



RZ-24-5

Rezoning Application

Status: Active

Submitted On: 3/15/2024

Primary Location

3410 ATLANTA RD SE
SMYRNA, GA 30080

Owner

IRIBE PAUL & HANNAN
MICHAEL, HANNAN
MICHAEL
3350 FIELDWOOD DR SE
SMYRNA, GA 30080

Applicant

Brett Butler
 404-822-6624
bbutler@butlerdevelopment.com
 40 Conners Road
Villa Rica, GA 30180

Applicant Information

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

Butler Development Group, LLC

Street Address:*

40 Conners Road

City:*

Villa Rica

State:*

GA

Zip Code:*

30180

Email Address:*

bbutler@butlerdevelopment.com

Phone Number:*

404-822-6624

Are you the titleholder of the subject property?*

No

Titleholder Information

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

Michael Hannan

Street Address:*

209 Oakmont Dr

City:*

Peachtree City

State:*

GA

Zip Code:*

30269

Email Address:*

mhannan7@gmail.com

Phone Number:*

315-436-9242

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

Paul Iribe

Street Address:*

39 Rutland Square #1

City:*

Boston

State:*

MA

Zip Code:*

02118

Email Address:*

paul.j.iriibe@gmail.com

Phone Number:*

202-744-2547

Property Information

Parcel ID:* ?

17070000600

Property Address:* ?

3410 Atlanta Rd SE

Present Zoning:*

R-15

Present Future Land Use:*

MEDR - Medium Density Residential

Development Information

Proposed Use of Property:*

Residential

Property Acreage:*

0-5 acres

Number of Proposed Dwelling Units:*

6

Proposed Zoning:*

RDA

Proposed Density:*

Residential greater than 4.5 units/acre

Are you seeking a Future Land Use Change?*

No

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

6 Rear-Garage Townhomes located on .95ac at 3410 Atlanta Rd

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 rezoning will permit the development of a small village-type townhome community. The Property is less than one acre in size, and the low impact of the proposed use is more suitable for the Property and is compatible with the adjacent and nearby commercial areas and residential neighborhoods.

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

The proposal will not adversely affect nearby property. The proposed development will not cause disruption to or in any way adversely affect nearby neighborhoods or residences.

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

The current R-15 zoning provides no economic viability; and, therefore, is not reasonably 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 proposed rezoning will not have an excessive or burdensome impact on existing facilities and infrastructure.

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

The proposed use is in conformity with the existing Medium Density Residential Land Use category, and given the character and conditions of similarly situated and surrounding properties, the proposed use provides a better use for the property, without causing burdening effects on infrastructure such as roads, water, and sewer.

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.*

The proposed low-impact residential use is less in intensity and impact on adjacent neighborhoods than other similarly situated commercial uses.

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.*

Architectural standards in the community will be upheld, and even enhanced, by the proposed development.

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 development is neither a nuisance nor incompatible, considering the surrounding residential uses and neighborhoods.

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 proposed development would positively affect the area and surrounding properties as it would be less intense than maximizing commercial use along Atlanta Road. The proposed use incorporates compatible residential use to adjoining neighborhoods and provides appropriate buffers and engagement to Atlanta Road. Rear-loaded units also provide enhanced visual aesthetics to Atlanta Road.

Acknowledgement

Applicant Signature*

✓ Brett L. Butler
Mar 13, 2024