

# APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**APPLICANT:** Omokhodion Medical Services

Name: Omokhware Omokhodion  
(Representative's name, printed)

Address: 3358 Laurel Way SE, Smyrna, GA 30080

Business Phone: 678-971-9971 Cell Phone: 920-562-5772 Fax Number: N/A

E-Mail Address: irisyu1026@gmail.com

Signature of Representative: 

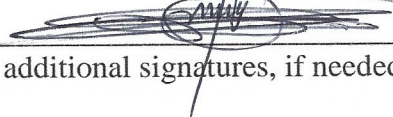
## TITLEHOLDER

Name: Omokhodion Medical Services  
(Titleholder's name, printed)

Address: 3358 Laurel Way SE, Smyrna, GA 30080

Business Phone: 248-390-0241 Cell Phone: 248-390-0241 Home Phone: 248-390-0241

E-mail Address: dromokhodion@yahoo.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: \_\_\_\_\_

**ZONING REQUEST**

From FC to LC  
Present Zoning Proposed Zoning

**LAND USE**

From FC to LC  
Present Land Use Proposed Land Use

For the Purpose of \_\_\_\_\_

Size of Tract 10,454

Location ~~726~~ 726 Windy Hill Road SE, Smyrna, GA 30080  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 375 District 17

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:     N/A    

East:     N/A    

South:     N/A    

West:     N/A    

**CONTIGUOUS LAND USE**

North:     N/A    

East:     N/A    

South:     N/A    

West:     N/A

**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:

Existing water is available by city of Smyrna

**TRANSPORTATION**

Access to Property? Property is located on Windy Hill Road and Burbank Cir at the corner of the two road with existing access to both roads.

Improvements proposed by developer? Interior redesign for ~~commercial~~ commercial use such as professional office

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?

N/A

If so, describe the nature 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?

N/A - NO

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

N/A - NO

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?


N/A - NO

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

N/A - NO

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.

This rezoning proposal should support the use of the development of ~~the~~ adjacent and nearby properties as the city plans to expand development on Windy Hill Road. We'd like to be able to bring professional services to the area to support the growth, hence the request for ~~rezoning~~ rezoning from Fc to LC.

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

This should not have an adverse affect on adjacent property as the businesses ~~that~~ that will be at the property will have limited volume traffic. We are hoping to have professional office such as medical or consultant services ~~where~~ where we are currently unable to due to zoning restrictions.

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

Currently the property is zoned Fc, therefore we have a lot of limitations on the use of property and maximize its potential for the neighborhood.

**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.

It should not have excessive use of existing street or ~~utilities~~ as the professional businesses and services provided from the property will have limited foot traffic.

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

The property was zoned FC which is ~~believed~~ believed to have the intention on future commercial development. It ~~is~~ should be in conformity within the policy and intent of the 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. There are ~~are~~ none.



**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 rezoning of the property should be an enhancement to the existing space as it gives the opportunity to allow professional businesses to occupy the space for growth of the area.

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

No. Adjacent properties has been zoned GC or LC for a number of years

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.

This should positively impact the general neighborhood as we are bringing in professional business to occupy the space as to support the growth of the city and its population.