

# APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: Z15-022

Hearing Date: 1/19/15

**APPLICANT:** SNE, LLC

Name: Inna Eidelman or Representative

(Representative's name, printed)

Address: 1444 Cartecay Drive, Brookhaven, GA 30319

Business Phone: \_\_\_\_\_ Cell Phone: 404-932-3330 Fax Number: \_\_\_\_\_

E-Mail Address: inna.eidelman@gmail.com

Signature of Representative: 

## **TITLEHOLDER**

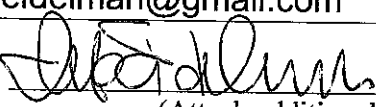
Name: SNE, LLC

(Titleholder's name, printed)

Address: 1444 Cartecay Drive, Brookhaven, GA 30319

Business Phone: \_\_\_\_\_ Cell Phone: 404-394-3615 Home Phone: \_\_\_\_\_

E-mail Address: inna.eidelman@gmail.com

Signature of Titleholder: 

(Attach additional signatures, if needed)

(To be completed by City)

Received: 11/

Heard by P&Z Board: 12/14/15

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: 11/30/15

Approved/Denied: \_\_\_\_\_

**ZONING REQUEST**

From R-15 to RAD  
Present Zoning Proposed Zoning

**LAND USE**

From Single Family Residential to Single Family Residential  
Present Land Use Proposed Land Use

For the Purpose of Subdividing property into 2 residential lots

Size of Tract .431 of an acre

Location 1195 Hill Street  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 489 District 17th

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: R-15/RAD

East: R-15/RAD

South: R-15/ RAD

West: R-15

**CONTIGUOUS LAND USE**

North: Residential

East: Residential

South: Residential

West: Residential

## **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:

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### **TRANSPORTATION**

Access to Property? Access is available to the property via Hill Street

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Improvements proposed by developer? Demolition of the existing home and to construct 2 new Single Family Homes.

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Comments:

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### **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?

N/A

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?

N/A

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:

\_\_\_\_\_

\_\_\_\_\_

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?

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.



(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.

The request to change the zoning from R-15 to RAD would keep the property residential but allow for a use that is consistent with the neighborhood.

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

The zoning will not have an adverse affect on the existing use or usability of adjacent properties.

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

Yes. The home is currently residential and is surrounded by residential.

**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 rezoning would be beneficial to the street as an older home that has structural defects will be demolished and an addition of 2 new homes would be added.

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

The property is in conformity with the policy and intent of the land use plan

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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.

The zoning will allow for new homes which will meet the architectural standards on Hill Street and bring new homeowners to Smyrna.

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**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.

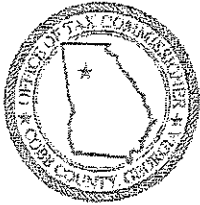
The homes would be consistent in architectural standards, open space, and aesthetics of other homes recently built along Hill Street.

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

The Land use will remain residential and will be comparable with existing uses in the area.

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 homes will be similar to other property that was built along Hill Street and Rezoned from R-15 to RAD. We do not believe it will adversely affect the neighborhood.



# COBB COUNTY TAX BILL 2015

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for more payment information

**CARLA JACKSON** TAX COMMISSIONER  
**CHELLY MCDUFFIE** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

**SPENCER MARY JO**

**1195 HILL ST SE**

**YOUR PAYMENT IS DUE October 15, 2015**

**Late fees apply October 16, 2015**

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17048900650	69,470	27,788	.40	City of Smyrna	Yes; Basic, School

Taxing Authority	Assessed Value	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	27,788	-	2,000	=	25,788	x	0.000050	= \$1.29

Levied by the State of Georgia representing approximately 1.45% of your taxes due.

The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

SCHOOL	27,788	-	27,788	=	0	x	0.018900	= \$0.00
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Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.

## COUNTY

Levied by the Board of Commissioners representing approximately 98.55% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$6,767.00 because your property's value was reassessed.

County General	27,788	-	16,767	=	11,021	x	0.007120	= \$78.47
County Bond	27,788	-	0	=	27,788	x	0.000330	= \$9.17
County Fire	N/A	-	N/A	=	N/A	x	N/A	= N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2015	17048900650	10/15/2015	Pay: N/A or	\$88.93

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2015	17048900650	10/15/2015	Pay: N/A or	\$88.93

## 2015 COBB COUNTY TAX BILL



**IS YOUR INFORMATION UP TO DATE?**

☐

My mailing address  
has changed.

☐

I want to remove  
homestead  
exemptions.

Date Moved:

New Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

SPENCER MARY JO

1195 HILL ST

SMYRNA GA 30080-1915



Printed: 11/5/2015 9:41:02 AM

## Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER  
 CHELLY MCDUFFIE CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 LAW OFFICE OF KIRSTEN MILLER

SPENCER MARY JO

Payment Date: 9/10/2015

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2015	17048900650	10/15/2015	Pay: N/A or	88.93

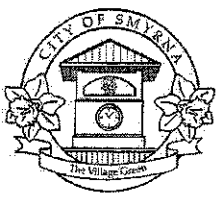
  

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$88.93	\$88.93	\$0.00

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 489 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOTS 7, 8, AND 9, BLOCK A, W.G. BROWN'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 187, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1195 HILL STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN COBB COUNTY, GEORGIA.

TAX ID: 17 0489 0 065 0



# CITY OF SMYRNA

2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081

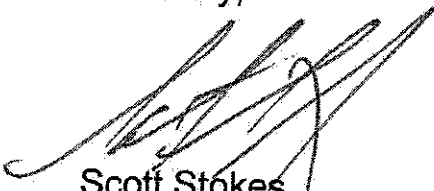
(770) 434-6600 / [www.smyrnacity.com](http://www.smyrnacity.com)

## City of Smyrna

### Water & Sewer Availability

The City of Smyrna has determined that water and sewer are available to the proposed development. Sanitary sewer is located in the middle of the street and water appears to be located within the northern right-of-way of Hill Street. Existing water taps and sewer taps shall be used where possible. When existing taps are not usable, the developer shall cap those taps at the mains. Additional water and sewer taps are the responsibility of the developer. Elevations are the responsibility of the developer. This information is based upon a preliminary subdivision plat for 1195 Hill Street by Alpha Land Services dated 8/13/15.

Sincerely,



Scott Stokes  
Director Public Works

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MAYOR A. MAX BACON							
CITY COUNCIL	WARD 1 MELLENY PRITCHETT	WARD 2 ANDREA BLUSTEIN	WARD 3 TERI ANULEWICZ	WARD 4 CHARLES A. WELCH	WARD 5 SUSAN WILKINSON	WARD 6 WADE LENENICKA	WARD 7 RON FENNEL
	CITY ADMINISTRATOR ERIC TAYLOR		CITY CLERK TERRI GRAHAM	CITY ATTORNEY SCOTT A. COCHRAN	MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.		

Record and Return to:  
PARTNERSHIP TITLE COMPANY, LLC  
2921 PIEDMONT ROAD, SUITE B  
ATLANTA, GEORGIA 30305  
15-1982 ZAKEN

*Rebecca Keaton*  
REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made the 8th day of September, 2015, between

MARY JO HEWITT N/K/A MARY JO SPENCER,

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

SNE, LLC,

of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 489 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOTS 7, 8, AND 9, BLOCK A, W.G. BROWN'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 187, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1195 HILL STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN COBB COUNTY, GEORGIA.

TAX ID: 17 0489 0 065 0

SUBJECT TO restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Unofficial Witness*  
Unofficial Witness

*Mary Jo Hewitt* [SEAL]  
MARY JO HEWITT  
N/K/A MARY JO SPENCER

*Notary Public*  
Notary Public

