



City of Smyrna, GA

03/20/2023

ZA-23-1

Zoning Amendment Application

Status: Active**Date Created:** Mar 10, 2023

Applicant

Jason Lewis
jasonalewis001@gmail.com
4030 Pineridge Rd SE
Smyrna, GA 30080
4044491560

Applicant Information

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

Jason A. Lewis

Street Address:

4030 Pineridge Rd

City:

Smyrna

State:

GA

Zip Code:

300080

Email Address:

jasonalewis001@gmail.com

Phone Number:

404-449-1560

Are you the titleholder of the subject property?

No

Titleholder Information

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

Price Financing LLC

Street Address:

PO Box 789

City:

Brasselton

State:

GA

Zip Code:

30517

Email Address:

eddprice@me.com

Phone Number:

404-502-0504

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

Creekside Village Development Group

Street Address:

4030 Pineridge RD SE

City:

Smyrna

State:

GA

Zip Code:

30080

Email Address:

jasonalewis001@gmail.com

Phone Number:

404-449-1560

Property Information**Parcel IDs:**

17069100100

Property Addresses:

4788 Hanson Dr

Present Zoning:

MU

Present Future Land Use:

MU - Mixed Use

Parcel IDs:

17069000010

Property Addresses:

4840 Hanson Dr

Present Zoning:

MU

Present Future Land Use:

MU - Mixed Use

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.

Yes

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

No

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

No

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.

No

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

Yes

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.

Yes, the existing conditional zoning entitles a building that is not financially viable in today's market

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.

With its green rooftop terraces and other such design elements, this building will enhance the aesthetics of the "Southern Gateway Entrance" to the City of Smyrna from I-285

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

No

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.

Adjoining neighbors to the North and West are industrial and heavy industrial (having no negative impact) and fronting along South Cobb Drive to the East (creating setback and allowing the building to be buffered by greenspace); the adjoining Assisted Living neighbor to the South was the Phase I of the project and anticipated this building in both footprint and height and therefore would not be negatively impacted.

Acknowledgement

Applicant Signature

Jason A. Lewis

03/10/2023
