

**ZA-24-2**

Zoning Amendment  
Application

Status: Active  
Submitted On: 7/2/2024

**Primary Location**

3240 S COBB DR SE  
SMYRNA, GA 30082

**Owner**

LBX FOUR CORNERS LLC  
3162 JOHNSON FERRY RD  
STE 260-225 WESTMONT, IL  
60559

**Applicant**

 Jason Campbell  
 770-422-7016  
 jcampbell@samslarkinbuff.com  
Suite 100, 376 Powder Springs  
Street  
Marietta, GA 30064

Applicant Information

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

LBX Four Corners, LLC

Street Address:\*

1427 Mayson Street, NE

City:\*

Atlanta

State:\*

GA

Zip Code:\*

30324

Email Address:\*

brian@lbxinvestments.com

Phone Number:\*

(610) 585-7359

Are you the titleholder of the subject property?\*

Yes

Property Information

Parcel IDs:\*

17038001000

Property Addresses:\*

3240 South Cobb Drive

**Present Zoning:\***

GC

**Present Future Land Use:\***

MU - Mixed Use

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## Development Information

**Use of Property:\***

Commercial

**Floor Area in Sq Ft of Building(s):\***

10000

**Property Acreage:\***

0-5 acres

**Proposed Density:\***

Commercial or Mixed Use

**Is Rezoning a Development of Regional Impact?\***

No

**Description of Zoning Amendment:\***

Allow the development of a daycare instead of the originally approved retail.

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## Rezoning Analysis Questions

**Question 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 amendment to the original rezoning will permit a use that is suitable in the context of existing and proposed developments concerning adjacent and nearby properties. Additionally, the amendment will allow the construction of a daycare on the location that was originally approved for retail use.

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

The proposed amendment to the original rezoning will not adversely impact or affect the existing use or usability of adjacent or nearby properties and will, in fact, constitute a rezoning which will further advance compatible and appropriate uses and encourage development along the South Cobb Drive Corridor.

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

The proposed amendment will allow the development of a daycare on property originally approved for retail, which has remained undeveloped since the rezoning for the current Kroger shopping center.

**Question 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 amendment to the original rezoning will not result in a use which will have an adverse impact upon existing City of Smyrna or Cobb County infrastructure and is a use which will compliment the tenor of redevelopment along the South Cobb Drive Corridor.

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

The proposed amendment to the original rezoning meets the overall intent and policy of the City of Smyrna's Future Land Use Map which reflects that the subject property is situated within the confines of the Mixed Use future land use designation.

**Question 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 existing and changing conditions affecting the use and development of the subject property which give supporting grounds for approval in that the subject property will provide a viable service for the City of Smyrna and surrounding areas.

**Question 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 amendment to the original rezoning proposal will enhance architectural standards and aesthetics within this sub-area of Smyrna and will allow the continued development of a portion of an existing shopping center that has remained undeveloped since its zoning approval.

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

The proposed amendment to the original rezoning of the subject property will not create a nuisance but will allow the development of a portion of an existing shopping center that has not been developed for the originally approved retail purpose since the rezoning of the entirety of the shopping center.

**Question 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 amendment to the original rezoning will positively affect the trend of redevelopment within this sub-area of the City of Smyrna along the South Cobb Drive Corridor and will continue new development along this section of South Cobb Drive, particularly continued development of this property previously approved for the existing shopping center.

## Acknowledgement

### Applicant Signature\*

- ✓ Joel L. Larkin, Attorney for  
Applicant  
Jul 1, 2024