

# APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: Z17-024

Hearing Date: 12/18/17

**APPLICANT:** Longo Homes, Inc

Name: Vincent Longo, President

(Representative's name, printed)

Address: 2451 Cumberland Parkway Suite 3408 Atlanta, Georgia 30339

Business Phone: 404-815-7224 Cell Phone: 678-300-2236 Fax Number: \_\_\_\_\_

E-Mail Address: vince@longocustombuilders.com

Signature of Representative: 

## TITLEHOLDER

Name: Longo Homes, Inc.

(Titleholder's name, printed)

Address: 2451 Cumberland Parkway Suite 3408 Atlanta, Georgia 30339

Business Phone: 404-815-7224 Cell Phone: 678-300-2236 Home Phone: \_\_\_\_\_

E-mail Address: vince@longocustombuilders.com

Signature of Titleholder: 

(Attach additional signatures, if needed)

(To be completed by City)

Received: 10/13/17

Heard by P&Z Board: 11/13/17

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: 10/24/17

Approved/Denied: \_\_\_\_\_

**ZONING REQUEST**

From R15 Cobb County to RAD Conditional  
Present Zoning Proposed Zoning

**LAND USE**

From Cobb County Low Density Res. Potential Annex area to Moderate Density Residential  
Present Land Use Proposed Land Use

For the Purpose of Single Family Residential Homes

Size of Tract 1.3 Acres

Location 2475, 2485 and 2495 Dixie Avenue  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 490 & 519 District 17th District

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:

not applicable

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

**CONTIGUOUS ZONING**

**North:** R20 (Cobb County)  
\_\_\_\_\_  
**East:** R20 (Cobb County)  
\_\_\_\_\_  
**South:** R20 (Cobb County)  
\_\_\_\_\_  
**West:** Mixed Use (City of Smyrna)  
\_\_\_\_\_

**CONTIGUOUS LAND USE**

**North:** Low Density Residential (Cobb County)  
\_\_\_\_\_  
**East:** Low Density Residential (Cobb County)  
\_\_\_\_\_  
**South:** Low Density Residential (Cobb County)  
\_\_\_\_\_  
**West:** Mixed Use (City of Smyrna)  
\_\_\_\_\_

**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? via Dixie Avenue a public paved Right of Way

---

---

---

Improvements proposed by developer? add curb, gutter and sidewalk on the east side of Dixie Avenue  
along entire property frontage and add a passive park with an amenity

---

---

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 natural and extent of such interest:           m/a          

---

---

---

---

**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?

n/a

---

---

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 10 day of October, 2017.

  
\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(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 proposed zoning and use is consistent with and similar to the nearby infill development projects in the surrounding area and neighborhood. Therefore, the proposed zoning will permit a suitable land use.

---

---

---

---

---

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

The subject property is located to the east of the Belmont Hills mixed use redevelopment project and is surrounded by single family residential homes. The proposed zoning and use will compliment the surrounding neighborhood and nearby infill development projects. Therefore, it will not adversely affect the use or usability of adjacent and nearby property.

---

---

---

---

---

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

The existing homes on the property are in much need or repair, improvements and updating. Therefore, it is not economically feasible to remodel and sell the homes. The benefits that will accrue to the broad community are greater than the cost of creating the project. Therefore the proposed re-development in this area would be the highest and best 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 proposed zoning and use would add 2 residential dwelling units to the overall tract which should not cause an excessive or burdensome use of the existing infrastructure.

---

---

---

---

---

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

The future land use plan for the City of Smyrna depicts the subject property as being in a potential annexation area. The proposed zoning is similar to the nearby infill development projects. Therefore the zoning proposal conforms with the revitalization effort in the nearby area and the intent of the land use plan.

---

---

---

---

---

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.

The surrounding area is undergoing a revitalization effort. The annexation and rezoning of the subject property and the resulting redevelopment will improve the aesthetics of the neighborhood and continue the current trend. The annexation, rezoning and redevelopment will also provide the City with 2 new homes and improvements to the infrastructure which will be of benefit the community.

---

---

---

---

---



**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 development plan is consistent with nearby infill development applications and will clearly enhance the aesthetics of the neighborhood. The architectural style of the new homes will compliment the historical and traditional standards of the City. The project is designed to provide large back yards and ample open space and common area which will be of benefit to the community.

---

---

---

---

---

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" is similar to the surrounding area "uses". Therefore the proposed zoning classification or use should not create any nuisance or incompatibility with the existing "uses" in the surrounding area.

---

---

---

---

---

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 land use, size of the new homes, building heights, and lot areas are consistent with and similar to nearby infill development projects. Therefore the proposed development should have a favorable and positive affect on the the general neighborhood and other uses in the area.

---

---

---

---

---

Return To:  
**GANEK PC**  
Gillen Joachim  
600 TownPark Lane, Suite 370  
Kennesaw, GA 30144  
Phone: (678) 265-8078 Fax: (866)398-4588  
WC170473

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between **ALAN C. LEET**, as party or parties of the first part, hereinafter called Grantor, and **LONGO HOMES, INC.**, 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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 original Land Lots Nos. 490 and 519 of the 17th District, 2nd Section, Cobb County, Georgia, and being Parts of subdivided Lot Nos. 66, 67 and 68 of J.H. Taylor Subdivision, as shown on plat made by R.E. Smith, Surveyor, dated June 10, 1944, and recorded in Plat Book 5, Page 81, Cobb County, Georgia records, and being more Particularly described as follows:

Beginning at a point on the Northeast side of Railroad Street, which point is located 88 feet Southeast from the Southwest intersection of Belmont Avenue and Railroad Street and running thence Southeasterly along the Northeast side of Railroad Street for a distance of 91 feet to a point and corner, which point is located 25 feet Southeast from the Southwest corner of Subdivided Lot No. 67 of said Subdivision; and running thence Northeasterly for a distance of 290 feet, more or less, to the Southwest corner of Subdivided Lot No. 65 and Southeast corner of subdivided Lot No. 67 of said Subdivision; thence North along the West line of Subdivided Lot No. 65 for a distance of 80 feet to the point and corner, which point is the Northeast corner of Subdivided Lot No 67; thence West along the line dividing Subdivided Lot Nos. 66 and 67 of said Subdivision for a distance of 149 feet, more or less, to a point and corner; thence Northerly for a distance of 69 feet to a point and corner within Subdivided Lot No. 66 of said Subdivision, which point is located 82 feet South of Belmont Avenue; thence Southwesterly for a distance of 200 feet, more or less, to the Northeast side of Railroad Street and the point of beginning, being improved property having located thereon a four-room dwelling known as 2475 Dixie Avenue, Smyrna, Georgia 30082, according to the present system of numbering.

Parcel ID#: 17051900680

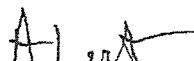
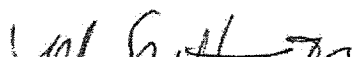
This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered  
this 31st day of August, 2017  
in the presence of:



Return To:  
**GANEK PC**  
Gillen Joachim  
600 TownPark Lane, Suite 370  
Kennesaw, GA 30144  
Phone: (678) 265-8078 Fax: (866)398-4588  
WC170471

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between **TAUNUS ASSOCIATES LLC**, as party or parties of the first part, hereinafter called Grantor, and **LONGO HOMES, INC.**, 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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 490, of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 5 of the Subdivision of Reeves Electric Company Property, according to plat which is recorded in Plat Book 7, Page 26, Cobb County Records and said plat is made part hereof by reference.

Parcel ID#: 17051900670

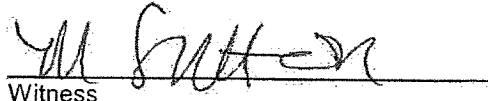
This conveyance is made subject to the following:

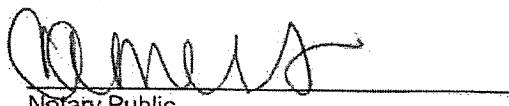
1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

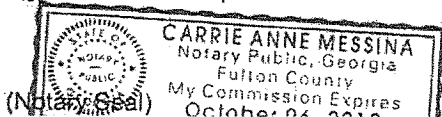
IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered  
this 31st day of August, 2017  
in the presence of:


  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



Tanus Associates LLC

  
\_\_\_\_\_  
By: Alan C. Leet (Seal)  
Its: Manager

Deed Book 15474 Pg 4465  
Filed and Recorded See-05-2017 03:10pm  
2017-0100575  
Real Estate Transfer Tax \$115.00  
0332017021654

Return To:  
GANEK PC  
Gillen Joachim  
500 TownPark Lane, Suite 370  
Kennesaw, GA 30144  
Phone: (678) 265-8078 Fax: (866)398-4588  
WC170507

*Rebecca Keaton*  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between **TODD A. BEASLEY**, as party or parties of the first part, hereinafter called Grantor, and **LONGO HOMES INC.**, 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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 Lots 490 and 519 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 4, Reeves Electric Company Property, as per plat recorded in Plat Book 7, at Page 26, Cobb County Deed Records; and being known as 2495 Dixie Avenue, according to the present system of numbering in the vicinity.

Parcel ID#: 17051900660

This conveyance is made subject to the following:

- 1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
- 2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered  
this 31st day of August, 2017  
in the presence of:

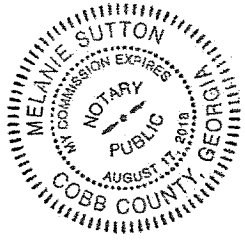
*[Signature]*  
\_\_\_\_\_  
Witness

*Todd A. Beasley* (Seal)  
\_\_\_\_\_  
Todd A. Beasley

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/17/18

(Notary Seal)

WC170507



## Legal Description of 2475 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to an iron pin placed; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; continuing along said right-of-way an arc distance of 37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of 4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to an iron pin placed and the True Point of Beginning; continuing along said right-of-way an arc distance of 94.57', said arc being subtended by a North 24 degrees, 29 minutes, 53 seconds West and a chord distance of 94.55 feet to an iron pin placed; leaving said right-of-way running thence North 60 degrees, 35 minutes, 30 East for a distance of 161.68 feet to an iron pin placed; running thence South 20 degrees, 01 minutes, 58 seconds East for a distance of 67.74 feet to an iron pin found; running thence South 89 degrees, 11 minutes, 41 seconds East for a distance of 148.09 feet to an iron pin found; running thence South 00 degrees, 59 minutes, 07 seconds West for distance of 78.03 feet to an iron pin placed; running thence South 85 degrees, 26 minutes, 07 seconds West for a distance of 272.44 feet to an iron pin placed and the Point of Beginning.

Also being house number 2475 Dixie Avenue Smyrna, Georgia 30080  
Said tract containing 31,014 square feet or 0.71 acres.

### Legal Description of 2485 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to an iron pin placed ; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to an iron pin placed and the True Point of Beginning ; continuing along said right-of-way an arc distance of 37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of 4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to an iron pin placed; leaving said right of way running thence North 85 degrees, 26 seconds, 07 minutes East 272.44 feet to an iron pin found; running thence South 44 degrees, 12 minutes, and 19 seconds 170.10 feet to an iron pin placed and the Point of Beginning.

Also being house number 2485 Dixie Avenue Smyrna, Georgia 30080.  
Said tract containing 9,732 square feet or 0.22 acres.

## Legal Description of 2495 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to a point and the True Point of Beginning; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; leaving said right-of-way running thence North 44 degrees, 12 minutes, 19 seconds East 170.10 feet to an iron pin found; running thence North 85 degrees, 26 minutes, 07 seconds East 54.81 feet to an iron pin found, running thence South 24 degrees, 15 minutes, 23 seconds West for a distance of 252.36 to an iron pin placed and the Point of Beginning.

Also being house number 2495 Dixie Avenue Smyrna, Georgia 30080.  
Said tract containing 16,737 square feet or 0.38 Acres

Legal Description of 2475, 2485 and 2495 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to a point and the True Point of Beginning; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; continuing along said right-of-way an arc distance of 37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of 4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to a point; continuing along said right-of-way an arc distance of 94.57', said arc being subtended by a North 24 degrees, 29 minutes, 53 seconds West and a chord distance of 94.55 feet to an iron pin placed; leaving said right-of-way running thence North 60 degrees, 35 minutes, 30 East for a distance of 161.68 feet to an iron pin placed; running thence South 20 degrees, 01 minutes, 58 seconds East for a distance of 67.74 feet to an iron pin found; running thence South 89 degrees, 11 minutes, 41 seconds East for a distance of 148.09 feet to an iron pin found; running thence South 00 degrees, 59 minutes, 07 seconds West for distance of 78.03 feet to an iron pin placed; running thence South 85 degrees, 26 minutes, 07 seconds West for a distance of 44.02 feet to an iron pin found; running thence South 24 degrees, 15 minutes, 23 seconds West for a distance of 252.36 to an iron pin placed and the Point of Beginning.

Said tract containing 1.3202 acres





Printed: 10/9/2017

# 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:  
 LAW OFFICES OF GANEK

**LEET ALAN C**  
**C/O DEBBIE LEET**

2479

**Payment Date: 9/5/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	17051900680	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$951.85	\$0.00



Scan this code with your  
 mobile phone to view  
 this bill!!



Printed: 10/9/2017

# 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:  
 LAW OFFICES OF GANEK

**TAUNUS ASSOCIATES LLC**

2485

**Payment Date: 9/5/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	17051900670	10/15/2017	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$726.45	\$0.00



Scan this code with your  
 mobile phone to view  
 this bill!



Printed: 10/9/2017

### 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:  
 LAW OFFICES OF GANEK

**BEASLEY TODD A**

*2499*

**Payment Date: 9/5/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	17051900660	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$981.98	\$0.00



Scan this code with your  
 mobile phone to view  
 this bill!



# CITY OF SMYRNA

2800 King Street, Smyrna, Georgia 30080  
(770) 434-6600 / www.smyrnacity.com

## WATER AND SEWER AVAILABILITY

The City of Smyrna has determined that sanitary sewer and water are available to the proposed development. Sanitary sewer is located within most of the right-of-way of Dixie Avenue. Depending upon lot location, a sewer main extension may be needed by the developer.

Water for the proposed development is within the right-of way of Dixie Avenue. It is the developer's responsibility to determine all elevations and make all water and sewer taps. Due to the location of both water and sewer mains, repaving of the roadway may be necessary.

This information is based upon a concept plat titled Dixie Ave. Tract by London Patterson Engineering Support Services dated 7/24/17.

Sincerely,

Scott Stokes  
Director Public Works

			MAYOR A. MAX BACON			
WARD 1 DEREK NORTON	WARD 2 ANDREA BLUSTEIN CITY ADMINISTRATOR TAMMI SADDLER JONES	WARD 3 TERI ANULEWICZ CITY CLERK TERRI GRAHAM	WARD 4 CHARLES A. WELCH CITY ATTORNEY SCOTT A. COCHRAN	WARD 5 SUSAN WILKINSON CITY ATTORNEY SCOTT A. COCHRAN	WARD 6 DOUG STONER MUNICIPAL COURT JUDGE PHYLLIS GINGREY COLLINS	WARD 7 RON FENNEL

**Sylvia Patterson**

*\* proof no mailbox kiosk required*

**From:** Hollomon, Regina L - Commerce, GA <Regina.L.Hollomon@usps.gov>  
**Sent:** Wednesday, October 11, 2017 2:03 PM  
**To:** Sylvia Patterson  
**Subject:** RE: 2475, 2485 and 2495 Dixie Avenue in Smyrna GA

Yes... I consider it in-growth because it's so few boxes and curb is on both sides. Were it a larger development it would require a kiosk.

---

**From:** Sylvia Patterson [<mailto:sylviapatterson@kw.com>]  
**Sent:** Wednesday, October 11, 2017 2:42 PM  
**To:** Hollomon, Regina L - Commerce, GA  
**Subject:** RE: 2475, 2485 and 2495 Dixie Avenue in Smyrna GA

Does that mean we can have 5 individual mailboxes? To clarify: one mailbox on each lot rather than a kiosk? Thank you so much

Sylvia London-Patterson  
Realtor / Civil Site Design Engineer  
Keller Williams Realty Cityside  
Sylvia Sells Real Estate, LLC  
3350 Atlanta Road  
Smyrna, Georgia 30080  
770-874-6365 office  
770-652-0057 cell  
770-874-6300 fax  
[sylviapatterson@kw.com](mailto:sylviapatterson@kw.com)  
[www.SylviaSellsRealEstate.com](http://www.SylviaSellsRealEstate.com)

---

**From:** Hollomon, Regina L - Commerce, GA [<mailto:Regina.L.Hollomon@usps.gov>]  
**Sent:** Wednesday, October 11, 2017 12:43 PM  
**To:** [sylviapatterson@kw.com](mailto:sylviapatterson@kw.com)  
**Cc:** Nixon, Johnny W - Jefferson, GA  
**Subject:** 2475, 2485 and 2495 Dixie Avenue in Smyrna GA

Good Afternoon Sylvia,

The Postal Service will allow curbside delivery for the attached 5 lots on Dixie Avenue in Smyrna.

Thank you,  
Regina Hollomon  
USPS Growth Management- Atlanta District

---

**From:** Sylvia Patterson [<mailto:sylviapatterson@kw.com>]  
**Sent:** Saturday, October 07, 2017 11:48 AM  
**To:** Hollomon, Regina L - Commerce, GA  
**Subject:** 2475, 2485 and 2495 Dixie Avenue in Smyrna GA

Hi Ms. Hollomon,

Please let me know if I need a mailbox Kiosk for the property depicted on the attached concept plan. The addresses are 2475, 2485 and 2495 Dixie Avenue. We are rezoning to redraw the lot lines and have 5 lots in place of the existing 3 lots in an existing subdivision. We would like to have 2 additional single family mailboxes if that would work for you. The street is (Dixie Avenue) and it is located in a very low traffic area with a 25 mile per hour speed limit. Please let us know what you will require and how it should be designed. If we do need a kiosk, please let me know if we will need a drive way and parking space for it, etc. Thank you so much for your help.

Sylvia London-Patterson

Realtor / Civil Site Design Engineer

Keller Williams Realty Cityside

Sylvia Sells Real Estate, LLC

3350 Atlanta Road

Smyrna, Georgia 30080

770-874-6365 office

770-652-0057 cell

770-874-6300 fax

[sylviapatterson@kw.com](mailto:sylviapatterson@kw.com)

[www.SylviaSellsRealEstate.com](http://www.SylviaSellsRealEstate.com)

# **PRELIMINARY**

# **HYDROLOGICAL STUDY**

FOR

## **Belmonte Station**

Dixie Avenue

City of Smyrna, Cobb County, Georgia

Proposed Site Location:

Land Lots 490 and 519 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section  
Cobb County, Georgia

Prepared by:

**ashford engineers LLC**  
337 Vintage Bay Drive #18  
Marco Island, FL 34145 USA  
Tel. 770.435.2733 [rgalpin@ashfordengineers.com](mailto:rgalpin@ashfordengineers.com)

Prepared for:

**Longo Custom Builders**  
Suite 3408, 2451 Cumberland Parkway  
Atlanta, GA 303396  
404-815-7224  
Vince Longo

Date: October 10, 2017

# Executive Summary

Belmont Station Subdivision  
Dixie Avenue  
City of Smyrna, Cobb County, Georgia

## TABULAR SUMMARY

Frequency Years	Existing Hydro 1 (cfs)	Pre-Volume Hydro 1 (cf)	Routed Hydro 4 (cfs)	Post volume Hydro 4 (cf)	Pond Elevation
2	0.8	1,698	0.001	17	1030.0
5	2.2	4,424	0.1	3,044	1030.4
10	3.7	7,302	0.1	6,139	1030.8
25	6.2	12,510	0.4	11,625	1031.5
50	8.1	16,313	0.6	15,578	1032.0
100	10.2	20,733	0.8	20,138	1032.5

**Note: This is a preliminary study for the purpose of demonstrating to the City Engineer that the project has sufficient area designated to provide sufficient volume to comply with City storm water management requirements (Blue Book.) The zoning and annexation plat provides such excess volume that we have not attempted to adjust outfall to required reduction. The pond was first modeled with no outlet structure (hydrograph 3), then we deducted the required water quality volume (raised the bottom of basin to the elevation of the WQ volume 1029.3) and modeled with a 0.6' weir (hydrograph 4.) WQ volume was taken from the GA Stormwater Management Manual Stormwater Quality Site Development Review Tool, v2.0 (attached.)**

**In final design the pond and outlet structure will be adjusted to provide discharge flow at 90% of the current discharge rate. One area the pond will be adjusted will be the area of discharge where the berm will be moved away from the property line in order to provide a level-spreader and rip-rap to assure that sheet-flow replicates current conditions.**

The subject property is a 1.31-acre compiled parcel of land previously developed with three houses and out-buildings. The lots front Dixie Avenue in a residential neighborhood with 1/3-acre average lot sizes. The majority of the site is grassland with good to fair cover and moderately sloping terrain. Currently the site drains easterly into a natural conveyance valley. No offsite area drains onto the property.

The proposed development will consist of five residential homes with driveways and parking. The roofs will be directed to downspouts and to grass swales which carry discharge to the detention/exfiltration basin at the easterly portion of the development.

This hydrology study was performed using the NRCS (SCS) method. A CN value of 72 which represents 1/3 acre lots in hydrologic group B was utilized for existing conditions and a weighted CN value of 75 was calculated for developed conditions based on 4 units per acre in group B soils. A lag time of concentration of was used for both pre and post developed conditions. The storm water basin was modeled with 22,848 c.f. of available storage while capturing 22,275 c.f. of the runoff volume with no outlet structure. When a modest 0.60 ft rectangular weir was added, the storage is reduced with the basin having 1.5' of freeboard. The basin was designed to provide water quality volume and store the additional volume produced for the 2-100 year storm to control post developed storm water runoff rates. Infiltration into the soil was not modeled but could be considered assuming an infiltration rate of 0.6 in/hr. for Cecil hydrologic soil group B soils.



# MAPS

---

## Site Drawings

1. Existing conditions
2. Proposed development



# Cobb County Georgia Online Mapping



200.0  
100.00  
0  
200.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1: 1,200



Map Notes: B

LOT NUMBER	AREA SF
1	9,644
2	7,567
3	7,567
4	7,567
5	7,567
COMMON AREA	4,458
<b>SUM</b>	<b>12,338</b>

**SITE DATA:**

**TOTAL NO. OF LOTS** 5 UNITS  
**TOTAL ACRES** 1.41 ACRES  
**DENSITY** 3.82 UNITS / ACRE

**EXISTING ZONING** R-15  
**PROPOSED ZONING** RAD CONDITIONAL

**SETBACKS:**

**FRONT** 25'  
**SIDE** 5' (MIN. 10' BETWEEN HOUSES)  
**REAR** 30'

**MINIMUM DRIVEWAY LENGTH** 22'

**MINIMUM LOT SIZE** 7,567 SF  
**MAXIMUM LOT SIZE** 9,644 SF  
**AVERAGE LOT SIZE** 8,605.5 SF

**MINIMUM HOUSE SIZE** 2,400 SF

**COMMON AREA REQUIRED** 200 SF / LOT x 5 lots = 1,000 SF  
 4,458 SF PROVIDED - OPEN SPACE /PASSIVE PARK WITH AMENITY FEATURED AS PER SECTION 1201 OF THE ZONING ORDINANCE

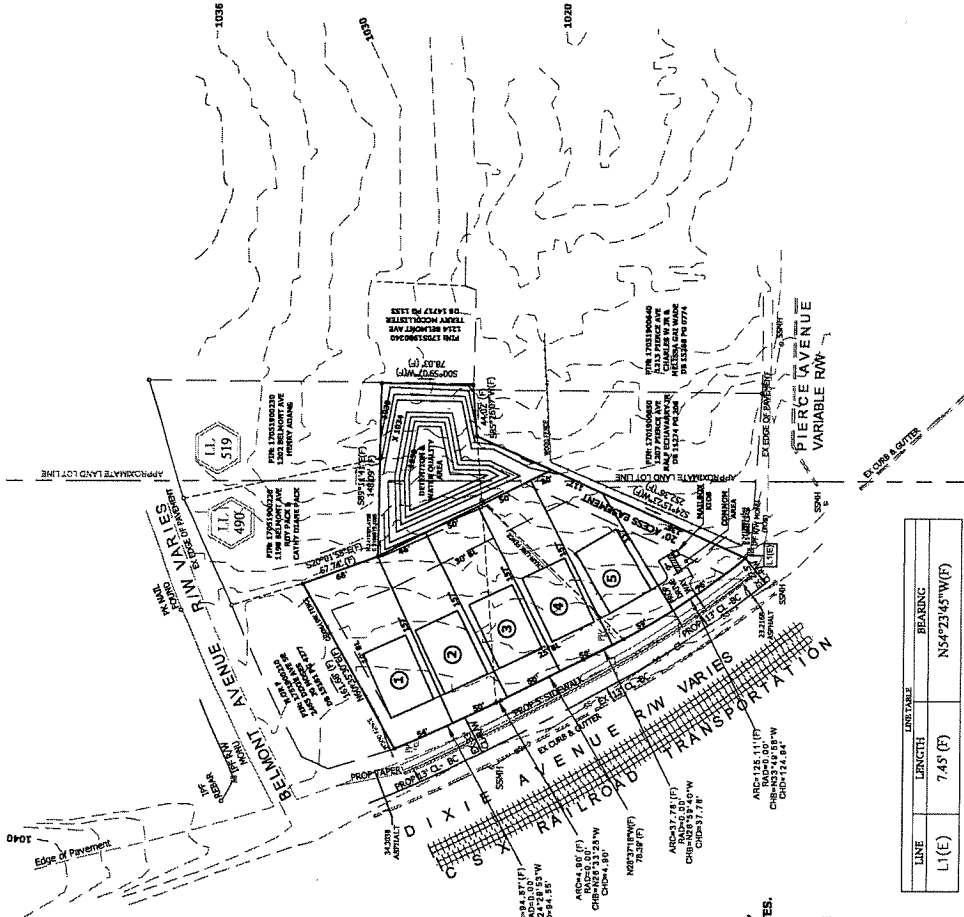
**5' SIDEWALK WITH 2' GRASS BUFFER REQUIRED ALONG THE ENTIRE PROPERTY FRONTAGE ALONG DIXIE AVENUE AS PER SECTION 1201 OF THE ZONING ORDINANCE**

**OWNER / DEVELOPER**  
 VINCE LONGO  
 LONGO CUSTOM BUILDERS  
 2451 CUMBERLAND PARKWAY  
 SUITE 3408  
 ATLANTA, GEORGIA 30339  
 404-815-7224



**ANNEXATION AND REZONING PLAT**

**SHEET 1 OF 1**



**GENERAL NOTES:**

- 1) A PORTION OF THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER COBB COUNTY FIRM MAP NO. 13067C0119H DATED MARCH 04, 2013.
- 2) BOUNDARY INFORMATION SHOWN WAS TAKEN FROM BOUNDARY SURVEY FOR VINCE LONGO LONGO CUSTOM BUILDERS BY J. A. EVANS AND ASSOCIATES. FIELD WORK WAS DONE ON SEPTEMBER 28-30, 2017.
- 3) TOPOGRAPHIC AND EXISTING PLANOMETRIC INFORMATION TAKEN FROM THE COBB COUNTY GIS DATA BASE IN ELECTRONIC MEDIA.
- 4) THIS RE-ZONING PLAN IS A COMPOSITE DRAWING UTILIZING THE ABOVE MENTIONED RESOURCES AND A LAND PLAN BY LONDON PATTERSON ENGINEERING SUPPORT SERVICES.
- 5) UTILITY AVAILABILITY AND CAPACITY HAVE NOT BEEN VERIFIED BY THE ENGINEER.
- 6) STORMWATER MANAGEMENT LOT SIZE MAY VARY PENDING FINAL HYDROLOGIC STUDY.
- 7) ASHORD ENGINEERS, LLC, OF THIS DATE HAS NOT DONE A BOUNDARY OR TOPOGRAPHIC SURVEY OF THIS PROPERTY. THIS PLAT IS FOR ZONING AND ANNEXATION PURPOSES ONLY.

**ashford engineers LLC**  
 337 Vinings Bay Dr. #18, Metro Island, FL 34445  
 350 Virginia Highlands, Fayetteville, GA 30215  
 Tel. (770) 435-2733 - (239) 244-8658

Civil engineers - land planning - development services

**LONDON PATTERSON**  
 ENGINEERING SUPPORT SERVICES  
 3350 ATLANTA ROAD  
 SMYRNA, GA 30080  
 770-874-4365

**ACTIVITY**  
 DESIGNED BY: S. PATTERSON  
 DRAWN BY: J. LONDON  
 APPROVED BY: R. E. CALPIN  
 REGISTRATION NO.: EA20138

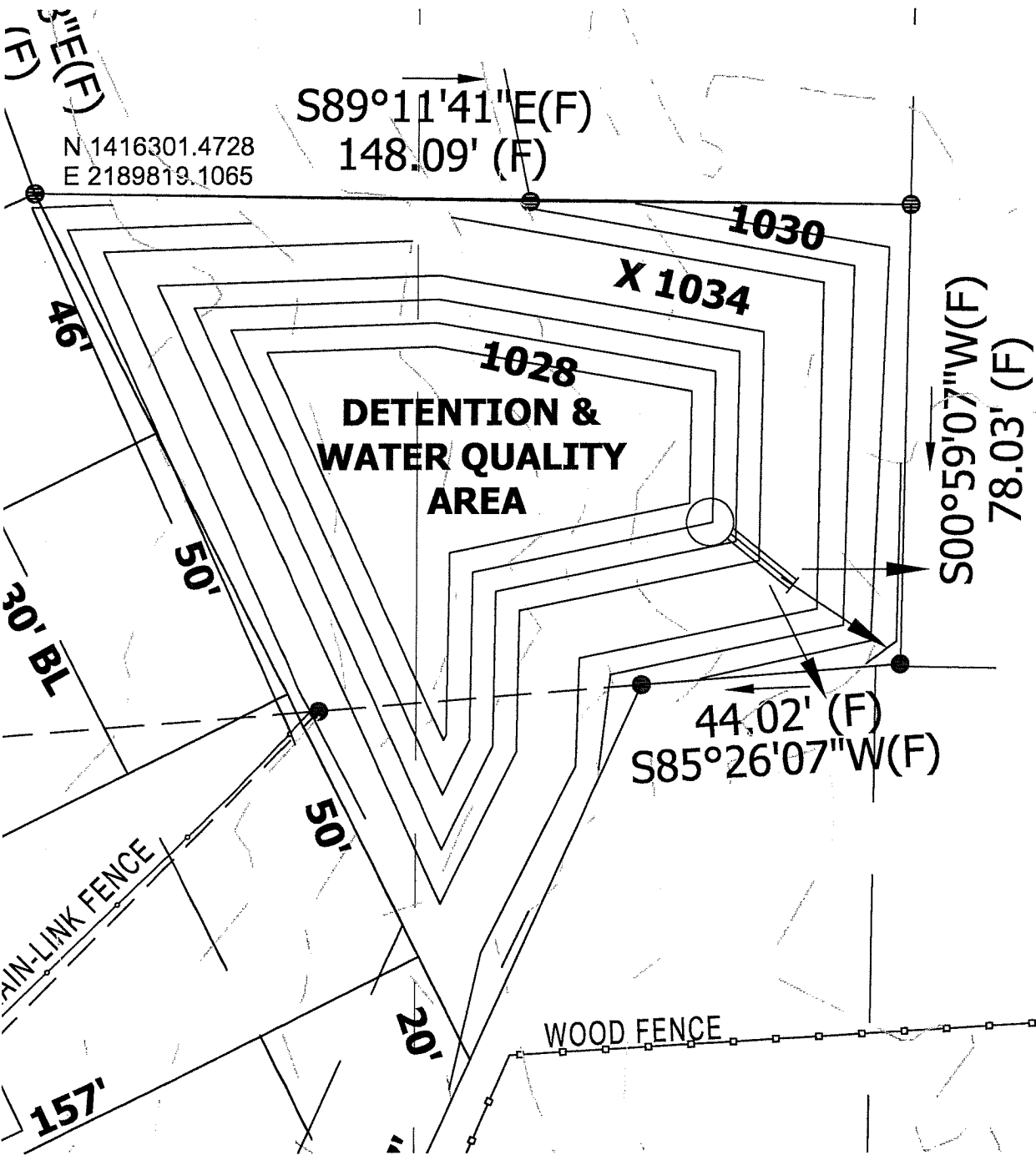
**SCALE:** 1"=50'  
**DATE:** 10/07/2017  
**JOB NO.:** 2017-102

**BELMONT STATION**  
**LAND LOT 490 & 519 17TH DISTRICT**  
**2ND SECTION COBB COUNTY**  
**SMYRNA, GEORGIA**

## POND DATA

---

1. Plan
2. Outlet control structure
3. Stage / Storage
4. Stage / Discharge
5. Tabular



N 1416301.4728  
E 2189819.1065

S89°11'41"E(F)  
148.09' (F)

1030

X 1034

1028

**DETENTION &  
WATER QUALITY  
AREA**

S00°59'07"W(F)  
78.03' (F)

44.02' (F)  
S85°26'07"W(F)

**PIN: 17051900240  
1214 BELMONT AVE  
TERRY MCCOLLISTER  
DB 14717 PG 1153**

46'

30' BL

50'

50'

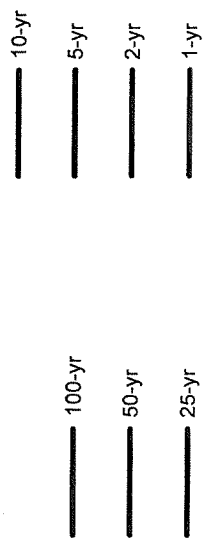
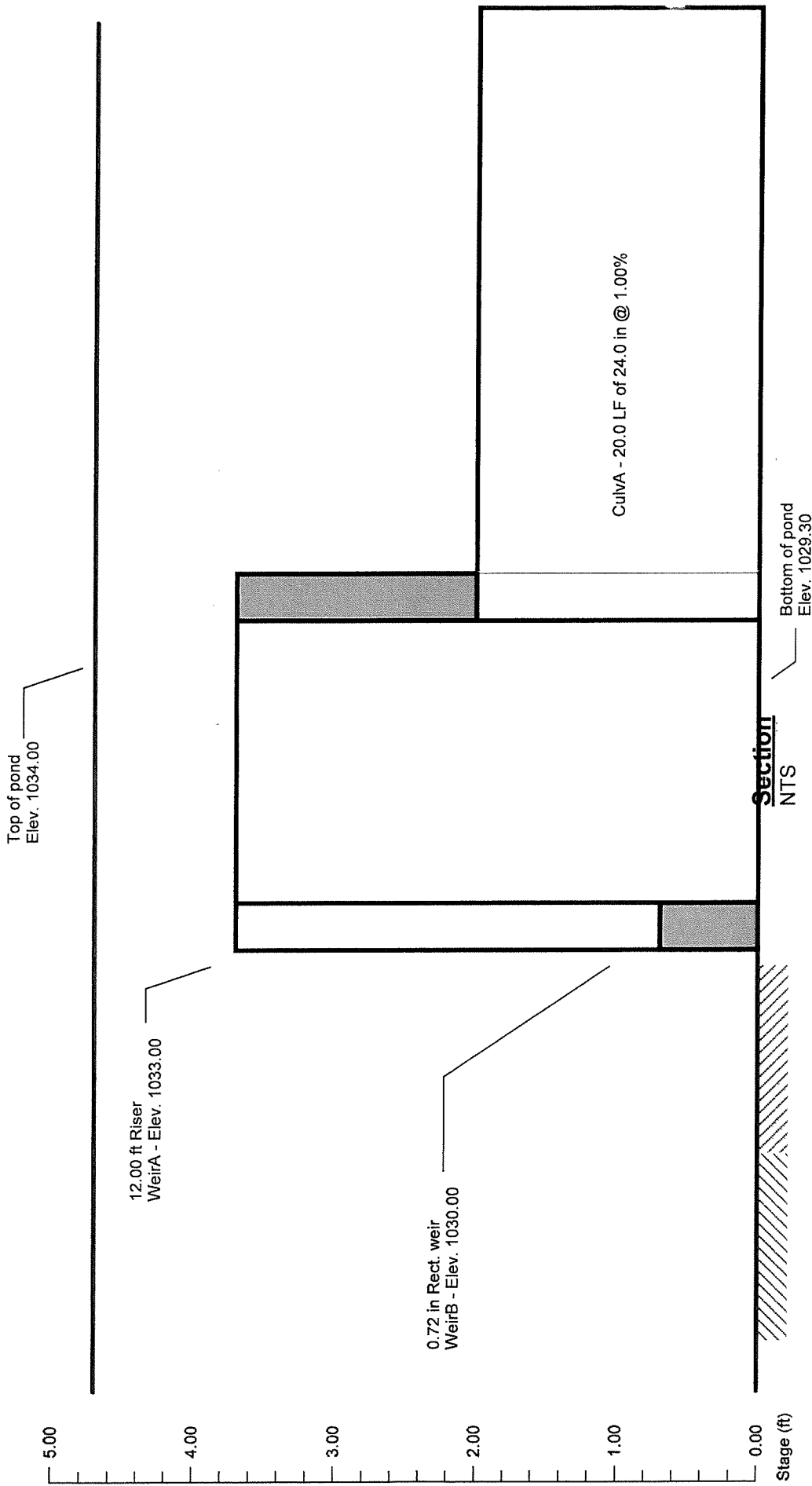
20'

157'

WOOD FENCE

CHAIN-LINK FENCE

# Pond No. 2 - Without WQ volume



Inflow hydrograph = 2. SCS Runoff - Proposed

# Pond Report

## Pond No. 2 - Without WQ volume

### Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1029.30 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1029.30	2,807	0	0
0.70	1030.00	3,183	2,095	2,095
2.70	1032.00	4,363	7,514	9,609
4.70	1034.00	5,695	10,027	19,637

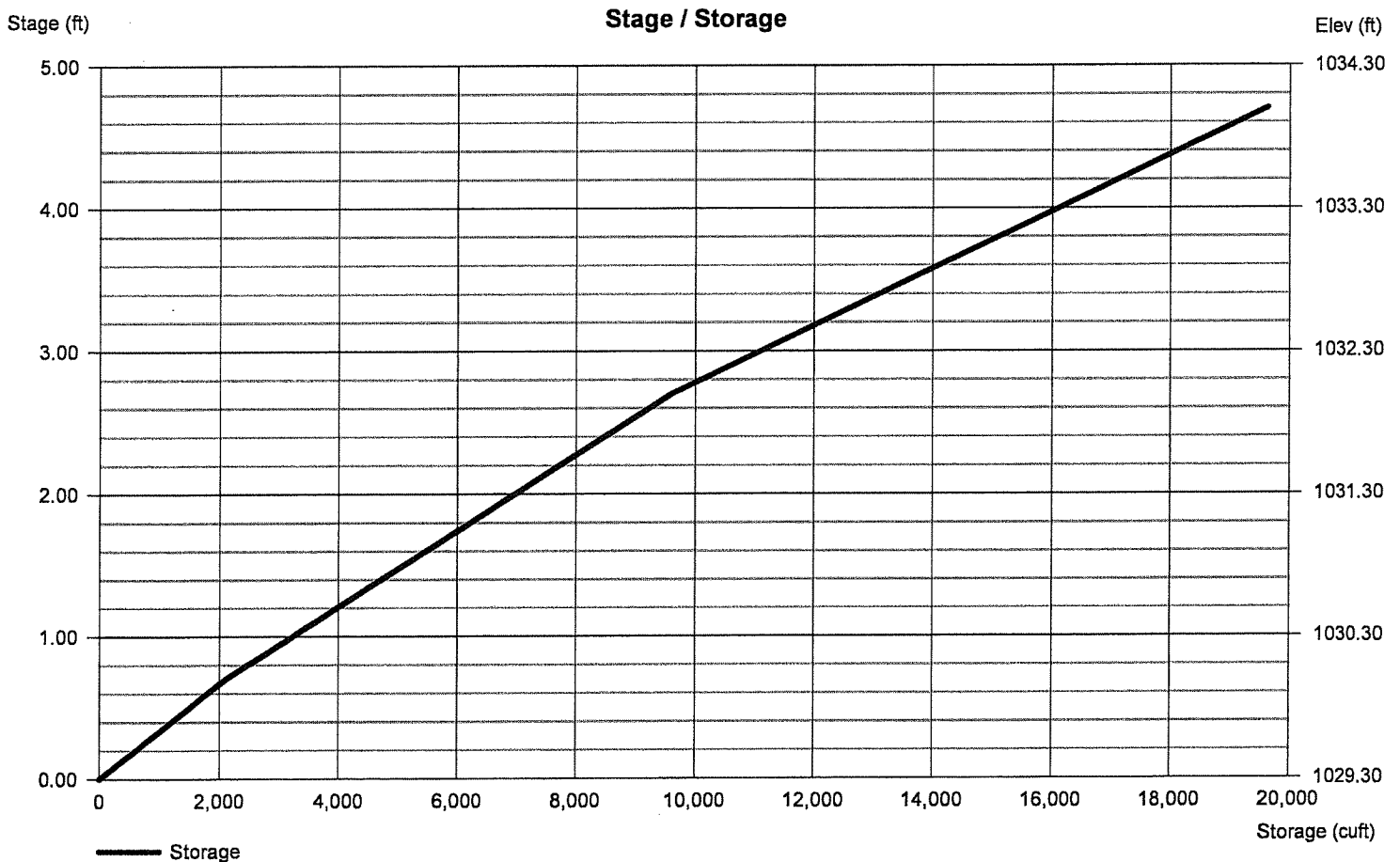
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1029.30	0.00	0.00	0.00
Length (ft)	= 20.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .220	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 12.00	0.06	0.00	0.00
Crest El. (ft)	= 1033.00	1030.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	—	—
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Pond Report

## Pond No. 2 - Without WQ volume

### Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1029.30 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1029.30	2,807	0	0
0.70	1030.00	3,183	2,095	2,095
2.70	1032.00	4,363	7,514	9,609
4.70	1034.00	5,695	10,027	19,637

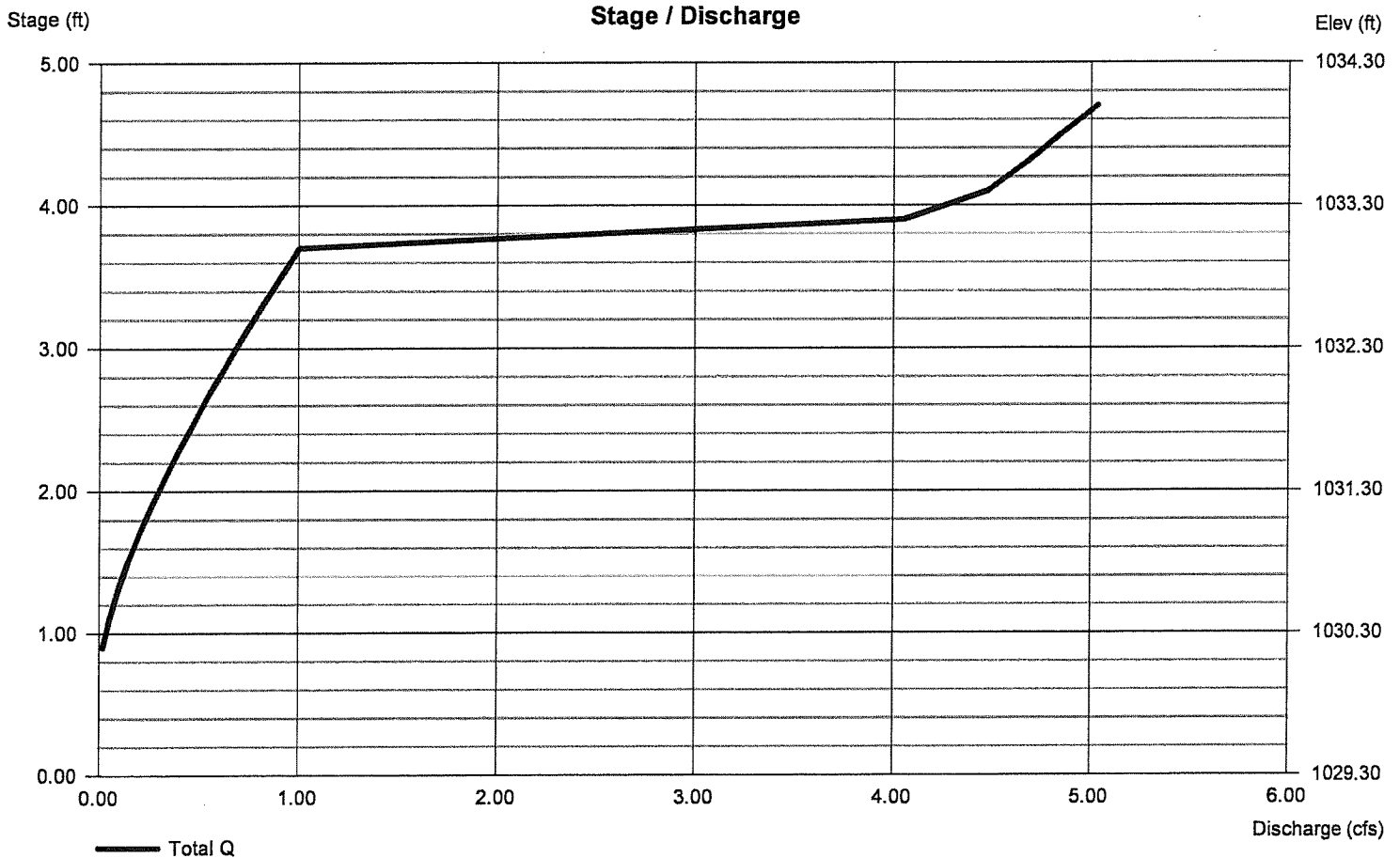
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 24.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1029.30	0.00	0.00	0.00
Length (ft)	= 20.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .220	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 12.00	0.06	0.00	0.00
Crest El. (ft)	= 1033.00	1030.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	—	—
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





# Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	----	0.000	0.766	----	2.199	3.650	6.196	8.057	10.18	Existing
2	SCS Runoff	----	0.000	1.031	----	2.590	4.121	6.799	8.702	10.86	Proposed
3	Reservoir	2	0.000	0.000	----	0.000	0.000	0.000	0.000	0.000	Route
4	Reservoir	2	0.000	0.001	----	0.049	0.132	0.360	0.568	0.785	Deduct WQ volume

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.000	2	n/a	0	---	---	---	Existing
2	SCS Runoff	0.000	2	n/a	0	---	---	---	Proposed
3	Reservoir	0.000	2	n/a	0	2	1028.00	0.000	Route
4	Reservoir	0.000	2	n/a	0	2	1029.30	0.000	Deduct WQ volume