



City of Smyrna, GA

2/5/2024

**RZ-24-2****Rezoning Application**

Status: Active

Submitted On: 2/1/2024

**Primary Location**

2571 DAVENPORT ST SE




SMYRNA, GA 30080

**Owner**

MAYES JOHN T MRS

1203 MILFORD FOREST DR

SW MARIETTA, 30008

**Applicant** Greg Stringer 770-527-8449 stringer711@gmail.com 680 Bittersweet Trail  
Sandy Springs, GA 30350

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

Xcel Properties, Inc

**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

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

Mrs. John T Mayes

**Street Address:\***

1203 Milford Forest Dr SW

**City:\***

Marietta

**State:\***

GA

**Zip Code:\***

30008

**Email Address:\***

xxx

**Phone Number:\***

404

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## Property Information

**Parcel ID:\*** ?

17066400360

**Property Address:\*** ?

2571 Davenport St

**Present Zoning:\***

R-20

**Present Future Land Use:\***

MEDR - Medium Density Residential

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## 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:\***

Divide the existing lot into 3 single family residential lots each having frontage width of 42.31 feet and side setbacks of 8'

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## 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.\***

The proposed use is the same as surrounding properties

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

There will be no adverse affect on adjacent properties or their use

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

With the escalation of land prices the subject property should be subdivided, and will be in keeping with properties across the street

**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.\***

There should be no noticeable impact with the addition of two homes

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

It is in keeping with the policy and intent of the FLUM

**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.\***

There are two collapsed houses which are illegally occupied by persons from time to time, and people sleeping in inoperable cars in the backyard. The property has become an attractive nuisance.

**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.\***

The proposed use will be a tremendous enhancement to the neighborhood and community in general

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

The proposed use will not be a nuisance, rather, it will be very compatible with existing uses in the area

**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.\***

The proposed use will have a positive affect on the adjacent and the general neighborhood

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## Acknowledgement

**Applicant Signature\***

 Gregory Brian Stringer  
Jan 16, 2024