



RZ-24-10

Rezoning Application

Status: Active

Submitted On: 9/20/2024

Primary Location

4820 CAMP HIGHLAND RD SE
SMYRNA, GA 30082

Owner

KRONOS ENTERPRISE LLC
1711 TYLER GREEN TRL SE
SMYRNA, GA 30080

Applicant

Shamarra Goba
 929-289-1465
 gcgoba@gmail.com
 1711 Tyler Green Trail SE
Smyrna, Ga 30080

Applicant Information

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

Shamarra Goba

Street Address:*

1711 Tyler Green Trail SE

City:*

Smyrna

State:*

Ga

Zip Code:*

30080

Email Address:*

gcgoba@gmail.com

Phone Number:*

9292891465

Are you the titleholder of the subject property?*

Yes

Property Information

Parcel ID:*

17054600180

Property Address:*

4820 Camp Highland Rd SE. Smyrna
GA 30082

Present Zoning:*

GC

Present Future Land Use:*

LDR - Low Density Residential

Development Information

Proposed Use of Property:*

Residential

Property Acreage:*

0-5 acres

Number of Proposed Dwelling Units:*

1

Proposed Zoning:*

R-15

Proposed Density:*

Residential less than 4.5 units/acre

Are you seeking a Future Land Use Change?*

Yes

Proposed Future Land Use:*

LDR - Low Density Residential

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

4 bedrooms single family detached home to be build on the land.

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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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 or the use proposed will 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 to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

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 zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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 affecting the use and development of the property which give supporting grounds for disapproval of the zoning proposal.

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

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, will not create a nuisance and is compatible with existing uses in the 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 size of the proposed use, in either land area or building height, the proposed use will not affect the adjoining property, general neighborhood and other uses in the area negatively. All affects will be positive.

Acknowledgement

Applicant Signature*

 **Shamarra Goba**
Sep 5, 2024