




ZA-23-2 Zoning Amendment Application Status: Active Submitted On: 8/11/2023	Primary Location 661 CHURCH RD SE SMYRNA, GA 30082 Owner DISCOVERY ONE HOLDINGS LLC 661 CHURCH RD DALLAS, GA 30132	Applicant  Rebecca Calbert  404-434-9531 · rebecca@calbertdesign.com  2950 Cherokee St. NW Suite 600 Kennesaw, Ga 30144
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Applicant Information

Full Name (i.e., First and Last Name, or Name of Entity):* Rebecca Calbert	Street Address:* 2950 Cherokee St. NW, Suite 600
City:* Kennesaw	State:* GA
Zip Code:* 30102	Email Address:* rebecca@calbertdesign.com
Phone Number:* 404-434-9531	Are you the titleholder of the subject property?* No

Titleholder Information

Full Name (i.e. First and Last Name, or Name of Entity):*	Street Address:*
Nitin Gulia	1891 Patrick Henry Drive
City:*	State:*
Arlington	VA
Zip Code:*	Email Address:*
222205	nitingulia@gmail.com
Phone Number:*	
202-213-4499	

Property Information

Parcel IDs:* ?	Property Addresses:* ?
17037900030	661 Church Road, Smyrna, GA 30080
Present Zoning:*	Present Future Land Use:*
LC	CAC - Community Activity Center

Development Information

Use of Property:*

Commercial

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

11770

Property Acreage:*

0-5 acres

Proposed Density:*

Commercial or Mixed Use

Is Rezoning a Development of Regional Impact?*

No

Description of Zoning Amendment:*

Add a 3,027 gsf addition for 3 additional childcare classrooms and support spaces.

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, the use of daycare is already approved. We are not requesting a use change. We are requesting to be allowed a 3,027 sf addition that will serve 48 additional children.

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

No new adverse effects will occur to the adjacent properties nearby.

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

The property affected does have a reasonable economic use as currently zoned, however, there is a rising need for more childcare in the immediate area as many childcare centers have closed as a result of COVID. Rising staff costs have burdened the economics of the childcare industry, and adding the capability to serve more children at an existing location will help support the economic standing and feasibility of this business at this location.

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.*

This addition will not cause an additional traffic burden. It is anticipated that out of the additional 48 children this proposed addition would serve, many will be siblings of families already enrolled at this location. Also, there is no set start/finish time for childcare like there is for elementary school children. Therefore, parents arrive and depart in the mornings and evenings in a time-staggered manner. There is no long queue of drop-off or pick-up times associated with school-aged elementary schools.

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

Yes, the zoning proposal continues to use the land at it's current use classification.

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.*

There are no new changing conditions to this property that we are aware of that would affect this application approval.

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.*

The design of this building addition will match the existing building materials and colors. The site design of the building addition maximizes the already used area on the site and allows the large undeveloped woods to the north and east to remain unchanged.

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

The property's use will not be changing, and therefore no new nuisance will occur. There will not be more children outside on the playground than already occurs because the playground sizes limit the number of children allowed outside at any given time.

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.*

The building height and proposed use will not be changing with this proposed addition. There are no tower elements proposed for this structure that would be seen or noticeable from neighboring properties.

Acknowledgement

Applicant Signature*



Rebecca Calbert

Aug 11, 2023