



City of Smyrna, GA

12/16/2022

RZ-22-5

Rezoning Application

Status: Active**Date Created:** Oct 14, 2022

Applicant

Joseph Knight
joe@tanalta.com
1380 West Paces Ferry Road
Suite 1210
Atlanta, GA 30027
4042167483

Applicant Information

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

Tanalta, Ilc & Jamac Corp

Last Name:

Knight Cochran

Street Address:

1380 West Paces Ferry Road, 1210

City:

Atlanta

State:

GA

Zip Code:

30027

Email Address:

joe@tanalta.com

Phone Number:

4042167483

Are you the titleholder of the subject property?

Yes

Titleholder Information

Property Information

Parcel ID:

17055900470

Property Address:

2950 Atlanta Road

Present Zoning:

GC

Present Future Land Use:

MU - Mixed Use

Parcel ID:

17055900630

Property Address:

Atlanta Rd

Present Zoning:

GC

Present Future Land Use:

MU - Mixed Use

Parcel ID:

17055900460

Property Address:

2934 Atlanta Road

Present Zoning:

GC

Present Future Land Use:

MU - Mixed Use

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 development fits in with the surrounding buildings and uses. There is currently a good mix of residential units (Sync at Jonquil), retail (Publix and the shops and restaurants in Market Village), offices (there are many small office buildings in the surrounding area).

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

Proposed development will have no adverse affect on the surrounding properties and should be benefit to them.

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

Yes, the property could stay zoned as General Commercial and be viable, but for it's highest and best used it should be rezoned to allow for a mixed use.

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.

The proposed development's office and retail will be about the same impact as what is currently onsite with a restaurant and an office. The additional 24 residential lofts will have a negligible impact on the streets, schools, and utilites.

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

Yes, this development fits in with the future land use plan.

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.

There are no changing conditions in the area that give ground for disapproval. The growth of Smyrna over the last decade illustrates that Smyrna needs more housing, office space and retail establishments.

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 proposed development will be a major architectural improvement over the current buildings.

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

No. It is very compatible with the surrounding area.

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 future use plan calls for buildings of this height and usage and the size positively affects the adjoining property and general neighborhood.

Acknowledgement

Applicant Signature

Joseph Nathan Knight

10/05/2022
