







City of Smyrna, GA

2/5/2024

RZ-24-4**Rezoning Application**

Status: Active

Submitted On: 2/2/2024

Primary Location1070 FLEMING ST SE
SMYRNA, GA 30080**Owner**SMITH NANCY ELAINE
KINNAMON
1070 FLEMING ST SMYRNA,
GA 30080**Applicant** Kathryn Sobeck
 864-423-0360
 kathryn.woo@gmail.com
 2594 Old Roswell Road
Smyrna, GA 30080

Applicant Information

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

Thomas P and Kathryn W Sobeck

Street Address:*

2594 Old Roswell Road

City:*

Smyrna

State:*

GA

Zip Code:*

30080

Email Address:*

kathryn.woo@gmail.com

Phone Number:*

864-423-0360

Are you the titleholder of the subject property?*

Yes

Property Information

Parcel ID:* ?

17048900260

Property Address:* ?

1070 Fleming Street

Present Zoning:*

R-15

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:*

2

Proposed Zoning:*

R-10

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:*

2 single family homes

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.*

Yes, several newer homes have gone up on the street in recent years. Property backs up to other residential properties.

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

No, once we have split the lot, we have an engineer working on water runoff plans in order to minimize (and perhaps help) surrounding properties.

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

Yes

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.*

No

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

Yes

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.*

No

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.*

Yes

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

No

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.*

Positively

Acknowledgement

Applicant Signature*

✓ Kathryn W Sobeck
Jan 31, 2024