



city of  
powder springs  
**Variance Request**  
Application Form

### Applicant Information

Name	SR & GR Holdings, LLC	Phone	[REDACTED]
Mailing Address	PO Box 1289 Powder Springs, GA 30127	Email	[REDACTED]

### Variance Request Property Information

Address	4073 Fambrough Drive Bldg 300	Parcel ID / Lot#	300
Acreage	.848	Present Zoning	C1
Variance Request	Waive minimum road frontage & lot square footage		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County

### Additional Information, If Applicable

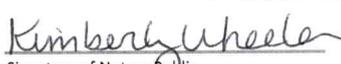
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated

### Notary Attestation

Executed in Powder Springs (City), GA (State).

	<u>Greg Richardson</u>	<u>5/2/2023</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 2<sup>nd</sup> day of May month, 2023

	<u>Kimberly Wheeler</u>	<u>2/22/2026</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires

**KIMBERLY WHEELER**  
Notary Public - State of Georgia  
Paulding County  
My Commission Expires Feb 22, 2026

### For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



city of  
powder springs  
**Variance Request**  
Notice of Intent

### Applicant Information

Name	SR & GR Holdings, LLC	Phone	[REDACTED]
Mailing Address	PO Box 1289 Powder Springs, GA 30127	Email	[REDACTED]

### Notice of Intent

**PART I.** Please indicate the purpose of this application :

Obtain variance in order to sell one building

**PART II.** Please list all requested variances:

Waive minimum road frontage requirement

Waive minimum lot square footage requirement

**Part III.** Existing use of subject property:

Light industrial for manufacturing arms

**Part IV.** Proposed use of subject property:

Light industrial for manufacturing arms

**Part V.** Other Pertinent Information (List or attach additional information if needed):

Property is currently leased by a company who is willing to purchase the building. For financial reasons, we need to sell the building before the current lease expires.

### Applicant Signature

	Greg Richardson	5/02/2023
Signature of Applicant	Printed Name	Date



# Variance Request

## Applicant's Written Analysis

### Applicant Information

Name **SR & GR Holdings, LLC**

Phone [REDACTED]

Mailing Address **PO Box 1289 Powder Springs, GA 30127**

Email [REDACTED]

### Written Analysis

In details please address these Variance Criteria:

a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

No

b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

Owner is unable to sell or convey this building to a separate entity.

c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located

Applicant will not receive any special privileges.

d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.

The subject building is currently in use and will remain in use for the same purposes and same business.

e. The special circumstances are not the result of the actions of the applicant.

Applicant is no longer in need of this building and needs to sell it. Building was on the property at time of purchase in 2013.

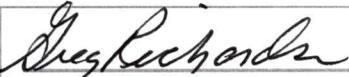
f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.

Applicant is unable to sell this building without this variance, creating a financial hardship.

g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.

This variance does not permit the use of this land to change.

### Applicant Signature

  
Signature of Applicant

**Greg Richardson**  
Printed Name

**5/02/2023**  
Date



# Variance Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name	SR & GR Holdings, LLC	Applicant's Address	4073 Fambrough Drive Bldg. 300
Applicant's Attorney	N/A	Attorney's Address	N/A

### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)       Corporation       Partnership       Limited Partnership       Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

Samuel Roberts  
Greg Richardson

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None	None	N/A

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None	None	N/A



# Variance Request Owner's Authorization Form

## Owner's Authorization

<b>Applicant Name</b> SR & GR Holdings, LLC	<b>Applicant's Address</b> 4073 Fambrough Drive Powder Springs, GA 30127
<b>Property Address</b> 4073 Fambrough Drive Bldg 300 Powder Springs, GA	<b>Property PIN</b> 19-073300050

This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

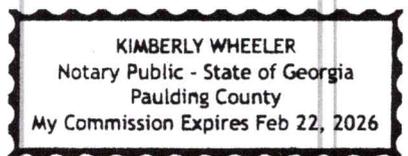
## Signature of Property Owner(s)

	Greg Richardson	5/2/2023
Signature of Owner	Printed Name	Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 2<sup>nd</sup> day of May month.

20 23, by Greg Richardson Identification Presented: yes



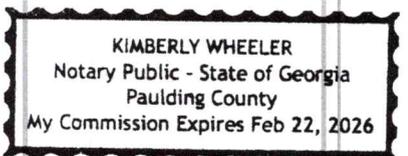
	Kimberly Wheeler	2/22/2026
Signature of Notary Public	Name of Notary Public	My Commission Expires

	Samuel Roberts	5/2/2023
Signature of Owner	Printed Name	Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 2<sup>nd</sup> day of May month.

20 23, by Samuel Roberts Identification Presented: yes



	Kimberly Wheeler	2/22/2026
Signature of Notary Public	Name of Notary Public	My Commission Expires