

# 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, Manassas, VA. 20068

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

MAILING (Titleholder's name, printed) PRITCHARD PROPERTIES

Address: 3165 Greenfield Drive 1107 Bank Street  
Marietta, GA 30068

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

E-mail Address: frank@pritchardbrothers.com

Signature of Titleholder: Frank L Pritchard  
(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

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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) Properties Address

Address: 3165 Greenfield Dr 1121 ~~5th~~ Street

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

E-mail Address: Frank@pritchardbrothers.com

Signature of Titleholder: Frank L Pritchard MANAGING PARTNER  
(Attach additional signatures, if needed)

(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 Subdivide 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 17<sup>th</sup>

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are 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: R 15

South: RAD Conditional

West: RAD Conditional

CONTIGUOUS LAND USE

North: RAD Conditional

East: R 15

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:

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### **TRANSPORTATION**

Access to Property? EXISTING STREETS & ROADS

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Improvements proposed by developer? CREATION OF 5 LOTS

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Comments:

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## **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?

N o

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?

N o

If so, describe the natural and extent of such interest: \_\_\_\_\_

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## 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. PASQUALE  
PRES (Applicant's Signature) POLKSON & JONES, 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  
HAS 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 PROPERTY

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

REZONING WILL ALLOW FOR INCREASED  
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 BURDENOME 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.

REZONING OF ADJOINING PROPERTY  
TO GROWTH 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 & CONSTITUTE  
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 COMPENSATE  
ADJOINING PROPERTY

*J.C. Stephenson*  
J. 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, hereinunder 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.

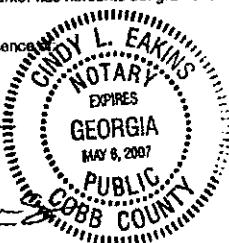
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

*Cindy L. Eakins*  
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.

*28* \_\_\_\_\_ [Space Above This Line For Recording Data] \_\_\_\_\_

RETURN TO:  
MOORE INGRAM JOHNSON & STEELE, LLP  
102 ANDERSON ST. 30358.1  
MARIETTA GA 30060

*12*

**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 17<sup>TH</sup> DISTRICT, 2<sup>ND</sup> 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.

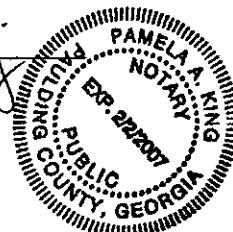
Signed, sealed and delivered in  
the presence of:

*[Signature]*  
Unofficial Witness

*Pamela A. King*  
Notary Public  
(NOTARY SEAL)

*[Signature]*  
MICHAEL V. HAMMOND

(Seal)



**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, 2<sup>nd</sup> 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, 17<sup>th</sup> District, 2<sup>nd</sup> 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, 17<sup>th</sup> District, 2<sup>nd</sup> 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, 17<sup>th</sup> District, 2<sup>nd</sup> 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 street 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	Balance
\$0.00	\$0.00	\$0.00	\$1,073.25	\$1,073.25	

04/08/2015 11:00 | City of Smyrna  
mhickenbottom | 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:	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
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

Att Taxes paid in  
Full

4-8-15

Miles Hubbell



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

**Cobb County Online Tax Receipt**

Thank you for your payment!

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

Payer:  
**PRITCHARD BROTHERS INVESTMENTS**

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

Tax Year	Parcel ID	Due Date	Pay:	Appeal Amount	Taxes Due
2014	17048801170	10/15/2014	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 | City of Smyrna  
 mhickenbottom | 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:	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
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 Nichols



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: 770-528-8679

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 | City of Smyrna  
mhickenbottom | 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	DU 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

All 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