

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

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 215-008

Hearing Date: 6/15/15


APPLICANT: PRITCHARD BROTHERS, INC.

Name: FRANK L. PRITCHARD
(Representative's name, printed)

Address: 3165 GREENFIELD DRIVE, MARIETTA, GA. 30068

Business Phone: 404-597-4120 Cell Phone: 404-597-4120 Fax Number: 678-540-2851

E-Mail Address: frank@pritchardbrothers.com

Signature of Representative: 
FRANK L. PRITCHARD

TITLEHOLDER

Name: ERIN PAIGE PRITCHARD
(Titleholder's name, printed)

Address: 1089 BANK STREET

Business Phone: _____ Cell Phone: 985-415-3610 Home Phone: 225-414-0368

E-mail Address: epp.dennis@gmail.com

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

Erin Pritchard Dennis

NOTE: Married Signature

(To be completed by City)

Received: 4/10/15

Heard by P&Z Board: 5/11/15

P&Z Recommendation: _____

Advertised: 5/29/15

Posted: 4/24/15

Approved/Denied: _____

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____


APPLICANT: PRITCHARD BROTHERS, INC.

Name: FRANK L. PRITCHARD
(Representative's name, printed)

Address: 3165 GREENFIELD DRIVE, MARIETTA, GA. 30068

Business Phone: 404-597-4120 Cell Phone: 404-597-4120 Fax Number: 678-540-2851

E-Mail Address: frank@pritchardbrothers.com

Signature of Representative: 
FRANK L. PRITCHARD


TITLEHOLDER

Name: PRITCHARD PROPERTIES, LLC
(Titleholder's name, printed)

Address: MAILING 3165 GREENFIELD DRIVE MARIETTA, GA 30068 PHYSICAL ADDRESS 1107 BANK STREET

Business Phone: — Cell Phone: 404-597-4120 Home Phone: —

E-mail Address: frank@pritchardbrothers.com

Signature of Titleholder:  MANAGING PARTNER
(Attach additional signatures, if needed)
FRANK L. PRITCHARD

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: PRITCHARD BROTHERS, INC.

Name: FRANK L. PRITCHARD
(Representative's name, printed)

Address: 3165 GREENFIELD DRIVE, Marietta, GA. 30068

Business Phone: 404-597-4120 Cell Phone: 404-597-4120 Fax Number: 678-540-2851

E-Mail Address: frank@pritchardbrothers.com

Signature of Representative: _____


TITLEHOLDER

Name: PRITCHARD PROPERTIES, LLC
(Titleholder's name, printed)

Address: 3165 GREENFIELD DR 1121 BANK STREET PROPERTY ADDRESS

Business Phone: 404-597-4120 Cell Phone: 404-597-4120 Home Phone: —

E-mail Address: frank@pritchardbrothers.com

Signature of Titleholder:  MANAGING PARTNER
(Attach additional signatures, if needed)
FRANK L. PRITCHARD

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From R 15 to RAD CONDITIONAL
Present Zoning Proposed Zoning

LAND USE

From R 15 to RAD CONDITIONAL
Present Land Use Proposed Land Use

For the Purpose of SUBDIVING 3 LOTS TO 5 LOTS

Size of Tract 1.27 ACRES

Location 1091, 1107, 1121 BANK STREET
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 488 District 17th

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

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: RAD CONDITIONAL

East: R15

South: RAD CONDITIONAL

West: RAD CONDITIONAL

CONTIGUOUS LAND USE

North: RAD CONDITIONAL

East: R15

South: RAD CONDITIONAL

West: RAD CONDITIONAL

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:

TRANSPORTATION

Access to Property? EXISTING STREETS & ROADS

Improvements proposed by developer? CREATION OF 5 LOTS

Comments:

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

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

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

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

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

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

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:

N/A

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:

N/A

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 8 day of April, 2015.


FRANK L. PRITCHARD
PRES (Applicant's Signature) PRITCHARD INDUSTRIES, INC.

(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.

THE SUBJECT PROPERTY IS SURROUNDED ON
3 SIDES BY PROPERTY PREVIOUSLY REZONED
TO GREATER DENSITY AND HAS SUBSTANTIALLY
HAD A POSITIVE AFFECT ON THE COMMUNITY

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

THE PROPERTY, WHEN REZONED, WILL BE
CONSISTENT WITH SURROUNDING PURPOSES

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

REZONING WILL ALLOW FOR IMPROVED
ECONOMIC USE OF THE PROPERTY

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.

THE PROPERTY WHEN REZONED WILL NOT
HAVE A NEGATIVE OR BURDENSOME USE
ON SCHOOLS | STREETS OR UTILITIES
TRANSPORTATION

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

THE ZONING PROPOSAL CONFORMS TO
FUTURE LAND USE PLANS

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.

BUT REZONING OF ADJOINING PROPERTIES
TO GREATER DENSITY HAVE HAD A
POSITIVE IMPACT ON THE COMMUNITY
AND SMYRNA IN GENERAL

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.

THE REZONING, IF APPROVED, WILL
ENHANCE THE COMMUNITY & CONSISTENT
ADJOINING PROPERTIES

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 ZONING IS CONSISTENT
WITH SURROUNDING PROPERTIES & IS
COMPATIBLE

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 CONSISTENT
ADJOINING PROPERTY

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to:
PERRIE & COLE, LLC
2100 ROSWELL ROAD, SUITE 600F
MARIETTA, GEORGIA 30062
David Perrie, Esq.

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

File #: 03-0723M

This Indenture made this 9th day of October, 2003 between WILEY PROPERTIES, LLC, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ERIN PAIGE PRITCHARD, as party or parties of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 488 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING PART OF LOT 1, SECTION E AND ALL LOT 10 AND PART OF LOT 9, SECTION C OF B.A. GUTHRIE PROPERTY SUBDIVISION, ACCORDING TO PLAT WHICH IS RECORDED IN PLAT BOOK 4, PAGE 13, COBB COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT ON THE NORTH SIDE OF BANK STREET, THREE HUNDRED THREE AND FIVE TENTHS (303.5) FEET EASTERLY AS MEASURED ALONG THE NORTH SIDE OF BANK STREET, FROM THE NORTHEAST CORNER OF THE INTERSECTION OF BANK STREET AND GUTHRIE STREET; THENCE RUNNING EAST ALONG THE NORTH SIDE OF BANK STREET, NINETY TWO AND FIVE TENTHS (92.5) FEET TO A POINT; THENCE NORTH ONE HUNDRED NINETY-THREE (193) FEET TO A POINT; THENCE WEST NINETY TWO AND FIVE TENTHS (92.5) FEET TO A POINT; THENCE SOUTH ONE HUNDRED NINETY THREE (193) FEET TO A POINT ON THE NORTH SIDE OF BANK STREET, AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1089 BANK STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

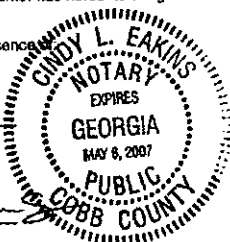
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of

Witness

Cindy L. Eakins
Notary Public



WILEY PROPERTIES, LLC

Susan P. Taylor (Seal)
SUSAN P. TAYLOR - MEMBER

(Seal)

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

12'
RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
182 ANDERSON ST. N.E.
MARIETTA GA 30060

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 13th day of December, in the year Two Thousand Five, between

MICHAEL V. HAMMOND

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

PRITCHARD PROPERTIES, LLC, a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER VALUABLE CONSIDERATION AND TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 488 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Pamela A. King
Notary Public
[NOTARY SEAL]

Michael V. Hammond (Seal)
MICHAEL V. HAMMOND

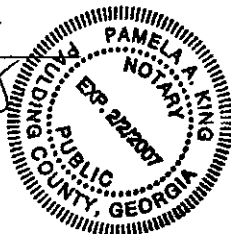


EXHIBIT "A"

TRACT 1 OF 2

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot No. 488 of the 17th District and Second Section of Cobb County, Georgia and being 13.5 feet off of the East side of Lot No. 9, section "C", all of Lot No. 8, and 36.5 feet off of the West side of Lot No. 7 of said section "C" of the subdivision of the B.A. Guthrie property located in land Lots Nos. 488 and 421 of the 17th District and 2nd Section of Cobb County, Georgia, as per plat by Paul Hensley, county surveyor, dated January 30, 1941, recorded in Plat Book No. 4, page 13 of Cobb County records and being more particularly described as follows:

BEGINNING at a point on the North side of Bank Street as shown on said plat, 13.5 feet West of the Southwest corner of said Lot No. 8 of said section, and running thence East along the North side of Bank Street and the South lines of Lots No. 9, 8, and 7 for a distance of 100 feet to a point 13.5 feet West of the Southwest corner of Lot No. 6; thence North through Lot No. 7 of Section "C" a distance of 198 feet to the North line of said lot at a point 13.5 feet West of the Northwest corner of Lot No. 6; thence West 100 feet along the North lines of Lots Nos. 7, 8, and 9 to a point 13.5 feet West of the Northwest corner of Lot No. 9; thence South through Lot No. 9 a distance of 198 feet to the point of BEGINNING.

TRACT 2 OF 2

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 488, 17th District, 2nd Section, Cobb County, Georgia, being in the Town of Smyrna, Georgia, and being shown by plat of Paul Hensley, dated January 30, 1941, recorded in Plat Book 4, page 13, Cobb County Records, except a strip of uniform width of 1.5 (1 1/2) feet off the east side of Lot No. 8; also all of Lot No. 9 of said subdivision except a strip off the west side of said Lot No. 9 of uniform width of six (6) feet, as described in Deed Book 185, page 194, Cobb County Records, the same being improved property known as 1103 Bank Street, Smyrna, Georgia, according to the present system of numbering. The property being herein conveyed in the same property as conveyed by Warranty Deed dated January, 1979, from Leonard E. Crider to Ruth C. Hammond by Warranty Deed recorded in Deed Book 1967, page 259, Cobb County, Georgia Records. Also being the same property as conveyed at Deed Book 9646, page 137 and Deed Book 9646, page 138, aforesaid records.

Parkview Village Phase III – Legal Description

Property Line Description

All that tract or parcel of land lying and being in Land Lot 488 of the 17th District, 2nd Section, city of Smyrna, Georgia, and being more particularly described as follows:

Beginning at the intersection of the westerly right of way of Guthrie Street and the Northerly right of way of Bank Street. Thence westerly along the northern right of way of Bank Street a distance of 303.5 feet to a point.
Said point being the POINT OF BEGINNING;

thence north 0 degrees 35 minutes 54 seconds east, a distance of 195.26 feet;
thence north 89 degrees 52 minutes 32 seconds east, a distance of 92.50 feet;
thence north 89 degrees 52 minutes 32 seconds east, a distance of 70.37 feet;
thence south 89 degrees 21 minutes 22 seconds east, a distance of 23.17 feet;
thence south 89 degrees 54 minutes 1 seconds east, a distance of 31.49 feet;
thence north 89 degrees 54 minutes 53 seconds east, a distance of 67.86 feet;
thence south 0 degrees 50 minutes 4 seconds west, a distance of 194.09 feet;
thence south 89 degrees 43 minutes 59 seconds west along the northerly right of way of Bank Street, a distance of 284.62 feet to a point.
said point being the POINT OF BEGINNING
Said tract or parcel of land contains 1.27 acres.

**This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: April 2, 2015**

Legal Description

Tax Parcel # 115 Present Address...1091 Bank Street
(Formerly Parcel #28) Former Address....1089 Bank Street

All that parcel of land lying and being in Land Lot 488, 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia, being part of Lot 1, Section E and all Lot 10 and part of Lot 9, Section C of B.A. Guthrie Property Subdivision, according to Platt which is recorded in Platt Book 4, Page 13, Cobb County records; Being more particularly described as follows:

Beginning at a point on the North Side of Bank Street, three hundred three and five tenths (303.5) feet Easterly as measured along the north side of Bank Street, from the Northeast Corner of the intersection of Bank Street and Guthrie Street; **Thence** running East along the North Side of Bank Street ninety two and five tenths (92.5) feet to a point; **Thence** North one hundred and ninety three (193) feet to a point; **Thence** West ninety two and five tenths (92.5) feet to a point; **Thence** South 00 degrees 17 minutes 53 seconds East a distance of 19.10 feet to a point; **Thence** South one hundred ninety three (193) feet to a point on the North side of Bank Street, and the **Point of Beginning**; being improved property known as 1089 Bank Street, according to the present system of numbering houses in Cobb County, Georgia.

Note: The property Number changed in 2008 to 1091 Bank Street

Legal Description

Tax Parcel # 117 Present Address...1107 Bank Street
(Formerly Parcel #29) Former Address....1103 Bank Street

All that parcel of land lying and being in Land Lot 488, 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia as shown on a Survey for Pritchard Brothers, Inc., prepared by C & C Land Surveyors, Inc., dated December 1, 2005, and last revised January 25, 2006, and being more particularly described as follows:

Begin at a point on the northern right-of-way of Bank Street (40-foot-right-of-way) 396.0 feet from its intersection with the eastern right-of-way of Guthrie Street (40-foot-right-of-way); **Thence** leaving the right-of-way of Bank Street North 00 degrees 35 minutes 58 seconds East a distance of 195.03 feet to a point; **Thence** North 89 degrees 52 minutes 32 seconds East a distance of 70.37 feet to an iron pin found; **Thence** North 89 degrees 54 minutes 53 seconds East a distance of 19.10 feet to a point; **Thence** South 00 degrees 17 minutes 53 seconds East a distance of 19.10 feet to a point; **Thence** South 00 degrees 17 minutes 56 seconds West a distance of 194.53 feet to a point on the northern right-of-way of Bank Street; **Thence** continuing along the right-of-way of Bank Street South 89 degrees 43 minutes 59 seconds West a distance of 92.52 feet to the **Point of Beginning**.

Said Parcel of land contains 17,732 square feet or .407 acres of land more or less.

Legal Description
Tax Parcel # 119 Present Address...1121 Bank Street
(Formerly Parcel #47) Former Address....Not Noted

All that parcel of land lying and being in Land Lot 488, 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia as shown on a Survey for Pritchard Brothers, Inc., prepared by C & C Land Surveyors, Inc., dated December 1, 2005, and last revised January 25, 2006, and being more particularly described as follows:

Begin at a point on the northern right-of-way of Bank Street (40-foot-right-of-way) 488.52 feet easterly from its intersection with the eastern right-of-way of Guthrie Street (40-foot-right-of-way); **Thence** leaving the right-of-way of Bank Street North 00 degrees 17 minutes 56 seconds East a distance of 194.53 feet to a point; **Thence** South 89 degrees 21 minutes 22 seconds East a distance of 4.07 feet to an iron pin found; **Thence** south 89 degrees 54 minutes 01 seconds East a distance of 31.49 feet to an iron pin found; **Thence** North 89 degrees 54 minutes 33 seconds East a distance of 67.86 feet to a point; **Thence** South 00 degrees 50 minutes 04 seconds West a distance of 194.09 feet to a point on the northern right-of-way of Bank Street; **Thence** continuing along the right-of-way of Bank Street South 89 degrees 43 minutes 59 seconds West a distance of 99.60 feet to the **Point of Beginning**.

Said parcel of land contains 19,717 square feet or 0.453 acres of land more or less.



Printed: 4/6/2015 12:03:4

Cobb County Online Tax Re

Thank you for your pay

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 SUN TRUST / VALUETREE

PRITCHARD PROPERTIES LLC
PRITCHARD STEPHEN

Payment Date: 10/3/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes
2014	17048801150	10/15/2014	Pay: N/A or	10:

Interest	Penalty	Fees	Total Due	Amount Paid	Bal
\$0.00	\$0.00	\$0.00	\$1,073.25	\$1,073.25	:

04/08/2015 11:00
 mhickenbottom

City of Smyrna
 REAL ESTATE PAID TAX STATEMENT

P 1
 txtaxstm

PARCEL: 17-0488-0-1150

LOCATION: 1091 BANK ST

CURRENT OWNER:
 PRITCHARD PROPERTIES LLC
 PRITCHARD STEPHEN
 25 SERENDIPITY WAY
 SANDY SPRINGS GA 30350

CURRENT STATUS:
 SQ FT: 0
 LAND VALUATION: 75,000
 BUILDING VALUATION: 25,680
 EXEMPTIONS: 0
 TAXABLE VALUATION : 100,680

DEED DATE:			BOOK/PAGE:				
YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2014	RE-R 1	11/17/2014	362.05	.00	10/27/2014	PD	362.05
	BILL #	12679	362.05	.00			362.05
	GRAND TOTALS		362.05	.00			362.05

All Taxes paid in

Full 4-8-15

Mike Huhutell



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 4/6/2015 11:42:37 AM

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
PRITCHARD BROTHERS INVESTMENTS

PRITCHARD PROPERTIES LLC

Payment Date: 9/22/2014

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2014	17048801170	10/15/2014	Pay:	N/A	or	938.08
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$938.08	\$938.08	\$0.00	



04/08/2015 11:01
mhickenbottom

City of Smyrna
REAL ESTATE PAID TAX STATEMENT

P 1
txtaxstm

PARCEL: 17-0488-0-1170

LOCATION: 1107 BANK ST

CURRENT OWNER:
PRITCHARD PROPERTIES LLC
3165 GREENFIELD DR
MARIETTA GA 30068

CURRENT STATUS:
SQ FT: 0
LAND VALUATION: 40,000
BUILDING VALUATION: 48,000
EXEMPTIONS: 0
TAXABLE VALUATION : 88,000

DEED DATE:		BOOK/PAGE:					
YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2014	RE-R 1	11/17/2014	316.45	.00	09/17/2014	PD	316.45
	BILL #	12680	316.45	.00			316.45
GRAND TOTALS			316.45	.00			316.45

*Att Taxes paid in
Full 4-8-15
Mike Hickenbottom*



Printed: 4/6/2015 11:45:38 AM

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8800
Fax: 770-528-8879

Payer:
PRITCHARD BROTHERS INVESTMENTS

PRITCHARD PROPERTIES LLC**Payment Date: 9/22/2014**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	17048801190	10/15/2014	Pay: N/A or	639.60

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$639.60	\$639.60	\$0.00

04/08/2015 11:02
 mhickenbottom

City of Smyrna
 REAL ESTATE PAID TAX STATEMENT

P 1
 txtaxstm

PARCEL: 17-0488-0-1190

LOCATION: 1121 BANK ST

CURRENT OWNER:
 PRITCHARD PROPERTIES LLC
 3165 GREENFIELD DR
 MARIETTA GA 30068

CURRENT STATUS:
 SQ FT: 0
 LAND VALUATION: 60,000
 BUILDING VALUATION:
 EXEMPTIONS: 0
 TAXABLE VALUATION :

DEED DATE:		BOOK/PAGE:					
YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2014	RE-R 1	11/17/2014	215.76	.00	09/17/2014	PD	215.76
	BILL #	12681	215.76	.00			215.76
GRAND TOTALS			215.76	.00			215.76

Att Taxes paid in

Full 4-8-15

Mike Hickenbottom



CITY OF SMYRNA
WATER AND SEWER AVAILABILITY

The City of Smyrna has determined that water and sanitary sewer are available to the proposed development. Water and sewer are both located within the right of way of Bank Street. All existing water and sewer taps shall be used where possible. It is the developers responsibility to install any additional water and sewer taps for this development. Elevations are the responsibility of the developer.

This information is based on a rezoning plan titled Parkview Village Phase 3 by DGM Land Planning Consultants dated April 2, 2015.

Sincerely,

Scott Stokes
Director Public Works