



RZ-24-9

Rezoning Application

Status: Active

Submitted On: 8/16/2024

Primary Location

3030 ATLANTA RD SE  
SMYRNA, GA 30080

Owner

DOWNTOWN SMYRNA  
DEVELOPMENT AUTHORITY  
2800 KING ST ATLANTA, GA  
30339

Applicant

Joey Staubes  
 678-631-5355  
 jstaubes@smyrnaga.gov  
 3180 Atlanta Rd  
Smyrna, GA 30344

Applicant Information

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

City of Smyrna

Street Address:\*

2800 King Street

City:\*

Smyrna

State:\*

GA

Zip Code:\*

30080

Email Address:\*

jstaubes@smyrnaga.gov

Phone Number:\*

6786315355

Are you the titleholder of the subject property?\*

No

Titleholder Information

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

Downtown Smyrna Development  
Authority

Street Address:\*

2800 King Street

|                       |                        |
|-----------------------|------------------------|
| <b>City:*</b>         | <b>State:*</b>         |
| Smyrna                | GA                     |
| <b>Zip Code:*</b>     | <b>Email Address:*</b> |
| 30080                 | jstaubes@smyrnaga.gov  |
| <b>Phone Number:*</b> |                        |
| 6786315355            |                        |

Property Information

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Parcel ID:*</b> ?    | <b>Property Address:*</b> ?       |
| 17055800130             | 3030 Atlanta Rd                   |
| <b>Present Zoning:*</b> | <b>Present Future Land Use:*</b>  |
| R-15                    | MEDR - Medium Density Residential |

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Parcel ID:*</b> ?    | <b>Property Address:*</b> ?       |
| 17055800120             | 3040 Atlanta Rd                   |
| <b>Present Zoning:*</b> | <b>Present Future Land Use:*</b>  |
| R-15                    | MEDR - Medium Density Residential |

|                      |                             |
|----------------------|-----------------------------|
| <b>Parcel ID:*</b> ? | <b>Property Address:*</b> ? |
| 17055800110          | 3050 Atlanta Rd             |

**Present Zoning:\***

LC

**Present Future Land Use:\***

MEDR - Medium Density Residential

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## Development Information

**Proposed Use of Property:\***

Residential

**Property Acreage:\***

5-10 acres

**Number of Proposed Dwelling Units:\***

0

**Proposed Zoning:\***

R-15

**Proposed Density:\***

Residential less than 4.5 units/acre

**Are you seeking a Future Land Use Change?\***

No

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

No

**Project Description:\***

Rezoning the three property assemblage for a church

## 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 rezoning will permit a church that is suitable in view of the commercial and public uses on adjacent properties. The three property assemblage already permit the use of a church, however they do not all have a consistent zoning designation. For the purpose of consolidating the lots one consistent zoning designation is preferred.

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

The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby property.

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

The property has a reasonable economic use as currently zoned. The purpose of the rezoning is to consolidate the properties into one consistent zoning district.

**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 use should not cause excessive or burdensome use of the existing streets, as the church will primarily be occupied on Sundays during off-peak travel times.

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

The zoning proposal is in conformity with the policy and intent of the 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 existing or changing conditions that give supporting grounds to disapprove the zoning proposal. The existing zoning designations on the property currently allow a church.

**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 church will enhance the architectural standards and aesthetics of the general neighborhood.

**Number 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 zoning classification is compatible with the existing uses in the area and should not create any nuisance.

**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 height and size of the church will be within the allowable limits permitted in the proposed zoning district.

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## Acknowledgement

**Applicant Signature\***

✓ City of Smyrna  
Aug 16, 2024