



**ZA-24-1**  
 Zoning Amendment  
 Application  
 Status: Active  
 Submitted On: 1/8/2024

**Primary Location**  
 981 POWDER SPRINGS ST SE  
 SMYRNA, GA 30080

**Owner**  
 International Ch Of The Four  
 Sq Gospel  
 1009 POWDER SPRINGS ST  
 SUITE 111 SMYRNA, GA  
 30080

**Applicant**

Whitney Shakar  
 404-944-1770  
 whitney@moellerpurcell.com

10525 Old Alabama Road  
 Connect  
 Suite 100  
 Alpharetta, GA 30022

### Applicant Information

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

Whitney Shakar

**Street Address:\***

10525 Old Alabama Road Connector,  
Suite 100

**City:\***

Alpharetta

**State:\***

GA

**Zip Code:\***

30022

**Email Address:\***

whitney@moellerpurcell.com

**Phone Number:\***

7704412060

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

No

## Titleholder Information

<b>Full Name (i.e. First and Last Name, or Name of Entity):*</b>	<b>Street Address:*</b>
Smyrna 2 Foursquare	981 Powder Springs St SE
<b>City:*</b>	<b>State:*</b>
Smyrna	GA
<b>Zip Code:*</b>	<b>Email Address:*</b>
30080	ericka@thesquare.org
<b>Phone Number:*</b>	
360-420-2387	

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## Property Information

<b>Parcel IDs:*</b> ?	<b>Property Addresses:*</b> ?
17044800060	981 Powder Springs St SE
<b>Present Zoning:*</b>	<b>Present Future Land Use:*</b>
R-15	MODR - Moderate Density Residential

## Development Information

**Use of Property:\***

Commercial

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

20000

**Property Acreage:\***

0-5 acres

**Proposed Density:\***

Commercial or Mixed Use

**Is Rezoning a Development of Regional Impact?\***

No

**Description of Zoning Amendment:\***

Expansion of use, reduction of residential buffer, disturbance inside stream buffer, parking variance

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## 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 variance is for the same church that is currently on the property and is suitable for development of the proposed footprint.

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

The proposed development will not negatively impact the adjacent properties or existing uses.

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

No economic impacts, as the use of the property is remaining.

**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 existing burden will remain on adjacent streets and facilities. Overflow parking on Sunday mornings will continue to be at Campbell High School.

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

Yes, this fits with the intent of the 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.\***

There are no changing conditions to give grounds for disapproval. The access to the property from Powder Springs Street will remain.

**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.\***

The new church building will enhance the current property architecturally. The current gravel lot will become a paved lot. The site will be developed to prevent the current flooding that occurs across the site during rain events from adjacent properties.

**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 property will remain with the current use.

**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 drainage and leveling of the site will be a positive affect on adjacent properties. The development will allow cleaning up of the existing stream.

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# Acknowledgement

## Applicant Signature\*

 Whitney Erin Shakar  
Jan 8, 2024