

**APPLICATION FOR REZONING  
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 218-008

Hearing Date: \_\_\_\_\_

**APPLICANT:** PRITCHARD BUILDERS INC

Name: STEPHEN PRITCHARD  
(Representative's name, printed)

Address: PO BOX 1315 KENNESAW GA 30156

Business Phone: 678-300-0219 Cell Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: STEVE@PRITCHARDBROTHERS.COM

Signature of Representative: 

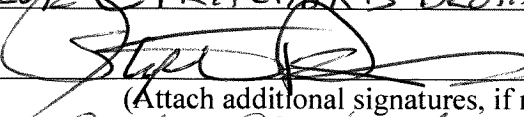
**TITLEHOLDER**

Name: PRITCHARD BUILDERS INC  
(Titleholder's name, printed)

Address: PO BOX 1315 KENNESAW GA 30156

Business Phone: 678-300-0219 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-mail Address: STEVE@PRITCHARDBROTHERS.COM

Signature of Titleholder:   
(Attach additional signatures, if needed)

(To be completed by City)

Received: 3/9/18

Heard by P&Z Board: 4/9/18

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: 3/23/18

Approved/Denied: \_\_\_\_\_

location of all curb cuts inside & outside the development (including curb cuts on all adjacent and adjoining properties) and distance to the nearest street intersection. **Plans which are rolled (instead of individually folded) will not be accepted.**

12. Sub-division plats must have a legend showing lot density for the total acreage, minimum lot size, average lot size and maximum lot size. In addition, provide a table listing the square footage of each proposed lot.
13. Submit a full-size scaled Tree Protection Plan and a 11" x 17" copy of the Tree Protection Plan. **A registered landscape architect must prepare the Tree Protection Plan.** The Tree Protection Plan shall meet the City's requirements under Section 106-36 of City Ordinance 2003-8. **Plans must be stamped and folded (full sized scaled plans shall be engineer folded).** **Plans which are rolled (instead of individually folded) will not be accepted.**
14. A development that exceeds 100,000 net square feet or 75 dwelling units will be required to submit a traffic, water, sewer, and school impact statement with the rezoning application. A development that is less than 100,000 net square feet or 75 dwelling units may be required to submit one or all of the above statements upon request. A final decision, by the Mayor and City Council, may not be made until these statements are received with the rezoning application. For impact information about traffic, contact Eric Randall, City Engineer at 678-631-5381. For School System information, contact the Cobb County Board of Education.
15. Any office development which exceeds 400,000 gross square feet, commercial development in excess of 300,000 gross square feet, mixed use covering more than 120 acres or exceeding 400,000 gross square feet, industrial proposal in excess of 400 acres, employing 1,600 persons or exceeding 500,000 gross square feet, housing proposal in excess of 400 units, hotel proposal in excess of 400 rooms, or hospital proposals in excess of 300 beds or generating more than 375 peak hour vehicle trips per day, must undergo a Development of Regional Impact (DRI) review.

Once a completed rezoning package is received by Smyrna's Community Development Office, an Initial DRI Information form will be prepared by the office and submitted to the Atlanta Regional Commission, Georgia Regional Transportation Authority, and Georgia Department of Community Affairs to determine whether or not the proposed development should be processed as a DRI. If the proposed development is determined to be a DRI, then a DRI Review Initiation Request form shall be prepared by Smyrna's Community Development Office and submitted along with any requested information. No rezoning action can be taken by the City until all state agencies have completed their review and comments.

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Name: STEPHEN PRITCHARD  
(Representative's name, printed)

Address: PO BOX 1315 KENNESAW GA 30156

Business Phone: \_\_\_\_\_ Cell Phone: 678-320-0319 Fax Number: \_\_\_\_\_

E-Mail Address: STEVF@PRITCHARDBROTHERS.COM

Signature of Representative: 

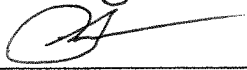
**TITLEHOLDER**

Name: FRANK PRITCHARD  
(Titleholder's name, printed)

Address: 3165 GREENFIELD DV MARIETTA GA 30068

Business Phone: \_\_\_\_\_ Cell Phone: 404-597-4120 Home Phone: \_\_\_\_\_

E-mail Address: FRANK@PRITCHARD BROTHERS .COM

Signature of Titleholder:   
(Attach additional signatures, if needed)

(To be completed by City)

Received: \_\_\_\_\_

Heard by P&Z Board: \_\_\_\_\_

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

# THE UNIVERSITY OF CHICAGO

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(Representative's name, printed)

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Business Phone: \_\_\_\_\_ Cell Phone: 678-300-0219 Fax Number: \_\_\_\_\_

E-Mail Address: STEVF@PRITCHARDBROTHERS.COM

Signature of Representative: 

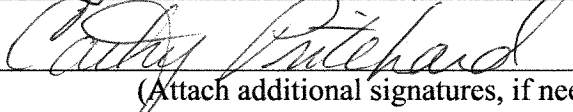
**TITLEHOLDER**

Name: CATHY PRITCHARD  
(Titleholder's name, printed)

Address: PO BOX 1315 KENNESAW GA

Business Phone: \_\_\_\_\_ Cell Phone: 404-202-6738 Home Phone: 678-300-0219

E-mail Address: CASP@BIZK-SOUTH.NET

Signature of Titleholder:   
(Attach additional signatures, if needed)

(To be completed by City)

Received: \_\_\_\_\_

Heard by P&Z Board: \_\_\_\_\_

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY

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CONTIGUOUS ZONING

North:     RAD    

East:     MULTI FAMILY    

South:     RAD    

West:     R15    

CONTIGUOUS LAND USE

North:     SINGLE FAMILY RA1D    

East:     MULTI FAMILY    

South:     SINGLE FAMILY RA1D    

West:     SINGLE FAMILY R15

**ZONING REQUEST**

From     R15     to     RAD CONDITIONAL      
Present Zoning Proposed Zoning

**LAND USE**

From     SINGLE FAMILY     to     SINGLE FAMILY      
Present Land Use Proposed Land Use

For the Purpose of     SINGLE FAMILY RESIDENCE    

Size of Tract     42804 SF .98 ACRES    

Location     2680, 2664, PORTION OF 2670 GRADY ST      
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s)     488     District     17    

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no  there are  such assets. If any, they are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(To be completed by City)

Recommendation of Planning Commission:

\_\_\_\_\_  
\_\_\_\_\_

Council's Decision:

\_\_\_\_\_  
\_\_\_\_\_



**INFRASTRUCTURE**

**WATER AND SEWER**

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

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**TRANSPORTATION**

Access to Property? DRIVEWAY OFF GRADY

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Improvements proposed by developer? DEMOLISH 3664 GRADY ST  
AND CONSTRUCT 3 SINGLE FAMILY RESIDENCES

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Comments:

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**ZONING DISCLOSURE REPORT**

Has the applicant\* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

NO

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If so, the applicant\* and the attorney representing the applicant\* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

**Please supply the following information, which will be considered as the required disclosure:**

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

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The dollar amount of each campaign contribution made by the applicant\* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

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An enumeration and description of each gift having a value of \$250 or more by the applicant\* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

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Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

NO

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If so, describe the natural and extent of such interest: \_\_\_\_\_

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**ZONING DISCLOSURE REPORT (CONTINUED)**

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

NO

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

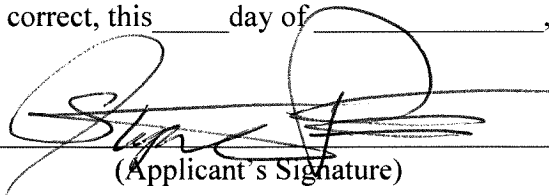
NO

If so, describe the relationship and the nature and extent of such interest:

NO

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application\*\*. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
(Applicant's Signature)

\_\_\_\_\_  
(Attorney's Signature, if applicable)

Notes

\* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

\*\* Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

**REZONING ANALYSIS**

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

- 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

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

No

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

THE ZONING REQUEST MEETS GROWING DEMAND FOR HOUSING

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**REZONING ANALYSIS (CONTINUED)**

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.

ZONING PROPOSAL SHOULD PROVIDE NO  
EXCESSIVE BURDEN

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

YES

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.

NO CONDITIONS THAT SUPPORT DISAPPROVAL  
THAT I AM AWARE OF  
THE DEVELOPMENT OF THE PROPERTY  
SHOULD ENHANCE STREET SCAPE AND  
ELIMINATE AN EYE SORE OF AN EMPTY LOT  
AND REMOVAL OF AN EXISTING HOME IN DIS REPAIR

**REZONING ANALYSIS (CONTINUED)**

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.

CONFORM TO

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

NO - PROPOSED ZONING IS  
COMPATIBLE

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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.

POSITIVE AFFECT

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