



RZ-24-7

Rezoning Application

Status: Active

Submitted On: 4/12/2024

Primary Location

2968 ASK KAY DR SE
SMYRNA, GA 30082

Owner

1906 SOUTH COBB LLC
3270 COCHISE DR ATLANTA,
GA 30339

Applicant

Robin Rosenberg
 404-932-6421
 ryosenberg@gmail.com
 3270 Cochise Dr SE
ATLANTA, GA 30339-4319

Applicant Information

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

1906 South Cobb LLC c/o Robin Rosenberg

Street Address:*

3270 Cochise S Drive

City:*

Atlanta

State:*

GA

Zip Code:*

30339

Email Address:*

ryosenberg@gmail.com

Phone Number:*

404-932-6421

Are you the titleholder of the subject property?*

Yes

Property Information

Parcel ID:*

17037900130

Property Address:*

2968 Ask Kay Drive

Present Zoning:*

OD

Present Future Land Use:*

CAC - Community Activity Center

Development Information

Proposed Use of Property:*

Commercial

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

13600

Property Acreage:*

0-5 acres

Proposed Zoning:*

GC

Proposed Density:*

Commercial or Mixed Use

Are you seeking a Future Land Use Change?*

No

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

This is the only property on the street that is not zoned GC. Rezoning allows for wider range of use for tenants.

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.*

All properties on Ask Kay Drive are currently GC. The adjacent property to the north abuts three other parcels on Ask Kay and is a low rise self storage building.

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

Rezoning to GC will bring consistency in zoning to all existing buildings on Ask Kay DR

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

It could be used as is, however the current zoning of OD is restrictive for the many businesses who are looking for very scarce space to operate in Smyrna.

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.*

It would not increase the burden as there is no additional building or parking requirement.

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

It conforms to all existing property on the street, so would not affect changes more than any other existing property.

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.*

Small warehouse space is increasing hard to find in Smyrna. Widening the use gives opportunity for more new and small businesses to operate in the area. We actually need more properties of this type and due to land scarcity and increased building costs, they are unlikely to become available in the future. The rezoning is actually an economic benefit to the community.

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.*

There are no proposed changes to the building, which is same construction as all other buildings on the street.

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

Rezoning would not create a nuisance or incompatibility.

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 building would be unchanged with no impact from a broader change of use.

Acknowledgement

Applicant Signature*

 Robin Rosenberg
Apr 12, 2024