

**APPLICATION FOR ZONING AMENDMENT
TO THE CITY OF SMYRNA**

Please Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Integrity Engineering & Development Services, Inc.

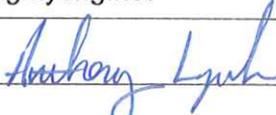
Name: Anthony Lynch

(Representative's name, printed)

Address: 3615 Braselton Hwy, Suite 201, Dacula, GA 30019

Business Phone: 678-546-0446 Cell Phone: 770-301-3649 Fax Number: _____

E-Mail Address: anthony@integrityeng.net

Signature of Representative: 

TITLEHOLDER:

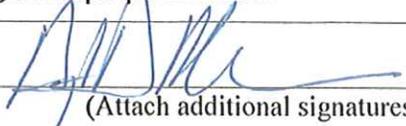
T-L Smyrna LLC, a Delaware limited liability company by its manager, Tri-Land
Name: Properties, Inc

(Titleholder's name, printed)

Address: One East Oak Hill Dr, Suite 302 Westmont, IL 60559

Business Phone: 708-531-8210 Cell Phone: 708-558-3712 Home Phone: _____

E-mail Address: hrobinson@trilandproperties.com

Signature of Titleholder:  Executive Vice-President
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING:

GC - General Commercial
Present Zoning

LAND USE:

Vacant out-parcel - Proposed McDonald's
Present Land Use

For the Purpose of Proposed McDonald's Restaurant

Size of Tract 1.07 ac

Location 3240 South Cobb Dr, Smyrna, GA
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 380 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:

N/A

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

The proposed zoning amendment will allow for signage to be placed on 4 sides of the building. The current code allows for 100 sq. ft. of signage on 2 sides of the building, while McDonald's is proposing to reduce the total amount to 56 sq. ft. and place one sign on each of the 4 sides of the building. The proposed signs are McDonald's "Arches" which cover 14 sq. ft. each making the total 56 sq. ft.

CONTIGUOUS ZONING

North: GC Conditional

East: GC

South: GC Conditional

West: GC Conditional

CONTIGUOUS LAND USE

North: Commercial Retail

East: Commercial Retail

South: Commercial Retail

West: Commercial Retail

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:

TRANSPORTATION

Access to Property? Property access will be via the internal driveway openings provided in The Crossings at Four Corners shopping center. The shopping center is accessed via multiple existing driveways to S. Cobb Drive and Concord Road.

Improvements proposed by developer? No transportation improvements are proposed. The site will tie to existing driveway connections.

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, 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 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 to whom the campaign contribution or gift was made:

None

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council during the two years immediately preceding the filing of this application, and the date of each such contribution:

None

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 during the two years immediately preceding the filing of this application:

None

Does the Mayor or any member of the City Council 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 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 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 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 10 day of April, 2014.

(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 zoning 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.

ZONING AMENDMENT ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Mayor and Council when considering a zoning amendment 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 zoning amendment 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 proposed use is suitable in view of the approved uses for The Crossings at Four Corners shopping center. The two additional wall signs proposed meet code requirements for all GC zoned properties throughout the city. The signs will allow the business to be more easily recognized from both the front and the rear of the building.

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

There will be no adverse affects on the usability of adjacent or nearby properties. All nearby uses are similar in nature.

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

The zoning proposal is meant to enhance the existing zoning by allowing the development to display two additional identification wall signs one on both the front and the rear of the building.

ZONING AMENDMENT 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 zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The two additional wall signs will allow the business to be more easily identified.

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. The changes will aid in business recognition and functionality in conformity with 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.

There are no existing or changing conditions that give supporting grounds for either approval or disapproval.

ZONING AMENDMENT 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 development will enhance these characteristics of the neighborhood.

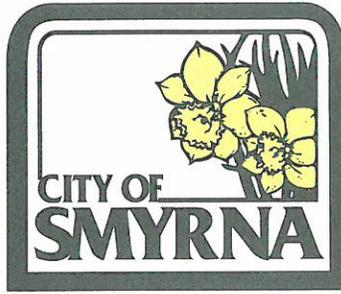
McDonald's standard construction types offer very appealing architectural standards on the building and signs. The 4 proposed building signs, one on each side, will reduce the total square footage from the allowable 100 sq. ft. to 56 sq. ft. This will enhance the architectural standards and aesthetics by reducing the size of the "arches" on the building, and reducing the total square footage of building signage.

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 use and development thereof will not cause a nuisance to the area in any way.

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 size and height of the proposed use and all associated appurtenances will be similar in nature to other surrounding properties.



2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081 / (770) 434-6600

City of Smyrna

Water and Sewer Availability

The City of Smyrna has determined that water and sanitary sewer are available to the program development. Water is located on both South Cobb Drive and Concord Road. Based upon the zoning site plan the developer will have to install a water main extension on South Cobb Drive. Developer shall pay for and the City of Smyrna will install master meters for this development. Individual private meters will be required for all tenants and read monthly by an owner contracted third party. Monthly readings will be forwarded to the City.

Sanitary Sewer is located at the rear of the property. Any existing private sanitary sewer to remain on this property shall be leak and air tested to ensure no I/I conditions exist.

Elevations are the responsibility of the developer. This information is based upon a zoning site plan for the Crossings at Four Corners by Paulson Mitchell dated August 13, 2009.

Sincerely

Scott Stokes, CPWM
Director Public Works

MAYOR
A. MAX BACON

CITY COUNCIL	WARD 1 MELLENY PRITCHETT	WARD 2 RON NEWCOMB	WARD 3 BILL SCOGGINS	WARD 4 MIKE McNABB	WARD 5 JIMMY SMITH	WARD 6 WADE LLENICKA	WARD 7 CHARLES "PETE" WOOD
	CITY ADMINISTRATOR WAYNE P. WRIGHT		CITY CLERK SUSAN D. HIOTT, C.M.C	CITY ATTORNEY SCOTT A. COCHRAN		MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.	

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17038000010	2013	\$20,269.03	\$0.00	\$0.00	\$0.00	\$20,269.03	\$0.00



Last Payment Date: 10/15/2013

Property Address: 3240 S COBB DR

Payer: Cole Taylor Bank Grygiel

Real Estate Bills

View Bill

Bill Year	2013
Bill	15612
Owner	TL SMYRNA LLC
Parcel ID	17038000010

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	11/15/2013	\$6,773.93	\$6,773.93	\$0.00	\$0.00
Interest and Penalties		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$6,773.93	\$6,773.93	\$0.00	\$0.00

©2013 Tyler Technologies, Inc.