



City of Smyrna, GA

10/13/2022

## RZ-22-4

### Rezoning Application

**Status:** Active**Date Created:** Sep 23, 2022

#### Applicant

J. Kevin Moore  
w7@mijs.com  
Emerson Overlook, Suite 100  
326 Roswell Street  
Marietta, GA 30060  
(770) 795-5032

#### Primary Location

3410 ATLANTA RD SE  
SMYRNA, GA 30080

#### Owner:

IRIBE PAUL &, HANNAN MICHAEL  
PO BOX 471016 SMYRNA, GA 30080

#### Applicant Information

**First Name:**

Grow Smyrna

**Last Name:**

LLC

**Street Address:**

3069 Lee Street

**City:**

Smyrna

**State:**

GA

**Zip Code:**

30080

**Email Address:**

bill.lobe@gmail.com

**Phone Number:**

404-664-7853

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

No

#### Titleholder Information

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

Paul J. Iribe

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

39 Rutland Street

Boston

**State:**

MA

**Zip Code:**

02118

**Email Address:**

paul.j.iriibe@gmail.com

**Phone Number:**

202-744-2547

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

Michael Hannan

**Street Address:**

3350 Fieldwood Drive, S.E.

**City:**

Smyrna

**State:**

GA

**Zip Code:**

30080

**Email Address:**

mhannan7@gmail.com

**Phone Number:**

315-436-9242

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

17070000600

**Property Address:**

3410 Atlanta Rd

**Present Zoning:**

R-15

**Present Future Land Use:**

MEDR - Medium Density Residential

**Development Information****Proposed Use of Property:**

Commercial

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

8,000

**Property Acreage:**

0-5 acres

**Proposed Zoning:**

GC

**Proposed Density:**

Commercial or Mixed Use

**Are you seeking a Future Land Use Change?**

Yes

**Proposed Future Land Use:**

NAC - Neighborhood Activity Center

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

No

**Project Description:**

Proposed Neighborhood Feed and Seed Store

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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 proposed zoning will permit development of a neighborhood feed and seed store. The Property is less than one acre in size, and the low impact of the proposed business is a more suitable use for the Property than the density of a residential development. Further, the proposed development for the use sought is compatible with the adjacent and nearby commercial areas and residential neighborhoods.

**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 property. The proposed development for a neighborhood oriented, low impact business, such as the proposed neighborhood feed and seed store, will not cause disruption to or in any way adversely affect nearby neighborhoods or residences.

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

The current R-15 zoning provides no economic viability; and, therefore, is not reasonably 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.**

The proposed rezoning will not have an excessive or burdensome impact on existing facilities and infrastructure.

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

The proposed use is not in conformity with the existing Medium Density Residential Land Use category; however, given the character and conditions of similarly situated properties on Atlanta Road, the proposed use provides a better use for the Property, without causing burdening effects on infrastructure, such as roads, water, and sewer.

**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 expansion of retail, commercial, office, and institutional uses on smaller parcels along Atlanta Road supports the proposed development, which is less in intensity and impact than other similarly situated commercial uses.

**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 community 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 commercial uses and neighborhoods. Additionally, the proposed neighborhood feed and seed store 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 residential density on a smaller tract. The proposed neighborhood feed and seed store will be located as shown and reflected on the submitted Site Plan, and within the setbacks required by the City Zoning Ordinance. The structure shall be a maximum of 8,000 square feet, one story in height, with exterior finishes enhancing the neighborhood. The natural berm on the property line would remain, and be enhanced with a ten (10) foot landscape buffer along the perimeter, adjacent to residential properties. Additionally, there will be a fifteen (15) foot landscape buffer along the property frontage on Atlanta Road.

Grading for the proposed development would be done on the level of Atlanta Road, which would screen the structure from view of the adjacent residences.

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## Acknowledgement

### Applicant Signature

Grow Smyrna LLC BY: William H. Lobe,  
Organizer/Manager  
09/23/2022