



RZ-24-1

Rezoning Application

Status: Active

Submitted On: 1/5/2024

Primary Location

2200 LAKE PARK DR SE
SMYRNA, GA 30080

Owner

MURATA ELECTRONICS
NORTH AMERICA INC,
AMERICA INC
2200 LAKE PARK DR
SMYRNA, GA 30080

Applicant

Anre Washington

404-924-4974

washington@khlawfirm.com

1201 West Peachtree
Atlanta, Ga 30309

Applicant Information

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

Amana Academy Inc.

Street Address:*

285 South Main Street

City:*

Alpharetta

State:*

Georgia

Zip Code:*

30009

Email Address:*

washington@Khalawfirm.com

Phone Number:*

4049244974

Are you the titleholder of the subject property?*

No

Titleholder Information

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

Murata Electronics, N. A.

Street Address:*

2200 Lake Park Drive

City:*

Smyrna

State:*

Georgia

Zip Code:*

30080

Email Address:*

Michael.Macdonald1@cbre.com

Phone Number:*

4048125162

Property Information

Parcel ID:* ?

17-0779-0-006-0

Property Address:* ?

2200 Lake Park Drive

Present Zoning:*

GC

Present Future Land Use:*

OP - Office/Professional

Development Information

Proposed Use of Property:*	Floor Area in Sq Ft of Building(s):*
Commercial	15000
Property Acreage:*	Proposed Zoning:*
5-10 acres	OI
Proposed Density:*	Are you seeking a Future Land Use Change?*
Commercial or Mixed Use	No

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

Use for a k-4 public charter school. See attached LOI for additional information.

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.*

Yes, rezoning approval will permit a suitable use given the use and development of adjacent and nearby properties. The Property is located along Lake Park Drive among existing OI uses

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

No, the proposed rezoning will not adversely affect the existing use or usability of any 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 Applicant submits that due to market demands and the property's unique characteristics, it does not have reasonable economic use as currently zoned.

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.*

No, the rezonign will not result in an excessive or burdensome use of the infrastructure systems. The property has convenient access to Lake Park Drive and Cobb Parkway. The proposed development would be consistent with the existing OI, residential, and commercial uses.

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

The proposed rezoning conforms with the policy and intent of the city of Smyrna's 2040 Comprehensive Plan. The subject property is located within the Office Professional Character area. Office Professional Character area is designed for centers of professional employment within the City but can notably include uses for children, research, and development.

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.*

The Applicant submits that the character of the surrounding properties and existing uses provide supporting reasons for approval of the rezoning. In addition, the Applicant submits that the property's location, size, and dimensions, as well as its proximity to or among OI uses provides further support for approval of the rezoning.

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.*

The Rezoning will bring a vibrant and successful educational institution to an existing structure that only serves to enhance the property and surrounding community.

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

No, the proposed use is consistent with existing classifications within the area. Moreover, a school adjacent to residential uses complements existing infrastructure.

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 rezoning will positively impact surrounding uses but will not dramatically change the physical exterior of the building.

Acknowledgement

Applicant Signature*

- ✔ Amana Academy c/o Anre
Washington
Jan 5, 2024