



City of Smyrna, GA

07/12/2022

RZ-22-1

Rezoning Application

Status: Active**Date Created:** Jul 8, 2022

Applicant

Sean Murphy
sean@seanmurphy.com
3282 Lee Street SE
Smyrna, Georgia 30080
770-630-9205

Location

2625 HIGHLAND AVE SE
SMYRNA, GA 30080

Owner:

THOMPSON DEREK S
2625 HIGHLAND AVE SE SMYRNA, GA 30080

Applicant Information

First Name:

Joe

Last Name:

Callahan

Street Address:

2370 NESBITT DRIVE

City:

BROOKHAVEN

State:

GEORGIA

Zip Code:

30319

Email Address:

joecallahan3@gmail.com

Phone Number:

404-626-5277

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e. First and Last Name, or Name of Entity):

DERECK THOMPSON

Street Address:**City:**

2625 HIGHLAND AVE

SMYRNA

State:

GEORGIA

Zip Code:

30080

Email Address:

DThompsonVid@gmail.com

Phone Number:

770-374-8503

Property Information**Parcel ID:**

17056100110

Property Address:

2625 HIGHLAND AVE

Present Zoning:

R-15

Present Future Land Use:

MODR - Moderate Density Residential

Development Information**Proposed Use of Property:**

Residential

Property Acreage:

0-5 acres

Number of Proposed Dwelling Units:

2

Proposed Zoning:

R-10

Proposed Density:

Residential less than 4.5 units/acre

Are you seeking a Future Land Use Change?

No

Is Rezoning a Development of Regional Impact?

No

Project Description:

SUBDIVIDE ONE EXISTING R15 RESIDENTIAL LOT TO CREATE TWO LOTS WITH ONE CONTAINING THE EXISTING/CURRENT HOME AND THE OTHER SUITABLE FOR CONSTRUCTING A NEW HOME.

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 proposed zoning will permit only single family residential use which is identical and therefore should be seen as suitable to the adjacent single family residential uses.

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 and its use will provide for a single new home which will not abut any other homes except the seller's who is in favor of the proposal. Since the development is not adjacent and is separated from other homes by existing public streets, the development shall not block views, access, nor have any impact on the use or usability of adjacent properties.

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

The current property is significantly larger than other presently zoned lots on the same street and the owner is not able to take advantage of the economic value of the total land due to the existing zoning. His neighbors have been able to rezone their properties in previous years and capitalize on the value of the extra land and the applicant would like to do the same.

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.

Adding a single residential home is certainly not excessive nor burdensome and will not require any new infrastructure to support the additional home.

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

The proposed lot split would result in a density less than the current future land use plan allows and will be in keeping with the current plans.

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.

To the north of the property on both of the adjacent streets new homes were built that match the proposed setbacks, architectural style, and lot sizes. Some homes are very near and on the same street, where others may be a block or two away but in the same neighborhood. Setbacks of 20' and 25' from the back of curb respectively have been noted within a short distance of the proposal. Additionally the acute triangle formed by the existing streets has resulted in creating a large barren grass triangle that seems out of place and lacking a structure that a new home would provide.

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 architecture proposed will compliment and in many ways match the style of recently built new homes in the same block and neighborhood. Open space on the proposed lots would also compliment or match other nearby homes with less than 30% impervious cover proposed in total.

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

Adding a single family home could not be termed incompatible nor a nuisance without also calling every other home recently approved and built the same. Since the proposed zoning matches many of the other homes in the area it should not be seen as anything but compatible.

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 height proposed for the new home is in keeping with other new homes in the area and no existing home is less than 50' from the proposed home due to the corner lot location proposed.

The change should be seen by most as being a positive addition to the neighborhood and it would be difficult to argue otherwise.

Acknowledgement

Applicant Signature

Sean J Murphy
07/08/2022

Internal Section

Fee Calculation:

Is Land Use Change required?

No

Is Tree Protection Plan Required?

No

Is Sewer Capacity Analysis required?

No

Does this require Urban Design Commission approval?

No

Issued Documents:

Mayor & Council Meeting:

09/19/2022

Planning & Zoning Board Meeting:

08/08/2022

For the development of:

Two single-family homes

Units Per Acre:

3.6
