

**APPLICATION FOR REZONING  
TO THE CITY OF SMYRNA**

*Type or Print Clearly*

(To be completed by City)

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

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

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

**APPLICANT:** \_\_\_\_\_ GFAC Real Estate \_\_\_\_\_

Name: \_\_\_\_\_ Dayo Adebayo \_\_\_\_\_  
(Representative's name, printed)

Address: \_\_\_\_\_ 1333 Harris Way NE. Brookhaven GA 30319 \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell Phone: 405-762-2274 Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ dayo@gfacgroup.com \_\_\_\_\_

Signature of Representative: \_\_\_\_\_ D.A \_\_\_\_\_

**TITLEHOLDER**

Name: \_\_\_\_\_ GFAC Real Estate LLC \_\_\_\_\_  
(Titleholder's name, printed)

Address: \_\_\_\_\_ 5 Concourse Pkwy NE. Suite 3000. Sandy Springs GA 30328 \_\_\_\_\_

Business Phone: 470-361-9999 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ info@gfacgroup.com \_\_\_\_\_

Signature of Titleholder: \_\_\_\_\_ D.A \_\_\_\_\_  
(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 General Commercial (GC) to Office Distribution (OD)  
Present Zoning Proposed Zoning

**LAND USE**

From Industrial Warehouse to Modern Self Storage Facility  
Present Land Use Proposed Land Use

For the Purpose of Proposed Self Storage Facility

Size of Tract +/- 3.29 acres

Location 912 Daniel Dr. Smyrna GA 30080

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

Land Lot (s) 444 District 17th District

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:** General Commercial

**East:** Unincorporated Cobb County

**South:** General Commercial

**West:** General Commercial

**CONTIGUOUS LAND USE**

**North:** 7.1 acres wooded land for sale

**East:** Train tracks, multiple high overhead electrical power lines and commercial/industrial

**South:** Industrial and residential

**West:** Residential

**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:

See attached letter from Cobb County water  
Self storage uses very little water

**TRANSPORTATION**

Access to Property? Access to the property will be from a single driveway from Atlanta Rd  
Self Storage has very little traffic especially when compared to other retail, business, office or commercial  
uses. The vast majority of traffic will be from local homeowners within 5 miles driving their own vehicle with  
the occasional U-haul with one or two moving trucks a year.

Improvements proposed by developer? A 75,300 sq ft state of the art self storage is proposed.  
It will be built in two floors to best use the existing land slopes. Only a single story will be seen from Atlanta Rd.  
See attached elevations.

Comments:

The facility will be locally owned and operated. A home town business. It will use virtually no town services  
or resources and will be one of the largest tax payers.

**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

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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

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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

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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

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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

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If so, describe the natural and extent of such interest: \_\_\_\_\_

N/A

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**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:

N/A

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

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 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 proposed use is suitable in view of the use and the development of the adjacent and nearby properties.

The majority of the area is commercial or industrial. Self storage by nature is a good transition to residential zone and also a good neighbor to residential zones

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 effect on the use or usability on adjacent or nearby properties.

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

The property is difficult to develop under the current zoning due to the steep topography

Self storage will better permit to use an under/over design - "walk out" design that is not suited for most other commercial uses

There is a need for additional local self storage based upon the existing self storage and population

**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.

Self storage has the least amount of traffic when compared to other commercial properties. This is because the clients do not have to come to the storage often, they only visit occasionally to use their storage space.

The proposed use will not cause any excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Given the very low number of visitors per day, it does not have a negative impact on utilities or streets. It will have a positive impact on the town as it will provide a service for local residences and will also be one of the highest tax payers in town.

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

Future land use is CAC - Community Activity Center

The vast majority of the customers will be local from a 5 mile radius

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 existing industrial uses will be replaced with a more suitable use for the area.

The old and outdated buildings will be replaced with a new state of the art self storage facility.



**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 proposed development (and removal of existing eye sores) will enhance the architectural standards and aesthetics of the area. A significant amount of landscaping is proposed to further enhance the area. See attached landscaping plan for more details.

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

No, the proposed zoning classification will not create a nuisance or be incompatible with existing uses in the area.

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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 proposed use and design will enhance the general neighborhood positively by replacing the abandoned houses and the industrial warehouse currently on the property with a modern self storage facility surrounded by beautiful landscape. The land slopes will be used to minimize the building heights.

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