



City of Smyrna, GA

08/29/2022

## RZ-22-2

### Rezoning Application

**Status:** Active**Date Created:** Aug 10, 2022

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### Applicant

Kyle Vincent  
kyle.c.vincent@gmail.com  
3710 Ashwood Dr Se  
Smyrna , ga 30080  
7246016612

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### Applicant Information

**First Name:**

Kyle

**Last Name:**

Vincent

**Street Address:**

3710 Ashwood Dr SE

**City:**

Smyrna

**State:**

GA

**Zip Code:**

30080

**Email Address:**

kyle.c.vincent@gmail.com

**Phone Number:**

7246016612

**Are you the titleholder of the subject property?**

Yes

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### Property Information

**Parcel ID:**

17055400720

**Property Address:**

3710 Ashwood Dr SE

**Present Zoning:**

R-15

**Present Future Land Use:**

LDR - Low Density Residential

**Parcel ID:**

17055300080

**Property Address:**

1487 SPRING WOOD DR

**Present Zoning:**

RD

**Present Future Land Use:**

MEDR - Medium Density Residential

**Development Information****Proposed Use of Property:**

Residential

**Property Acreage:**

0-5 acres

**Number of Proposed Dwelling Units:**

0

**Proposed Zoning:**

R-15

**Proposed Density:**

Residential less than 4.5 units/acre

**Are you seeking a Future Land Use Change?**

Yes

**Proposed Future Land Use:**

LDR - Low Density Residential

**Is Rezoning a Development of Regional Impact?**

No

**Project Description:**

Proposing to purchase approx 2000 Sq feet from neighbors yard and change property line.

**Rezoning Analysis****Number 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 zoning proposal is suitable to adjacent properties.

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

The zoning proposal will not adversely affect the exisit usability of nearby properties.

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

Proposal will not affect economic use as currently zoned.

**Number 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.**

Zoning proposal will not cause any excessive or burdensome use of any existing streets, facilities, utilities or schools.

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

The zoning proposal is a small line change between R-15 and RD zoned properties.

**Number 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.**

N/A

**Number 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 will not be a detriment to any standards in the community.

**Number 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 will not create and nuisance to the existing use in the area.

**Number 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 proposal will positively affect the neighborhood and surrounding properties by manicuring currently over grown areas.

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## Acknowledgement

### Applicant Signature

Kyle Vincent

07/20/2022

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## Internal Section

### Fee Calculation:

#### Is Tree Protection Plan Required?

No

#### Is Land Use Change required?

No

#### Is Sewer Capacity Analysis required?

No

#### Does this require Urban Design Commission approval?

No

### Issued Documents:

#### Planning & Zoning Board Meeting:

09/12/2022

### Mayor & Council Meeting:

#### For the development of:

10/17/2022

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**Units Per Acre:**

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**Mayor & Council Vote:**

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**Decision:**

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**Is this a conditional zoning?**

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**Zoning Conditions:**

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## Zoning Comments

### Department

Arborist

### Review Comments:

If development is proposed on the subject property a tree plan will be required.