

**APPLICATION FOR REZONING
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____


APPLICANT: _____

Name: Midtown Builders Group, LLC
(Representative's name, printed)

Address: 4062 Norton Pl SE Smyrna, GA 30082

Business Phone: _____ Cell Phone: 706-457-0012 Fax Number: _____

E-Mail Address: jcainmbg@gmail.com

Signature of Representative: 

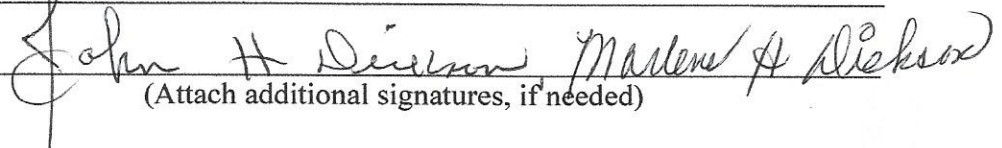
TITLEHOLDER

Name: John H. Dickson & Marlene H. Dickson (Tract 1) John H. Dickson (Tract 2)
(Titleholder's name, printed)

Address: 174 Concord Rd. Smyrna, GA 30082

Business Phone: _____ Cell Phone: 404-477-9296 Home Phone: _____

E-mail Address: candrovic85@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: _____

CONTIGUOUS ZONING

North: R-15 _____

East: RAD _____

South: R-15 _____

West: RAD _____

CONTIGUOUS LAND USE

North: SINGLE FAMILY RESIDENTIAL _____

East: SINGLE FAMILY RESIDENTIAL _____

South: SINGLE FAMILY RESIDENTIAL _____

West: SINGLE FAMILY RESIDENTIAL _____

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? Property Sits alongside S. Sherwood Rd. with approximately 344 ft of road frontage. All proposed lots are directly accessed off S. Sherwood.

Improvements proposed by developer? six Single-Family detached homes of approximately 2,500 to 3,500 sf with minimum lots of 10,000 sf. Conservation Area of approximately 51,000 sf along the rear of the property.

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: _____

N/A

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 9 day of July, 2021.



(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.

Single Family Residential exists on all adjacent properties. Single Family Detached RAD zoning already exists with the properties to the immediate left and right of the proposed development. RAD is consistent with the properties on the North Side of S. Sherwood Rd. This development will complete the development of RAD on that side of the road.

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

Single Family Residential exists on all adjacent properties. Single Family Detached RAD zoning already exists with the properties to the immediate left and right of the proposed development. RAD is consistent with the properties on the North Side of S. Sherwood Rd. This development will complete the development of RAD on that side of the road.

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

R-15 is not consistent with adjacent properties to the left and right of the property. R-15 is not the highest and best use of the subject property given adjacent property zoning.

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.

Single Family Residential RDA is consistent with existing zoning on this street. No excessive or burdensome use of existing streets, transportation facilities, utilities or school would result from RAD zoning.

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

The zoning proposal is in conformity with the policy and intent of the land use plan. RDA with a minimum 10,000 sf lot size is consistent with current zoning on adjacent properties.

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.

RAD zoning exists on adjacent lots on this side of S. Sherwood Rd. The proposed zoning change is consistent with those properties and will complete development on that side of S. Sherwood Rd.

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 proposed six lot, single-family detached homes will be architecturally similar to the adjacent lots to the west of the property. The homes will be between 2,500 and 3,500 sf constructed with cement fiber siding, board-n-batten, and/or shake accents with stone or brick. The style of the homes will be Craftsman Style, Cottage Style with front and rear porches. Some lots will have basements. The intent of the development is to enhance the neighborhood with consistent architecture, landscaped lawns, and greenspace to the rear of the property.

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

RDA zoning is consistent with adjacent properties on this side of S. Sherwood Rd.

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 six lot, single-family detached homes will be architecturally similar to the adjacent lots to the west of the property. The homes will be between 2,500 and 3,500 sf constructed with cement fiber siding, board-n-batten, and/or shake accents with stone or brick. The style of the homes will be Craftsman Style, Cottage Style with front and rear porches. Some lots will have basements. The intent of the development is to enhance the neighborhood with consistent architecture, landscaped lawns, and greenspace to the rear of the property.