



City of Smyrna, GA

03/20/2023

RZ-23-4

Rezoning Application

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

Applicant

Steven Pacholick
steven_pacholick@hotmail.com
10 Trent Drive SE
Rome, GA 30161
4047177127

Applicant Information

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

BaeBrooke LLC

Street Address:

2791 Madison Street

City:

Smyrna

State:

GA

Zip Code:

30080

Email Address:

steven_pacholick@hotmail.com

Phone Number:

404.717.7127

Are you the titleholder of the subject property?

Yes

Property Information

Parcel ID:

17063200850

Property Address:

2791 Madison Street

Present Zoning:

R-8

Present Future Land Use:

MEDR - Medium Density Residential

Parcel ID:
17063200840

Property Address:
2801 Madison Street

Present Zoning:
R-8

Present Future Land Use:
MEDR - Medium Density Residential

Parcel ID:
17063200830

Property Address:
2811 Madison Street

Present Zoning:
R-8

Present Future Land Use:
MEDR - Medium Density Residential

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, proposed zoning will be compatible with surrounding land uses. Commercial property lies to the south and residential lies to the north and east.

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

No. Roads and infrastructure to support this development are already in place.

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

Considering current land costs and market values, 7 units on this parcel would support this economic development.

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. Roads and infrastructure to support this development are already in place. Our marketing will be directed toward the active adult community - which would support minimal to no impact on school system.

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

Yes. This falls well within the parameters of the land use plan. We are well under the maximum of 6 units to the acre.

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.

Infill development immediately around this site - and for that matter within the entire city of Smyrna, is currently on the rise. This development will provide momentum and be a quality addition to the neighborhood.

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 development will provide momentum and help set standards for quality development within the 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.

No. Rezoning is actually more appropriate for this site in that we will be providing an appropriate step down from the commercial property adjacent to our South to the lower density residential property adjacent to our North.

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.

This development will positively enhance both the adjoining property and the general neighborhood in that we will be providing a level of quality and beautification that the entire neighborhood will appreciate. The development should increase property values to surrounding residents.

Acknowledgement

Applicant Signature

Steven T. Pacholick
02/22/2023
