



City of Smyrna, GA

07/20/2023

## RZ-23-7

### Rezoning Application

**Status:** Active**Date Created:** Jul 13, 2023

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### Applicant

J. Kevin Moore  
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Emerson Overlook, Suite 100  
326 Roswell Street  
Marietta, GA 30060  
(770) 795-5032

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### Applicant Information

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

Atlantic Development Partners, LLC

**Street Address:**

1298 Concord Road

**City:**

Smyrna

**State:**

GA

**Zip Code:**

30080

**Email Address:**

jburke@shamrockbuildingsystems.com

**Phone Number:**

(770) 745-4822

**Are you the titleholder of the subject property?**

No

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### Titleholder Information

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

Dennis A. Burling and Kim E. Burling

**Street Address:****City:**

1174 Norfolk Drive

Acworth

**State:**

GA

**Zip Code:**

30102

**Email Address:**

Unknown at this time

**Phone Number:**

Unknown at this time

**Property Information****Parcel ID:**

17066800090

**Property Address:**

3265 Atlanta Road

**Present Zoning:**

LI

**Present Future Land Use:**

IMU - Industrial Mixed Use

**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 development of a climate-controlled self-storage facility. The Subject Property is currently zoned to the Light Industrial zoning category. Adjacent properties on the southerly side of the Subject Property are also zoned to the Light Industrial category. The Subject Property is bounded on the north by the CSX rail line. Properties on the east and west are zoned for residential; however, the required setback and buffers will provide adequate screening. Thus, the proposed development for the use sought is compatible with adjacent and nearby properties.

**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 properties. The proposed development for low impact businesses, such as the proposed climate-controlled self-storage facility, will not cause disruption to or in any way adversely affect any nearby commercial, manufacturing, or industrial uses or communities or residences located in close proximity to the Subject Property.

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

The current Light Industrial zoning provides some economic viability. However, the proposed climate-controlled self-storage facility is far more compatible to adjacent residential properties than uses allowed under the Light Industrial category.

**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 or schools.

**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 Industrial Mixed Use category.

**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.**

Two residential communities are located on the east and west sides of the Subject Property. Rezoning of the Property to the proposed zoning classification to allow for the climate-controlled self-storage facility would allow for a lesser intense use than the current business; as well as, a more aesthetically pleasing appearance due to redevelopment of the Property to current standards and ordinances.

**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 immediate vicinity 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 uses and developments. Additionally, the proposed climate-controlled self-storage facility would provide a convenient, needed use for community residents.

**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 uses allowed in the current classification on the existing tract size. The proposed climate-controlled self-storage facility will have less traffic than other uses allowed in either the existing or proposed categories. The architecture and design of the proposed structure will be aesthetically pleasing, complying with the City's development standards and guidelines. The overall effect will be virtually none on adjacent industrial and commercial businesses. Residential developments will have minimal impact due to setbacks and buffering, which would screen the structure and any parking from view of the adjacent residences.

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## Acknowledgement

### Applicant Signature

Atlantic Development Partners, LLC/Joseph  
Burke  
07/13/2023