



Community Development Department

Zoning Division

135 West Cherokee Avenue, Suite 124 Cartersville, GA 30120
Phone: 770-387-5067 Fax: 770-387-5644

APPLICATION TO ZONING DIVISION BARTOW COUNTY

(Completed by Zoning Division)

Application Number: ARZ-2561-22

Date Submitted: 08/05/2022

Fee Amount: \$600

Application & Fee Received By: _____

IMPORTANT: A Plat or Survey of the subject property MUST be submitted with application. A conceptual Site Plan may also be required AT application time. (See Page 4, 8 for Requirements)

SECTION I. GENERAL INFORMATION

This application is made for the following reason(s):

Check ALL APPLICABLE requests:

- **Land Use Map Amendment** (Complete subsection A below.)
- **Rezoning / Zoning Map Amendment** (Complete subsection B below.)
- **Alteration of Zoning Conditions** (Complete subsection C below.)
- **Zoning Ordinance Text Amendment** (Complete subsection D below.)
- **Conditional Use Permit request** (Complete subsection E below.)
- **Appeal to Board of Zoning Appeals** (Complete subsection F below.)
- **Appeal to County Commissioner** (Complete subsection F below.)

All applicants are to complete the following:

Name of Subject Property Owner: Andrew John Dabbs and Walnut Grove Plantation

Name of Applicant if different from Property Owner: Manor Restorations, LLC - Bernie Smith

(If applicant different from owner, notarized written permission of owner must be attached hereto.)

Address of Applicant: 4670 Jefferson Township Lane

City/State/Zip: Marietta, GA 30066 Email: bsmith@masterworksatlanta.com

Telephone: Home: 770-652-0044 Work: _____

Subject Property Description:

Land Lot(s): 780,735,778,789,790,791 District: 4th Section: 3rd

Frontage (feet): 1314 and 147 Depth (feet): 1525 and 2700 Area: 76+/- (acres/square feet)

Street Address/ Road Name: Walnut Grove Road

Tax Property Record Card ID # (obtained from Tax Assessor's Office): 0073-0735-001 and 0073-0779-001 and 0073-0736-001 and 0073-0734-001

Is the property located in the Etowah Valley Historical District? Yes

Does the application require a DRI? -

No

The subject property deed is recorded in Book 2593,2046, Page 418,416,494, in the office of the Clerk of Superior Court, Bartow County.

A. LAND USE MAP AMENDMENT

1. Applicants for Land Use Map Amendments shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

It is desired and requested that land use designation of the subject property be changed from:

Rural Estate _____ to Residential Mixed Use _____
(current) (proposed)

Reason for requested land use change: (Be Specific)

To construct a residential mixed use development including
single family homes, townhomes and commercial.

Any prior land use amendment requests on this property? Yes _____ No

If yes: Name of Applicant: _____

Application # _____

Date of Public Hearing: _____

2. Notice requirements of Section II shall be followed.

3. The following shall be submitted with the application:

- a. **One (1) copy of a map**, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and the surrounding land use categories. The map shall also indicate the neighboring property owners by number, as listed below (See Section II).
- b. **Copy of recorded covenants or restrictions, if applicable.**
- c. **A copy of the Tax Property Record Card** for the parcel from the Tax Assessor's Office. (For office use only.)

B. REZONING (ZONING MAP AMENDMENT)

- 1. Applicants for Rezoning (Zoning Map Amendments) shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:**

It is requested that the subject property be rezoned from: A-1 Zone to PUD Zone
(current) (proposed)

Reason for requested zoning change: (Be Specific)

A PUD development consisting of single family homes, townhomes,
and a commercial development.

Any prior zoning request on this property? Yes _____ No X

If yes: Name of Applicant: _____

Application # _____

Date of Public Hearing: _____

- 2. Notice requirements of Section II shall be followed.**
- 3. Disclosures form in Section III shall be completed by owner, applicant, and all representatives.**
- 4. The following shall be completed:**
 - a. Submit One (1) copy of a plat,** drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for Bartow County, if any; and the Bartow County Regulatory Floodmaps; prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat. If a new plat is prepared, the plat must be prepared in compliance with the County's GPS Control Network and Digital Enterprise GIS system (consult the Engineering Department for details). For subdivision or non-residential developments, an additional electronic copy of the plat shall be submitted by the applicant, owner or developer to the Engineering Department. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).
 - b. If request is for a PUD (Planned Unit Development), a Site Plan is required with application.** See the PUD District Section of the *Bartow County Zoning Ordinance* for Site Plan requirements.
 - c. Submit a copy of recorded covenants or restrictions, if applicable.**
 - d. Submit a copy of the Tax Property Record Card** for the parcel from the Tax Assessor's Office. (For office use only.)

- e. **To the Health Department**, provide a Soil Survey prepared by a Soil Scientist, registered in the State of Georgia, prior to submitting zoning application, unless the property is served by sewer, or unless all lots in the subdivision are three acres or larger in size.
- f. Submit a letter from the local water department with the application stating public water supply is available to the property.
- g. A list of any zoning conditions proposed by the applicant.
- h. Applicants submitting an application to rezone property for residential development, or multifamily, commercial, mining or industrial zonings, are required to include a professional type rendering of structures to be placed on the site. The rendering shall depict the project in detail sufficient for the public and the commission to understand the dimensions, location, nature and scope of the proposed development. There is no requirement that the rendering be in color or be drawn to exact scale.

A conceptual site plan depicting the proposed use of the property including:

- (1) A drawing of the subject district and immediate surrounding area, drawn to a scale of one inch equals 100 feet. The Zoning Administrator may allow a smaller scale if deemed to be legible.
- (2) A correct scale and north arrow.
- (3) The proposed land use, zoning, and building outline as it would appear should the zoning map amendment application be approved.
- (4) The present zoning classification of all adjacent parcels.
- (5) The building outline, and maximum proposed height of all buildings, and/or structures.
- (6) The proposed location of all drives, streets, off-street parking and loading areas, and entry/exit points for vehicular traffic, using arrows to depict direction of movement.
- (7) Required yard setbacks appropriately dimensioned.
- (8) The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.
- (9) A location map showing all arterial and collector streets, and other significant landmarks, within two miles of the proposed district (no scale is required).
- (10) Topography at 2-foot contour intervals including source of datum.
- (11) Location and elevation of the 100-year floodplain and the Bartow County Regulatory Floodplain on the property subject of the proposed zoning.
- (12) Location and acreage of all major utility easements greater than 20 feet in width, if applicable.
- (13) Acreage of property and proposed number of residential lots or dwelling units, if applicable.
- (14) Approximate location of septic and drain-field lines, replacement areas for septic system, stormwater detention structures, lakes, ponds, and any other improvements as required by the Zoning Department.

Conceptual site plans shall be required with any rezoning application in which the application is to establish or expand any zoning district. Within ten (10) working days of the receipt of such site plan, the Zoning Administrator shall determine its compliance with this ordinance, and shall either accept it as being "sufficient" or reject as being "insufficient." If it is so rejected, a sufficient plan must be submitted at least 5 working days prior to the Planning Commission hearing for the application to proceed.

SECTION II. PUBLIC NOTICE

NOTICE MUST BE PROVIDED to all individuals, firms and/or corporations owning property adjoining the subject property on all sides, including across any easement, road, street or railroad right-of-way, ACCORDING TO THE RECORDS OF THE TAX ASSESSOR ON THE DATE OF THIS APPLICATION. The notice shall include a plat of the property, the purpose of the application, the current zoning and land use classification, the proposed zoning and land use classification, and the date, time, and location of hearings.

LETTERS TO ALL ADJOINING PROPERTY OWNERS MUST BE MAILED NO LESS THAN 15 DAYS PRIOR TO THE PLANNING COMMISSION HEARING BY FIRST CLASS MAIL, WITH PROOF OF MAILING OBTAINED FROM THE POST OFFICE. Proof of mailing includes a “certificate of mailing,” or a “certified mail” receipt. Proof of mailing shall be submitted to the Zoning Department prior to the hearing.

IF PROOF OF MAILING IS NOT IN ORDER AS REQUIRED BY SECTION 15.3.3, OR IF THE APPLICATION IS NOT COMPLETE FOR OTHER REASONS, THE APPLICATION SHALL BE DEEMED OUT-OF-ORDER AND SHALL BE TABLED FOR ONE MONTH. IF STILL OUT-OF-ORDER THE SECOND MONTH, IT SHALL BE DEEMED WITHDRAWN, AND MAY NOT BE RESUBMITTED FOR CONSIDERATION BY THE PLANNING COMMISSION FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE THAT THE APPLICATION IS DEEMED WITHDRAWN.

List all adjoining property owners:

| | <u>NAME</u> | <u>ADDRESS</u> |
|-----|--------------|----------------|
| 1) | See attached | |
| 2) | | |
| 3) | | |
| 4) | | |
| 5) | | |
| 6) | | |
| 7) | | |
| 8) | | |
| 9) | | |
| 10) | | |
| 11) | | |
| 12) | | |

Indicate property owned by above on copy of plat attached to application. (Attach additional sheets if necessary.)

1. WALNUT GROVE PLANTATION INC
84 CUMMINGS RD SE
CARTERSVILLE, GA 30120
2. CITY OF CARTERSVILLE
P O BOX 1390
CARTERSVILLE, GA 30120
3. CARTERSVILLE CITY OF
10 N PUBLIC SQ
CARTERSVILLE, GA 30120-3326
4. DABBS JOHN ANDREW
PO BOX 1809
DAHLONEGA, GA 30533
5. CUMMINGS JOHN L III TRUSTEE
THE TRUST U17 U/W
84 CUMMINGS RD SE
CARTERSVILLE, GA 30120
6. BENEVOLENT AND PROTECTIVE ORDER
OF ELKS
CARTERSVILLE LODGE 1969 (THE)
PO BOX 566
CARTERSVILLE, GA 30120
7. DLD 113 LLC
218 E MAIN ST
CARTERSVILLE, GA 30120
8. BARTOW COUNTY
135 W CHEROKEE AVE
CARTERSVILLE, GA 30120
9. Continuity Properties LLC
300 Walnut Grove Rd
Cartersville, GA 30120
10. Edy Karousos
26 Carrington Dr
Cartersville, GA 30120
11. Kenneth Mackenzie
28 Carrington Dr
Cartersville, GA 30120
12. Roberto Poleo
30 Carrington Dr
Cartersville, GA 30120
13. Michael and Sonya Besnihan
32 Carrington Dr
Cartersville, GA 30120
14. Gavin Karstensen
34 Carrington Dr
Cartersville, GA 30120
15. Cynthia Caughman
36 Carrington Dr
Cartersville, GA 30120
16. Lawrence and Margaret Martin
38 Carrington Dr
Cartersville, GA 30120
17. Nancy Gunter
40 Carrington Dr
Cartersville, GA 30120
18. William Bohn
42 Carrington Dr
Cartersville, GA 30120
19. Jane McEntire
44 Carrington Dr
Cartersville, GA 30120
20. Robin and Penny Davis
46 Carrington Dr
Cartersville, GA 30120
21. James Ajaeb
48 Carrington Dr
Cartersville, GA 30120
22. Charles and Linda Williams
50 Carrington Dr
Cartersville, GA 30120
23. Jessica Washington
555 Douthit Ferry Rd
Cartersville, GA 30120
24. Decorated Veterans of Foreign
Wars Alliance LLC
PO Box 2222
Cartersville, GA 30120

SECTION III. DISCLOSURES

1. DISCLOSURES REQUIRED OF OWNER, APPLICANT, AND REPRESENTATIVES (each person to file separate form)

The following disclosures are required from each of the following persons: the owner; the applicant if the applicant is different from the owner; and any representative of the owner or applicant.

Pursuant to the Conflict of Interest in Zoning Act, O.C.G.A. § 36-67A-1 et seq., any applicant of this rezoning who has made, within two years immediately preceding the filing of the application, campaign contributions aggregating \$250.00 or more to the Commissioner or any Planning Commission member, should file an OPPONENT OF REZONING ACTION CAMPAIGN DISCLOSURE REPORT, showing the contribution amount(s) and date(s). Such disclosure should be filed at least five calendar days prior to the Planning Commission's hearing. **Violation of this Act shall not affect the validity of the rezoning, but such action may be a misdemeanor under O.C.G.A. § 36-67A-4.**

Have you, as owner, applicant, or representative of owner or applicant, made a campaign contribution to the Commissioner of Bartow County or any member of the Planning Commission within two years immediately preceding the filing of this application aggregating \$ 250.00 or more or made a gift to any of the above having an aggregate value of \$ 250.00?

Yes _____

No _____

If yes: (1) The name of the official _____

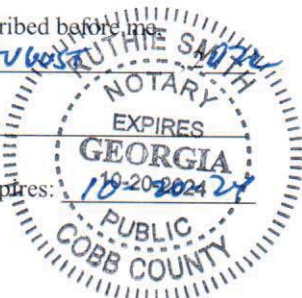
(2) The dollar amount and date of each campaign contribution made by the applicant to the local government official named above during the two years immediately preceding the filing of the application.

(3) The value and description of each gift having a value of \$ 250.00 or more during the two years immediately preceding the filing of this application.

Sworn to and subscribed before me
this 4 day of AUGUST

[Signature]
Notary Public

My commission expires: 10-20-2024



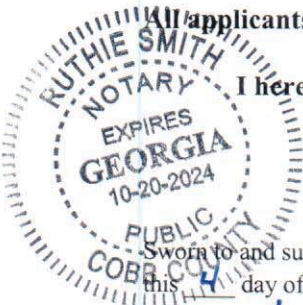
BERNIE SMITH
PRINTED Name of Applicant

[Signature]
SIGNATURE of Applicant

8/4/24
Date

SECTION IV. OATH AND FEES

All applicants are to complete the following:



I hereby swear that all above information is true and correct to the best of my knowledge.

Sworn to and subscribed before me,
this 4 day of AUGUST, 2022

Ruthie Smith
Notary Public

My commission expires: 10-20-24

BERNIE SMITH
PRINTED Name of Applicant

[Signature]
SIGNATURE of Applicant

8/4/22
Date

Applicants shall be present at both the Planning Commission Hearing and the Commissioner's Hearing.

This application and the accompanying fee must be submitted to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. Applications shall not be accepted without the fee. See Zoning Schedule.

The following is a list of fees that shall accompany an application.

| <u>If the request is for:</u> | <u>FEE</u> |
|--|------------------------------------|
| Land Use Map Amendment (if separate from rezoning) | \$ 100.00 |
| Land Use Map Amendment (combined with rezoning) | \$ 100.00 plus rezoning fee |
| Rezoning Existing Single Lot for a Single Family Dwelling | \$ 100.00 |
| Rezoning for Residential Development | \$ 500.00 |
| Rezoning Existing Single Lot to Commercial, Office | \$ 200.00 |
| Rezoning for Commercial, Office Development | \$ 500.00 |
| Rezoning to I-1 (Light Industrial) or I-2 (Heavy Industrial) | \$ 600.00 |
| Rezoning to PUD (Planned Unit Development) or M-1 (Mining) | \$ 500.00 |
| Rezoning to BPD (Business Park District) | \$600.00 |
| Appeals | \$ 50.00 |
| Conditional Use Permit | \$ 400.00 |
| Ordinance Text Amendment | \$ 100.00 |
| Alteration of Zoning Conditions | \$ 100.00 |

August 2, 2022

Mr. Richard Osborne
Zoning Administrator
Bartow County Planning and Zoning Department
135 W. Cherokee Avenue
Cartersville, GA 30120

Re: ±22.17 Acres on 1 parcel, 0073-0735-001, located on Walnut Grove Road, in Cartersville, GA and ±49.14 Acres on 1 parcel, 0073-0779-001, located on Walnut Grove Road, in Cartersville, GA.


Dear Mr. Osborne,

Please be advised that Manor Restorations, LLC (Purchaser) has signed a Letter of Intent to enter into a Purchase and Sale Agreement with John Andrew Dabbs. (Seller), current property owner of ±22.17 Acres on 1 parcel, 0073-0735-001, located on Walnut Grove Road in Cartersville, GA and ±49.14 Acres on 1 parcel, 0073-0779-001, located on Walnut Grove Road, in Cartersville, GA.

Please accept this letter as Seller's authority to allow Purchaser to prepare and file rezoning applications to rezone this property for Purchaser's intended use.

Please let me know if you need additional information.

Sincerely,


John Andrew Dabbs

August 2, 2022

Mr. Richard Osborne
Zoning Administrator
Bartow County Planning and Zoning Department
135 W. Cherokee Avenue
Cartersville, GA 30120

Re: ± 4.1 Acres on 1 parcel, 0073-0736-001, located on Walnut Grove Road, in Cartersville, GA and ± 5 Acres on 1 parcel, 0073-0734-001, located on Walnut Grove Road, in Cartersville, GA

Dear Mr. Osborne,

Please be advised that Manor Restorations, LLC (Purchaser) has signed a Letter of Intent to enter into a Purchase and Sale Agreement with Ann Cummings, Walnut Grove Plantation, Inc.. (Seller), current property owner of ± 4.1 Acres on 1 parcel, 0073-0736-001, located on Walnut Grove Road, in Cartersville, GA and ± 5 Acres on 1 parcel, 0073-0734-001, located on Walnut Grove Road, in Cartersville, GA.

Please accept this letter as Seller's authority to allow Purchaser to prepare and file rezoning applications to rezone this property for Purchaser's intended use.

Please let me know if you need additional information.

Sincerely,



Walnut Grove Plantation, Inc.

BARTOW COUNTY DEPARTMENTAL REVIEW SUMMARY REPORT

| APPLICATION | |
|----------------------------|---|
| APPLICATION: | ARZ-2561-22 |
| APPLICANT: | Manor Restorations LLC – Bernie Smith |
| PROPERTY OWNER: | Andrew John Dabbs and Walnut Grove Plantation |
| SIZE OF PROPERTY: | 76 acres +/- |
| LOCATION: | Walnut Grove Rd |
| TAX MAP ID #: | 0073-0735-001, 0073-0736-001, 0073-0734-001 |
| REASON FOR REQUEST: | Rezone A-1 to PUD for proposed development of homes, townhomes, and commercial. |

| EXISTING / PRESENT USE: | | | |
|-----------------------------------|---|-----------------|---|
| LAND USE | FROM | Rural Estate | TO |
| ZONING: | | A-1 | Residential / Mixed Use PUD |
| ADJACENT PROPERTY: | | | |
| FUTURE LAND USE MAP | | EXISTING ZONING | |
| NORTH | Commercial/Mixed Use and Rural Estate | NORTH | A-1 |
| SOUTH | Cartersville city limits and county Rural Estate | SOUTH | Cartersville city limits and county A-1 |
| EAST | Cartersville city limits | EAST | Cartersville city limits |
| WEST | Cartersville city limits | WEST | Cartersville city limits |
| HEALTH DEPT. | No objections. | | |
| WATER & SEWER | Cartersville water and sewer service letter obtained. | | |
| FIRE DEPT. | No objections. | | |
| ROAD DEPT. | No objections. | | |
| ENGINEERING | No objections. | | |
| Etowah Valley Hist Society | Properties between Walnut Grove Rd and the Etowah River are in the Etowah Valley Historic District (note that applicant has sent out required certified mail notices). Please make sure to identify and avoid sensitive archaeological sites. | | |
| SHERIFF'S OFFICE | No objections. | | |
| BARTOW CO SCHOOLS | No objections. | | |
| GDOT | No objections. | | |
| ZONING | Changing the land use and zoning from rural and A-1 to mixed use and PUD may be in keeping with the mixed-use area that includes existing subdivisions, middle school, park, wastewater treatment plant, and neighborhood commercial. | | |



City of Cartersville

P.O. Box 1390 • One North Erwin Street • Cartersville, Georgia 30120

Telephone: 770-387-5616 • Fax: 770-386-5841 • www.cityofcartersville.org

DATE: August 31, 2022

TO: Richard Osborne, Bartow County Zoning Administrator

FROM:  Dan Porta, City Manager

RE: City of Cartersville Annexation/Zoning Review Comments

Zoning Petition Number: ARZ-2561-22 Applicant: Manor Restorations, LLC – Bernie Smith

Owner: Andrew John Dabbs and Walnut Grove Plantation

Location: Walnut Grove Road – Land Lots: 780, 735, 778, 789, 790, 791

GENERAL COMMENTS:

This property is located adjacent to the City of Cartersville's Water Pollution Control Plant (WPCP) that treats sewer from City and County residents and has done so since the plant was constructed 55 years ago in 1967. The City of Cartersville's Plant meets all Federal and State requirements for sewer treatment and will continue to do so, but I wanted to point out that sometimes the smell from the WPCP is not the most appealing and if this new development is approved, the property owners need to be informed by the developer prior to closing that the City of Cartersville's Water Pollution Control Plant is adjacent to the Planned Unit Development and the city will not be modifying the plant to include any odor control system.

Also, the City of Cartersville is not opposed to the rerouting of the Leake Mounds Trail as shown on the proposed development, however, the rerouted trail will need to meet city standards and all costs for this relocation will be paid for by the developer.

In addition, all infrastructure and street right-of-way improvements that need to be made due to this proposed development will be paid for by the developer.

WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested zoning change and proposed land use change entails considerable water demands on the water system. There is an existing 8-inch water main along Grove Road which is supplied by an existing 24-inch water main on Old Mill Road to the west and supplied from the east by an existing 12-inch water main on Douthit Ferry Road. Development of the property as proposed may require an additional water line extension from offsite to provide multiple feed points and necessary redundancy for service.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. A 36-inch collector sewer crosses the site and has adequate capacity for development of the property as proposed. Please note, this sewer line can not be relocated and all construction must be structured to accommodate the sewer line in its existing location. No additional fill can be placed on top of the line. No construction of structures will be allowed within the zone of influence of the pipe cover, (this is taken to be the perpendicular distance of a 45-degree line extending up from the pipeline base).

Please contact me at 770-387-5684 if you have any questions regarding these review comments.

PROJECT SITE DATA:

PROPERTY: WALNUT GROVE ROAD

PROPOSED ZONING: PUD

SINGLE FAMILY:

AREA: 49.14 ACRES
 LOTS: 161
 MINIMUM LOT SIZE: 7,000 S.F.
 MINIMUM LOT FRONTAGE: 50-FT
 FRONT SETBACK: 16-FT
 SIDE SETBACK: 7.5-FT
 REAR SETBACK: 20-FT

SINGLE FAMILY COTTAGE:

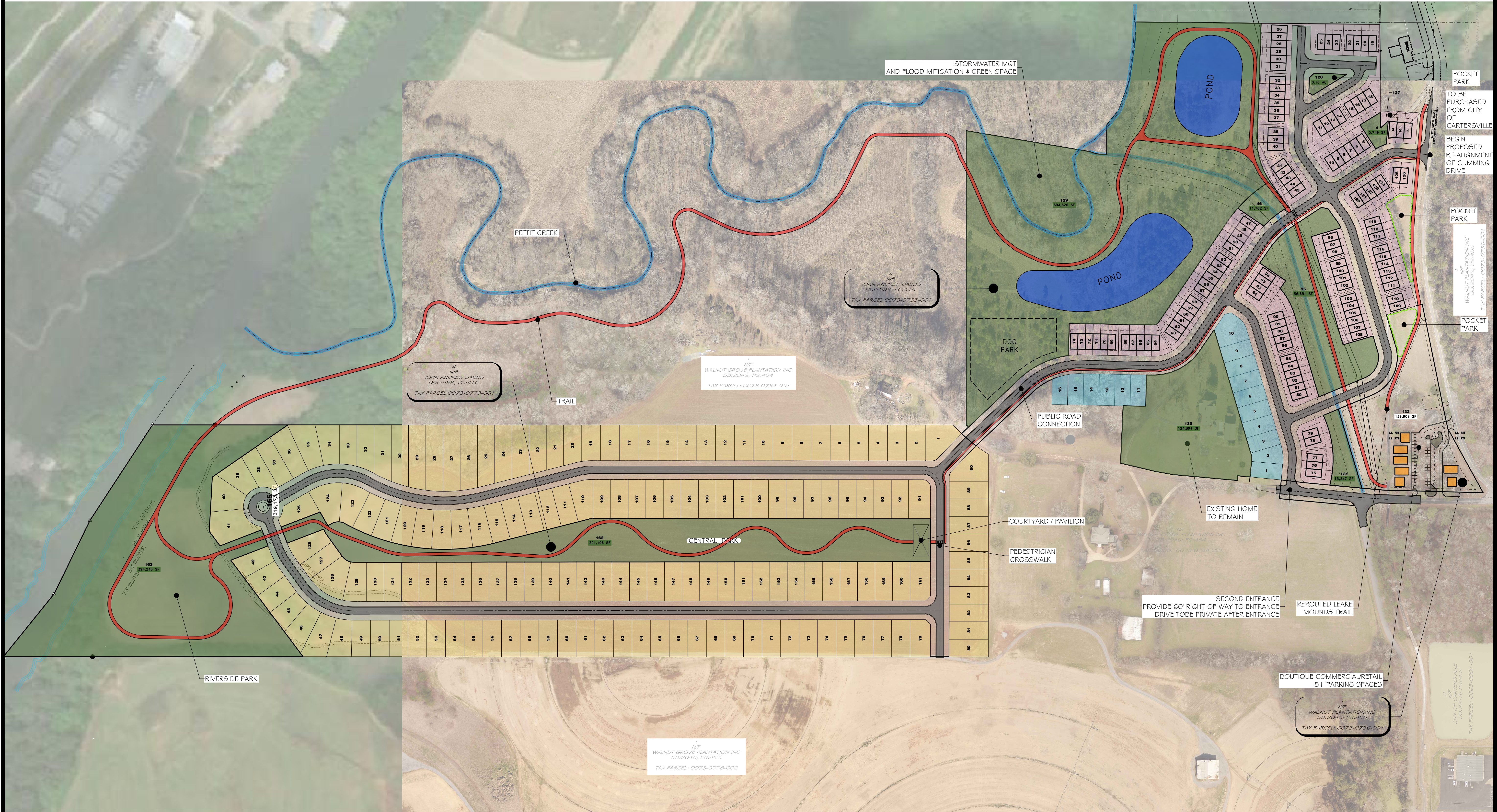
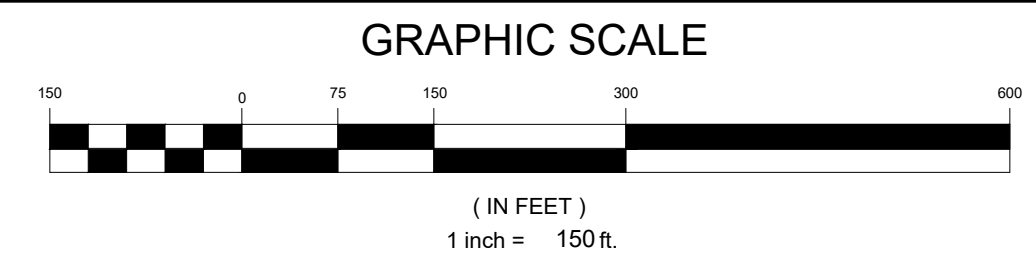
AREA: 1.88 ACRES
 LOTS: 16
 MINIMUM LOT SIZE: 4,000 S.F.
 MINIMUM LOT FRONTAGE: 46-FT
 FRONT SETBACK: 16-FT
 SIDE SETBACK: 5-FT
 REAR SETBACK: 20-FT

TOWNHOMES:

AREA: 38.474 ACRES
 TOWNHOME SIZE: 24-FT X 50-FT
 LOTS: 123
 MINIMUM LOT SIZE: 2,000 S.F.
 MINIMUM LOT FRONTAGE: 20-FT
 FRONT SETBACK: 16-FT
 SIDE SETBACK: 5-FT OR 20-FT
 BETWEEN TOWNHOME STRUCTURES
 REAR SETBACK: 20-FT

BOUTIQUE COMMERCIAL:

AREA: 3.212 ACRES
 BUILDING SIZE: 35-FT X 40-FT
 PARKING PROVIDED:
 51 VEHICLE SPACES
 FRONT SETBACK: 10-FT
 SIDE SETBACK: 10-FT
 REAR SETBACK: 10-FT

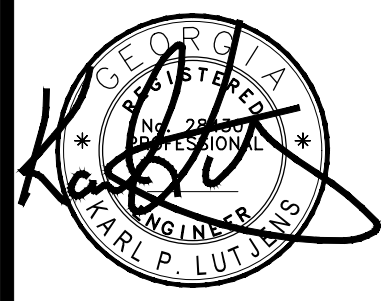


PROJECT NO.: 21172
 DATE: 8/5/22

| REVISIONS: | DATE | DESCRIPTION |
|------------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

LEAKES WALK
 A RIVER FRONT COMMUNITY
 BARTOW COUNTY, GEORGIA



SHEET TITLE:
SITE PLAN
 SHEET NO.:
C201

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CGX8537



ARZ-2561-22
Walnut Grove Rd
Manor Restorations LLC -
Bernie Smith

