

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: _____ **Thomas W. Trebus** _____

Name: _____

(Representative's name, printed)

Address: _____ 1529 Roswell Street SE Smyrna, GA 30080 _____ Parcel ID: 17059200140 _____

Business Phone: _____ Cell Phone: _____ 404-643-5775 _____ Fax Number: _____

E-Mail Address: _____ trebutw@gmail.com _____

Signature of Representative: _____

9-11-2020

TITLEHOLDER

Name: _____ Thomas W. Trebus _____

(Titleholder's name, printed)

Address: _____ 1529 Roswell Street SE Smyrna, GA 30080 _____

Business Phone: _____ Cell Phone: _____ 404-643-5775 _____ Home Phone: _____

E-mail Address: _____ trebutw@gmail.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: _____

9-11-2020

ZONING REQUEST

From _____ General Commercial _____ to _____ R-15 _____
Present Zoning Proposed Zoning

LAND USE

From _____ to _____
Present Land Use Proposed Land Use

For the Purpose of _____

Size of Tract _____

Location _____

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

Land Lot (s) _____ District _____

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:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: _____

East: _____

South: _____

West: _____

CONTIGUOUS LAND USE

North: _____

East: _____

South: _____

West: _____

INFRASTRUCTURE

WATER AND SEWER

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

A letter from Frank Martin, 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? ___Roswell Street SE _____

Improvements proposed by developer? _____

___The current home owner will be building a new home for them to occupy as their permanent residence. _____

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: __N/A_____

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: __N/A_____

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: __N/A_____

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:

N/A

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?

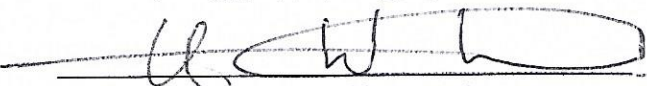
NO

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

N/A

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 11 day of September, 2020.



(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.

____ Neighboring homes share the same zoning type as the proposed rezoning request. ____

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

____ NO, the rezoning request will not affect any existing or adjacent property. ____

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

____ The property currently contains a single family home. The property is zoned general commercial. We are looking to rezone to residential similar in nature to all surrounding properties. This will have NO negative economic effect to the city. ____

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.

There will be no excessive or burdensome effect to any current infrastructure.

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

Yes, this zoning will conform with current policy and intent of land use plan.

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, additional changes will affect development.

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 new development will enhance the general neighborhood and conform to the surroundings._____

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

____The new zoning request will NOT create a nuisance to existing use areas._____

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 new development will be similar to surrounding homes and NOT negatively affect the neighborhood._____