





ZA-25-3**Zoning Amendment
Application**

Status: Active

Submitted On: 3/14/2025

Primary Location0 CAMPBELL RD SE
SMYRNA, GA 30080**Owner**CAMPBELL ROAD
DEVELOPMENT LLC
PACES FERRY RD STE 100 2802
Atlanta, GA 30339**Applicant** J. Kevin Moore
 770-795-5032
 w7@mijs.com
 Emerson Overlook, Suite
100
326 Roswell Street
Marietta, GA 30060

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

Traton, LLC

Street Address:*

720 Kennesaw Avenue

City:*

Marietta

State:*

GA

Zip Code:*

30060

Email Address:*clif@tratonhomes.com;
vaseff@tratonhomes.com**Phone Number:***

770-427-9064

Are you the titleholder of the subject property?*

No

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

Campbell Road Development, LLC

Street Address:*

2802 Paces Ferry Road, Suite 100

City:*

Atlanta

State:*

GA

Zip Code:*

30339

Email Address:*gmorgan@morgancos.com;
cmorgan@morgancos.com**Phone Number:***

404-786-0469

Property Information

Parcel IDs:* ?

17070000040

Property Addresses:* ?

3400 Archerfield Way

Present Zoning:*

RDA

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000840

Property Addresses:* ?

3404 Archerfield Way

Present Zoning:*

RDA

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000850

Present Zoning:*

RDA

Property Addresses:* ?

3408 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000860

Present Zoning:*

RDA

Property Addresses:* ?

3412 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000870

Present Zoning:*

RDA

Property Addresses:* ?

3416 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000880

Present Zoning:*

RDA

Property Addresses:* ?

3420 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000890

Present Zoning:*

RDA

Property Addresses:* ?

Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000900

Present Zoning:*

RDA

Property Addresses:* ?

3419 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000910

Present Zoning:*

RDA

Property Addresses:* ?

3415 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000920

Present Zoning:*

RDA

Property Addresses:* ?

3411 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000930

Present Zoning:*

RDA

Property Addresses:* ?

3409 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000940

Present Zoning:*

RDA

Property Addresses:* ?

3405 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000950

Present Zoning:*

RDA

Property Addresses:* ?

3401 Archerfield Way

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000960

Present Zoning:*

RDA

Property Addresses:* ?

Covenant Church Drive

Present Future Land Use:*

MEDR - Medium Density Residential

Parcel IDs:* ?

17070000970

Property Addresses:* ?

Archerfield Way

Present Zoning:*

RDA

Present Future Land Use:*

MEDR - Medium Density Residential

Development Information

Use of Property:*

Residential

Property Acreage:*

0-5 acres

Number of Proposed Dwelling Units:*

12

Proposed Density:*

Residential greater than 4.5 units/acre

Is Rezoning a Development of Regional Impact?*

No

Description of Zoning Amendment:*

Applicant is seeking amendments to certain previously approved stipulations for development of the approved single-family residential community. Please see specifically enumerated amendments contained on Listing of Proposed Amendments (Variances) to be attached to this Application.

Rezoning Analysis Questions

Question 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 zoning sought by Applicant are amendments to certain zoning stipulations for the previously approved residential community. The amendments sought are minor in nature and would serve to enhance the overall quality of the development. The existing RDA Conditional rezoning is a suitable zoning category for the Subject Property; and further, the approved single-family residential community is compatible with the adjacent and nearby residential neighborhoods.

Question 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 approved single-family residential community is compatible and consistent with nearby condominium and townhome communities; as well as single-family residential communities adjacent and in close proximity to the subject development.

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

The Subject Property does have a reasonable economic use under the current RDA Conditional zoning classification. However, approval of the minor amendments proposed by Applicant would allow for development of the single-family residential community to be more attractive due to the quality of the proposed residences.

Question 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 zoning amendments will not have an excessive or burdensome impact on existing facilities and infrastructure.

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

The proposed zoning amendments are in conformity with the policy and intent of the City's Land Use Plan.

Question 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 development of similar residential projects in the immediate and surrounding area; as well as, the expansion of commercial, office, and institutional uses along Atlanta Road, supports the proposed minor amendments to the lots and homes in the residential community, which would provide for higher quality homes to future residents.

Question 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 and the overall single-family residential community will be enhanced by the proposed zoning amendments due to the high quality.

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

The approved single-family residential community is neither a nuisance nor incompatible considering the surrounding uses and neighborhoods, and is actually a perfect transition use for the Subject Property given its location at the intersection of two major roadways, the adjacent Church, and surrounding residential neighborhoods.

Question 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 zoning amendments would positively affect the area and surrounding properties due to its high quality, as demonstrated in residential communities constructed by Applicant throughout the Metropolitan Atlanta area.

Acknowledgement

Applicant Signature*

- ✔ William C. Poston, Jr., - Authorized
Signatory, Traton, LLC
Mar 14, 2025