

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT:

Name: _____

Jasper Proctor
Jasper Wayne Proctor
(Representative's name, printed)

Address: _____

319 Atlanta St. SE, Suite # 240

Business Phone: _____

770-425-6890

Cell Phone: _____

Fax Number: _____

770-425-5777

E-Mail Address: _____

acmeamericanllc@bellsouth.net

Signature of Representative: _____

TITLEHOLDER

Name: _____

Aria Development III, LLC.
Sofia Roshan
(Titleholder's name, printed)

Address: _____

4920 Roswell Rd., Suite 43

Business Phone: _____

Cell Phone: _____

404-840-1020

Home Phone: _____

E-mail Address: _____

sofia@cmq.us.com

Signature of Titleholder: _____

Sofia Sult

(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 R-15 to R-ADCONDITIONAL
Present Zoning Proposed Zoning

LAND USE

From 0.460 acres to 0.230 acres
Present Land Use Proposed Land Use

For the Purpose of Divide lot

Size of Tract 0.460 acres to 0.230 acres

Location 1084 Fleming Street Smyrna GA.
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 489 District 17th, 2nd section

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:	R-15
East:	STREET & SCHOOL
South:	R-15
West:	R-15

CONTIGUOUS LAND USE

North:	RESIDENTIAL
East:	SCHOOL STREET
South:	RESIDENTIAL
West:	RESIDENTIAL

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? SITE ON STREET (FLEMING ST)

Improvements proposed by developer? TO CONSTRUCT NEW RESIDENCES ON 2 LOTS

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: 0

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? NO

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

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?

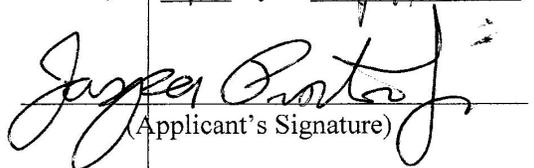
NO

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 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 11 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 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.

ZONING PROPOSED USE IS RESIDENTIAL. THIS REZONING SEEKS TO MODIFY LOT SIZE

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

LOTS OF SIMILAR SIZE ARE LOCATED ON FLEMING STREETS

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

THE EXISTING RESIDENCE IS OLD AND NEEDS REPLACEMENT.

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.

THE PROPOSED SUBDIVISION WILL INCREASE
TRAFFIC BY ONE HOUSE,

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

THE EXISTING USE IS RESIDENTIAL, ZONING
AND LAND ARE THE SAME. WE ARE ADDING
ONE LOT.

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 HOUSE IS OLD AND NEEDS REPAIRMENT.
BY SUBDIVIDING IT BECOMES ECONOMICALLY
FEASIBLE TO REPLACE THE HOUSE,

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 NEW PROPOSED HOMES ARE SIMILAR TO
NEW HOMES ON FLEMING STREET.

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

THE NEW LOTS DO NOT CREATE A NUISANCE.

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 HOMES ARE SIMILAR TO OTHER
HOMES IN THE AREA. HEIGHT IS 2 STORIES.

Deed Book 14445 Pg 1770
Filed and Recorded Jan-29-2007 02:22pm
2007-0215541
Real Estate Transfer Tax \$0.00

Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 23rd day of January in the year
Two Thousand and Seven between

CMA CONSULTING, INC.

As party or parties of the first part, hereinafter called
Grantor, and

ARIA DEVELOPMENT III, LLC

As party or parties of the second part, hereinafter called
Grantee (the words "Grantor" and "Grantee" to include their
respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH, that, Grantor, for and in consideration of the
sum of One Dollar (\$1.00) and other valuable considerations in
hand paid at and before the sealing and delivery of these
presents, the receipt whereof is hereby acknowledged, by these
presence does hereby remise, convey and forever Quit-Claim unto
the said Grantee:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 489 OF THE 17TH
DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING LOT 4, BLOCK B, OF MRS.
EUNICE ALEEN OWENS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 1,
RECORDS OF COBB COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED
HEREIN AND MADE A PART HEREOF.

BEING IMPROVED PROPERTY KNOWN AS 1084 FLEMING STREET ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to Grantee,
so that neither Grantor nor any person or persons claiming under
Grantor shall at any time, by any means or ways, have, claim or
demand any right or title to said premises or appurtenances, or
any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this
deed, the day and year first above written.

Signed, sealed and delivered
In the presence of:

CMA CONSULTING, INC.

[Signature]
Unofficial Witness

By: *[Signature]* (SEAL)
President

[Signature]
Notary Public

Attest: *[Signature]* (SEAL)
Secretary

H. Maursen Holbrooks
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires 04/14/2010

CARLA JACKSON, Tax Commissioner

CHELLY MCDUFFIE, Deputy Tax Commissioner

COBB COUNTY DUPLICATE TAX STATEMENT
FOR TAX YEAR 2013

BILL NUMBER

PLEASE WRITE PARCEL
NUMBER BELOW
ON YOUR CHECK

MAKE CHECK PAYABLE TO: "Cobb County Tax Commissioner"
MAIL REMITTANCE TO: P.O. Box 649
Marietta, GA 30061-0649

PROPERTY DESCRIPTION 1084 FLEMING ST								Gross Value	Gross Assessment
Parcel	Lot	BLK	Unit	Acres	Homestead	Dist			
17-0489-0-027-0	0004	B		0.40		6		57920	23168



ARIA DEVELOPMENT III LLC
4098 OBERON CT
SMYRNA GA 30080

TOTAL TAX 623.23
LESS AMT. PREV. PAID -623.23

Total Due

DETACH AND RETURN WITH CHECK

REMITTANCE COPY

COBB COUNTY DUPLICATE TAX STATEMENT
FOR TAX YEAR 2013

TAXPAYER COPY

BILL NUMBER

PROPERTY DESCRIPTION 1084 FLEMING ST								Gross Value	Gross Assessment
Parcel	Lot	BLK	Unit	Acres	Homestead	Dist			
17-0489-0-027-0	0004	B		0.40		6		57920	23168

ARIA DEVELOPMENT III LLC
4098 OBERON CT
SMYRNA GA 30080

	GROSS ASSESSMENT - EXEMPTION	NET ASSESSMENT	X MILLAGE	= CALCULATED TAX	= TOTAL TAX
STATE	23168	23168	0.000150	3.48	3.48
COUNTY GENERAL	23168	23168	0.007520	174.22	174.22
COUNTY BOND	23168	23168	0.000330	7.65	7.65
SCHOOL GENERAL	23168	23168	0.018900	437.88	437.88
SCHOOL BOND	23168	23168	0.000000		
10% PENALTY FOR NOT FILING A TAX RETURN					
TOTAL				623.23	623.23
				LESS AMT. PREV. PAID	-623.23

Total Due

This is the duplicate tax bill for the above said property, calculated from information supplied by the Cobb County Board of Tax Assessors.

You must send a copy of this bill to your mortgage company if they are responsible for payment.

CARLA JACKSON, Tax Commissioner
CHELLY MCDUFFIE, Deputy Tax Commissioner

Phone 770-528-8600
Fax 770-528-8679
E-mail: tax@cobbtax.org
tags@cobbtax.org
Web: www.cobbtax.org

Bill Inquiry - Munis (City of Smyrna)

My File Edit Tools Help

Year/Type Bill No. 2013 RE-R 567

Customer # ARJA DEVE 4098 OBER SMYRNA, C

Property Information

Parcel ID 17-0489-0-0270

Alt Parc 0004B

Prop Loc 1084 FLEMING ST

Effective Date

Scan Bill

Quick Entry

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
11/22/13	208.28		.00	208.28	.00
Fees/Pen	.00		.00	.00	.00
Totals	208.28		.00	208.28	.00

Notes/Alerts

JUN 1 Owner: ARJA DEVELOPMENT III

Due 04/11/2014 .00

Next Int .00

Int Paid .00

Total Paid 208.28

View prior unpaid bills

1 of 11 Attachments (0)

Display billing and payment detail for the current bill.

From:

04/11/2014 09:51

#625 P.002/002

Installment Information

My File Edit Tools Help

View Detail
Orig Bill

Currently Viewing
ALL INSTALLMENTS AS OF 04/11/2014

Bill	Customer/Property
Year 2013	Cust # 22743
Type RE-R	Name 1 ARJA DEVELOPMENT III LLC
Bill # 567	Name 2
	Prop ID 17048900270

Detail

Chg Desc	Billed/Adj	Unpd Prin	Fees/Pen	Interest	Due Now
REAL PROPE	208.28	.00	.00	.00	.00

Totals

Billed	208.28	Fees/pen	.00
Unpaid prin	.00	Interest	.00
Due now	.00		

1 of 2

OVR