





RZ-25-3**Rezoning Application**

Status: Active

Submitted On: 5/3/2025

Primary Location2583 DAVENPORT ST SE
SMYRNA, GA 30080**Owner**MAYES ANGEL
P O BOX 219 SMYRNA, 30081**Applicant** Greg Stringer
 770-527-8449
 stringer711@gmail.com
 680 Bittersweet Trail
Sandy Springs, GA 30350

Applicant Information

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

Signature Homes of Georgia

Street Address:*

680 Bittersweet Trail

City:*

Sandy Springs

State:*

GA

Zip Code:*

30350

Email Address:*

Stringer711@gmail.com

Phone Number:*

7705278449

Are you the titleholder of the subject property?*

No

Titleholder Information

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

Angel Mayes (Estate)

Street Address:*

PO Box 219

City:*

Smyrna

State:*

GA

Zip Code:*

30350

Email Address:*

test

Phone Number:*

7705278449

Property Information

Parcel ID:* ?

17066400690

Property Address:* ?

2583 Davenport St

Present Zoning:*

R-20

Present Future Land Use:*

HDR -High Density Residential

Development Information

Proposed Use of Property:*

Residential

Property Acreage:*

0-5 acres

Number of Proposed Dwelling Units:*

3

Proposed Zoning:*

R-8

Proposed Density:*

Residential less than 4.5 units/acre

Are you seeking a Future Land Use Change?*

No

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

Subvdivide the subject lot into three single family lots

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. The adjacent property is the same zoning and density

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

No

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

No

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

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

Yes

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.*

Yes. Tear downs and construction of new homes is common and to the benefit of the community

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.*

It will. The house is a "tear down" and must be removed. The area will be substantially enhanced

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

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.*

Positively

Acknowledgement

Applicant Signature*

- ✓ Greg Stringer for Signature Homes
of Georgia, LLC
Apr 28, 2025