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: Venture Homes, Inc.

Name: Sean G. Randall
(Representative's name, printed)

Address: 1580 Terrell Mill Road, Suite 100, Marietta, Georgia 30080

Business Phone: (770) 955-8300 Ext. 117 Cell Phone: (770) 616-7515 Fax Number: (770) 955-6373

E-Mail Address: Sean@Venturehomes.com

Signature of Representative: Sean G. Randall

TITLEHOLDER:

Name: NANCY C. LOGAN
(Titleholder's name, printed)

Address: 3435 Blue Spruce Ct Gainesville GA 30504

Business Phone: _____ Cell Phone: 678-234-0775 Home Phone: 770-532-6222

E-mail Address: Nancy@Escapefitness.net

Signature of Titleholder: Nancy C Logan Trustee
(Attach additional signatures, if needed)

(To be completed by City)
Received: _____
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

ZONING:

LC - Limited Commercial, RTD - Residential Townhome District; R-15 Single Family Residential
Present Zoning

LAND USE:

Median Density Residential
Present Land Use

For the Purpose of 11 ~~+/- Acres~~ Development of a 47-Unit Townhome Project.

Size of Tract 11 +/- Acres

Location 619 Church Road, Smyrna, Georgia 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 342 and 379 District 2nd, City of Smyrna

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:

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

Development of a 47-Unit Townhome project consisting of 19 Townhome Units ~~and~~ 20' wide and 28 Townhome Units 26' wide.

CONTIGUOUS ZONING

North: GC - General Commercial ; RTD - Residential Townhome District

East: R-15 Single Family

South: GC - General Commercial ; RAD - Single Family, Attached/Detached

West: R-15 - Single Family

CONTIGUOUS LAND USE

North: ~~GC - General Commercial~~ Community Activity Center ; Medium Density Residential

East: Community Activity Center

South: Community Activity Center ; Medium Density Residential

West: Medium Density 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:

Will attach water and sewer availability letters.

TRANSPORTATION

Access to Property? Property fronts on Church Road with construction of privately owned streets to provide access to Townhome units.

Improvements proposed by developer? Development and construction of a 47-unit townhome project.

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:

N/A

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:

N/A

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:

N/A

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?

None that Applicant is aware of.

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, not aware of any relationship.

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

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:

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 2 day of July, 20 14.

A. G. Rib

(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.

Applicant believes this zoning proposal is a suitable use given the existing development of adjacent and nearby property.

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

Applicant believes this zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

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

Applicant believe the proposed zoning is a better economic use then what is currently zoned.

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.

Applicant believes the zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Applicant believes the zoning proposal is in conformity with the policy and intent of 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.

Applicant is unaware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for disapproval of the zoning proposal.

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.

Applicant believes development of the property, given the current zoning proposal will conform to and enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

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

Applicant believes the proposed ~~zoning~~ classification will not create a nuisance and is compatible with existing uses in the area.

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.

Applicant believes the proposed use will have no negative effect and will impact adjoining property, general neighborhood and other uses in the area positively.