

**RZ-24-3****Rezoning Application**

Status: Active

Submitted On: 2/2/2024

**Primary Location**1300 HAWTHORNE AVE SE  
SMYRNA, GA 30080**Owner**WICKLUND BRIAN & WEN  
KHEE  
1300 HAWTHORNE AVE  
SMYRNA, GA 30080**Applicant**

Alison McReynolds

770-851-6583

amcreynolds@sandersteamrealty.com

 1220 Renaissance Court  
SE  
Mableton, GA 30126

## Applicant Information

**Full Name (i.e., First and Last Name, or Name of Entity):\***Tabono Holdings LLC dba Breast Body  
Beauty LLC**Street Address:\***

2550 Windy Hill Rd SE

**City:\***

Marietta

**State:\***

GA

**Zip Code:\***

30067

**Email Address:\***

drbaron@breastbodybeauty.com

**Phone Number:\***

678-637-3929

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

No

## Titleholder Information

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

Brian Wicklund, Wen Khee Wicklund

**Street Address:\***

1300 Hawthorne Ave SE

**City:\***

Smyrna

**State:\***

GA

**Zip Code:\***

30080

**Email Address:\***

oliviagentryrealtor@gmail.com

**Phone Number:\***

4702168995

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## Property Information

**Parcel ID:\*** ?

17052000010

**Property Address:\*** ?

1300 Hawthorne Ave SE

**Present Zoning:\***

LC

**Present Future Land Use:\***

OP - Office/Professional

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## Development Information

**Proposed Use of Property:\***

Commercial

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

4520

**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:\***

Breast Body Beauty Plastic & Reconstructive Surgery offers world-class service and care to patients to help uncover and restore self-confidence and pride. The existing building on the premises shall be used for office/clinic space and medical spa services. Future use shall consist of a licensed ambulatory surgery center (ASC) for plastic and reconstructive surgery.

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## 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 property and any modifications will conform to the aesthetic requirements of the area.

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

The project is expected to improve the value of the adjacent or nearby properties.

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

The property can concurrently be used with positive economic impact as currently zoned while the zoning change is being sought.

**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 zoning and subsequent use will not cause any burden to the existing streets or nearby facilities, utilities or schools.

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

We believe the commercial use under the existing and proposed zoning conform to the policy and intent of the land use plan.

**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.\***

Due to the nature of the business, the clientele will bring increased visibility and revenue to this beautiful area.

**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.\***

This type of business will enhance the general aesthetics of the general neighborhood.

**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 zoning classification is compatible with the existing uses in the area.

**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.\***

Any future buildings will be no higher than the existing structure, and will not negatively affect the adjacent properties. The possible addition of an ASC will have a positive impact on the general neighborhood.

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## Acknowledgement

**Applicant Signature\***

✓ Tabono Holdings LLC  
Feb 2, 2024