 2
 COBB COUNTY, GEORGIA

SURVEYED: HLP
 DRAWN: RAL
 DWS NAME CONCORD 3381
 JOB NO. 18-0099
 DATE: MAY 1, 2018



N/F
ERIC E. WILLIAMS &
PETRA M. WILLIAMS
3367 OLD CONCORD ROAD
TAX I.D.#17034000830
ZONED:

N/F
LAKESHORE TRUST, INC.
613 CONCORD ROAD
TAX I.D.#17038100080
ZONED: RM-10

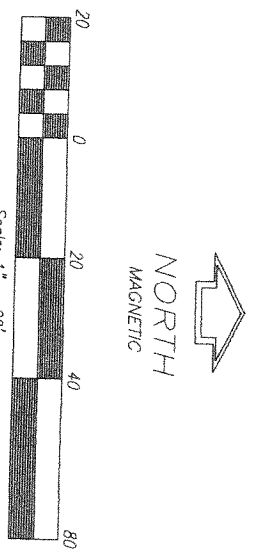


LOCATION MAP

LAND USE TABLE

LOTS	SITE ACREAGE	0.5205 ACRES +/-
2		
SETBACKS:		
FRONT	25'	
SIDE	5'	
REAR	25'	
LOT SIZES		
LOT 1	9,727SF	
LOT 2	12,946SF	

EACH HOME WILL PROVIDE WATER QUALITY WITH A INFILTRATION TRENCH



IF YOU DIG GEORGIA...
UTILITIES ARE OUR FIRST
PRIORITY.
1-800-285-5000
(404) 328-5000
(metro Atlanta only)
IT'S THE LAW



OWNER/GENERAL CONTRACTOR/PREPARER
ANGEL OAK HOMES, LLC

24-HOUR CONTACT
BOB HARRIS
404-857-0051

PROJECT
**CONCORD RD/
OLD CONCORD**

3381 CONCORD
P/O TRACT 7 & 8

Land 1-1 340 & 381,
17TH District
2ND Section
Cobb County, Georgia



DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY
DATE: **JUNE 4, 2018**
REVISIONS

**ANNEXATION
PLAT**

PLAT NUMBER
C1.01

BILSON & ASSOCIATES

Landscape Architects / Land Planners

PO Box 3442

Marietta, Georgia 30061

Ph. (770) 419-0006

June 4, 2018

RE: 3381 Old Concord Road
Smyrna, Georgia

Rusty Martin
City of Smyrna Community Development
3180 Atlanta Road
Smyrna, Georgia 30080

Dear Rusty,

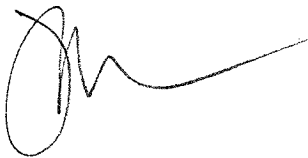
I visited the site at 3381 Old Concord Road to verify the existing trees on the property and I found the overall condition of the trees is good to fair. The site has overhead power lines along both street frontages and impacts the existing trees in the right of way along Concord Road. None of the trees found on this property should be considered as specimen trees. One 16" Dogwood has multiple stems to make the base of the trunk 16", but no stem is larger than 10" and the tree should not be valued as a specimen tree. All other trees on site do not meet the size requirement for specimen trees.

The following trees were found on the property:

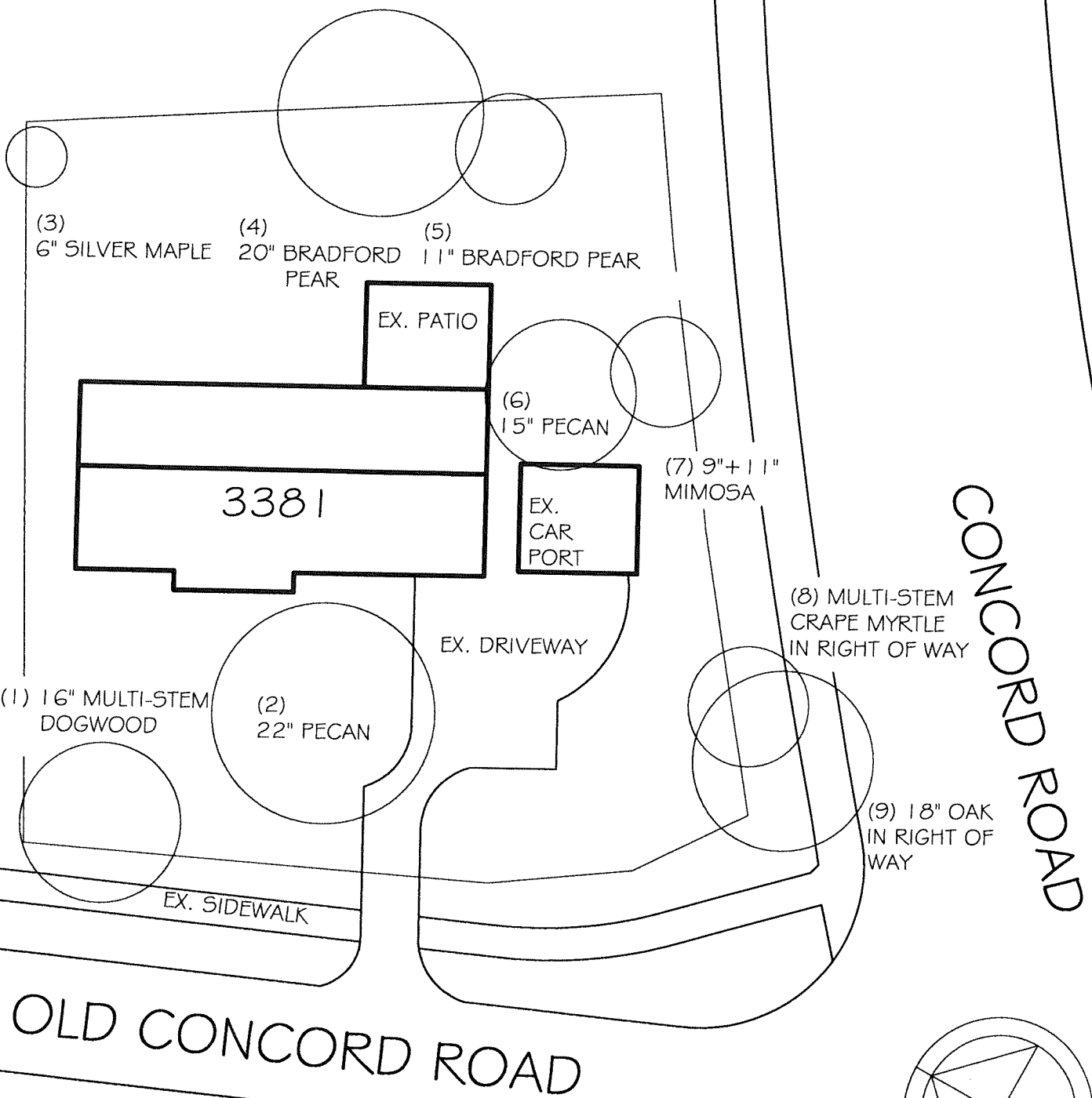
1. 16" multi-stem Dogwood (good condition)
2. 22" Pecan (good condition)
3. 6" Silver Maple (fair condition/invasive species)
4. 20" Bradford Pear (fair condition/not desirable)
5. 11" Bradford Pear (fair condition/not desirable)
6. 15" Pecan (good condition)
7. 9"+11" Double Trunk Mimosa (good condition/not desirable)
8. 7- stem Crape Myrtle (in right of way on Concord Road)
9. 18" Oak (in right of way on Concord Road)

Please let me know if you have any questions or if you would like to meet on site to discuss.

Sincerely,



Pete Bilson
Registered Landscape Architect #772



(3) 6" SILVER MAPLE (4) 20" BRADFORD PEAR (5) 11" BRADFORD PEAR

EX. PATIO

3381

(6) 15" PECAN

EX. CAR PORT

(7) 9"+11" MIMOSA

(8) MULTI-STEM CRAPE MYRTLE IN RIGHT OF WAY

CONCORD ROAD

(1) 16" MULTI-STEM DOGWOOD

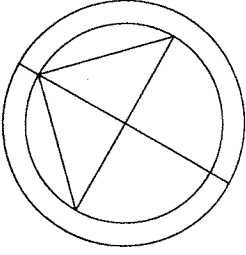
(2) 22" PECAN

EX. DRIVEWAY

(9) 18" OAK IN RIGHT OF WAY

EX. SIDEWALK

OLD CONCORD ROAD



TREE REPORT FOR
 3381 OLD CONCORD ROAD
 SMYRNA, GEORGIA