



RZ-23-9

Rezoning Application

Status: Active

Submitted On: 11/6/2023

Primary Location

1120 CONCORD RD SE
SMYRNA, GA 30080

Owner

JR LAW LLC
1120 CONCORD RD SE
SMYRNA, GA 30080

Applicant

Jeremy Robinson
 770-989-1072
 jr@thejrllawgroup.com
 1120 Concord Rd SE
Smyrna, GA 30080

Applicant Information

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

Jeremy Robinson

Street Address:*

1120 Concord Rd SE

City:*

Smyrna

State:*

Georgia

Zip Code:*

30080

Email Address:*

JR@TheJRLawGroup.com

Phone Number:*

7705681002

Are you the titleholder of the subject property?*

Yes

Property Information

Parcel ID:*

17048500770

Property Address:*

1120 Concord Rd SE

Present Zoning:*

LC

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-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:*

Initial plans to convert building into office space created too much cost. No changes have been made to current building and requesting to change back to normal residential.

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.*

Previously a residential building and nothing has changed.

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

No changes and will not impact anything as building next door is residential as well.

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

Cost is too high to change to LC, so better suited for residential.

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.*

Not applicable

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

Yes it is.

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.*

Prior zoning proposal called for parking lot in front of building that would obstruct flow of traffic and would be expensive for a small business owner. Current residential use is more economical.

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.*

It will conform to prior use as residential.

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

Not applicable

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.*

Would conform to current neighbor building that is residential.

Acknowledgement

Applicant Signature*

 Jeremy Robinson
Aug 4, 2023