

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: MCCLAVE CORPORATION

Name: BRAD THOMPSON
(Representative's name, printed)

Address: PO BOX 600813, MARIETTA, GA. 30060

Business Phone: — Cell Phone: 770-527-8590 Fax Number: —

E-Mail Address: bradthompson@gmail.com

Signature of Representative: 

TITLEHOLDER

Name: CAROLE ALVERSON
(Titleholder's name, printed)

Address: 450 N. POND TRAIL ROSWELL, GA. 30076

Business Phone: — Cell Phone: — Home Phone: 770-992-4192

E-mail Address: calverson2@aol.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: _____

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APPLICANT: MCALFE CORPORATION

Name: BRAD THOMPSON
(Representative's name, printed)

Address: PO BOX 680813, MARIETTA, GA 30068

Business Phone: — Cell Phone: 770-527-8560 Fax Number: —

E-Mail Address: bradthompson@gmail.com

Signature of Representative: 

TITLEHOLDER

Name: _____
(Titleholder's name, printed)

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Business Phone: _____ Cell Phone: _____ Home Phone: _____

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ZONING REQUEST

From R-15 to RAD - CND
Present Zoning Proposed Zoning

LAND USE

From _____ to _____
Present Land Use Proposed Land Use

For the Purpose of SINGLE FAMILY RESIDENCES

Size of Tract 4.01 ACRES

Location PLANT ROAD & N. COOPER LAKE ROAD

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

Land Lot (s) 335 District 17th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X 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: R-15

South: R-15

West: R-15

CONTIGUOUS LAND USE

North: _____

East: _____

South: _____

West: _____

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? PLANT ROAD

Improvements proposed by developer? N/A

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?

N/A - 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:

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:

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:

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 - 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?

N/A - NO

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

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?

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

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 13th day of December, 2013.



(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.

SINGLE FAMILY HOMES ARE COMPATIBLE WITH SURROUNDING
USES. THIS SITE IS SURROUNDED BY SINGLE FAMILY RESIDENTIAL.
IMMEDIATELY TO THE SOUTH AND EAST ARE UNDEVELOPED
TRACTS OF LAND. TO THE EAST IS N. COOPER LAKE PARK
FORMERLY THE CITY'S LANDFILL SITE.

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 EFFECTS TO THE SURROUNDING
PROPERTIES.

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

THE CURRENT ZONING WOULD YIELD APPROXIMATELY
8 LOTS AND WOULD CREATE A HOME PRICE ABOVE THE
CURRENT LEVEL THAT THE MARKET WOULD YIELD.
RAD ZONING WOULD ALLOW 12 LOTS AND WOULD
ALLOW A HOME PRICE TO MEET THE MARKET.

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.

12 ADDITIONAL LOTS/HOUSES WILL NOT OVERBURDEN THE
STREETS, SCHOOLS OR OTHER FACILITIES IN THIS AREA.

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

THE PROPOSAL IS CONSISTENT WITH THE POLICY AND INTENT
OF THE EXISTING LAND USE PLAN. ACROSS N. COOPER
LAKE A TRACT OF LAND WAS ZONED FOR ESSENTIALLY
THE SAME DENSITY BEING REQUESTED IN THIS PROPOSAL

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.

APPROVAL AND SUBSEQUENT DEVELOPMENT OF THIS
SITE WILL ALLOW THE CITY TO HAVE A DIRECT SEWER
TIE IN FOR N. COOPER LAKE PARK.

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.

THIS PROPOSAL WILL ENHANCE EXISTING ARCHITECTURAL
STANDARDS IMMEDIATELY CONTIGUOUS TO THE PROPERTY..

THE EXISTING AESTHETICS ARE SOMEWHAT DATED AND
WILL BE UPGRADED WITH THIS PROPOSED APPROVAL.

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

THERE ARE NONE

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.

APPROVAL AND DEVELOPMENT OF THIS SITE WILL ENHANCE
PLANT ROAD AND IMPROVE THE PARKS SENSE OF ARRIVAL.