

# APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**APPLICANT:** Ron Dickinson

Name: Sean J. Murphy  
(Representative's name, printed)

Address: 3282 Lee Street SE, Smyrna, GA 30080

Business Phone: 770-630-9205 Cell Phone: 770-630-9205 Fax Number: NA

E-Mail Address: sjassenmurphy@gmail.com

Signature of Representative: 

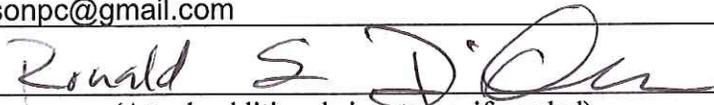
## **TITLEHOLDER**

Name: Ronald S. Dickinson  
(Titleholder's name, printed)

Address: 1338 Trailwood Drive, Acworth, GA 30102

Business Phone: 770-734-0498 Cell Phone: 404-771-6819 Home Phone: 678-494-0861

E-mail Address: rdickinsonpc@gmail.com

Signature of Titleholder:   
(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-20 (Cobb) to RAD Conditional  
Present Zoning Proposed Zoning

**LAND USE**

From Single Family Residential to Single Family Residential  
Present Land Use Proposed Land Use

For the Purpose of Residential Development

Size of Tract 0.396 ac

Location 2495 Adams Drive, Smyrna, GA 30081  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 519 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:** R-20 (Cobb Unincorporated)

**East:** R-20 (Cobb Unincorporated)

**South:** R-12 (Smyrna)

**West:** R-20 (Cobb Unincorporated)

**CONTIGUOUS LAND USE**

**North:** Single Family Residential

**East:** Single Family Residential

**South:** Single Family Residential

**West:** Single Family Residential

**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:

The site has an exiting home on call (770) 419-6328.  
\_\_\_\_\_  
\_\_\_\_\_

**TRANSPORTATION**

Access to Property? Adams Drive and Pierce Ave public right of way and paved roads.  
\_\_\_\_\_  
\_\_\_\_\_

Improvements proposed by developer? Construct a new single family home on proposed lot facing Pierce. Improvements to include a driveway, driveway apron, and public sidewalk.  
\_\_\_\_\_  
\_\_\_\_\_

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

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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:

NA

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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:

NA

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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:

NA

---

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

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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:

NA

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?

Not that is known to the applicant.

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

NA

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 August, 2016.



(Applicant's Signature)

NA

(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 uses is single family residential which matches the surrounding use  
as such the use would logically be "suitable".  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The proposed use as single family residential should in theory not have any adverse  
effect on the existing use of usability of adjacent or nearby property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The property as zoned is in Cobb County as R-20. However there are two deeds  
for this parcel dating from 1951 splitting it into two lots. These deeds where never  
properly recorded by the county at that time, however the owner has legal deeds reflecting  
2 lots. Without rezoning this property could not be developed as two lots and thus the  
economic value of the second lot would be substantially reduced.  
\_\_\_\_\_

**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.

In comparison with other recent town home developments in the same vicinity  
the addition of one home could not possibly create an "excessive or burdensome use  
of existing streets, transportation facilities, utilities or schools..

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

As this parcel is currently outside of the City Limits the future land use plan does  
not address the land in consideration.

The Cobb County 2015 Future land use map indicates the area remaining as  
low density residential.

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 properties surrounding this parcel are targets for speculative redevelopment of  
of new residential homes. Just a few hundred feet away town homes are being constructed  
and less than a couple of hundred yards away there are multi-family developments.  
The proposed lot will be similar or equal to other lots in the same block. These trends  
logically support the approval of the rezoning proposal.

**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 of a new lot on this parcel will enhance the architectural standards.  
The new home will be a substantial "upgrade" to the block. The size of home and the lot  
coverage will be similar to others recently built in the same neighborhood.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The zoning classification proposed is RAD Conditional in order to develop a single  
family residential structure that will be compatible with the other single family residences  
in the area. Under the allowable uses for RAD Conditional and the site plan specific  
nature of this zoning, it is not likely that this zoning would result in a nuisance or  
incompatible situation arising out of this approval.  
\_\_\_\_\_  
\_\_\_\_\_

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 land area and height proposed for this use should have no affect on the adjoining  
property. It should also be noted the applicant owns both of the directly adjacent  
properties.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Jay C. Stephenson*

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

*House*

Return Recorded Document to:  
Bobbitt & Associates, P.C.  
Attorneys at Law  
3215 South Cherokee Lane  
Suite 1630  
Woodstock, GA 30188

*12-*

**WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF Cherokee**

File #: 06005004

This Indenture made this 17th day of September, 2004 between BILLY RAY GUNTER, of the County of \_\_\_\_\_, State of ALABAMA, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON, 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 ORIGINAL LAND LOT 519, OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING THE NORTHERN PART OF LOT 72, BELMONT SUBDIVISION, AS SHOWN ON A PLAT OF THE PROPERTY OF HENRY ADAMS & J.M. ADAMS, PREPARED BY JOHN PATTON PHILLIPS, GEORGIA REGISTERED LAND SURVEYOR, DATED January 24, 1951, AND RECORDED IN PLAT BOOK 9, PAGE 23, COBB COUNTY, GEORGIA RECORDS, WHICH IS HEREBY EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF, BY THIS SPECIFIC REFERENCE THERETO, FOR A MORE COMPLETE DESCRIPTION OF THE SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW AS FOLLOWS:**

**BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE AVENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOW HEREIN AS TRACT I, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HENRY ADAMS TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, DATED June 15, 1951, WHICH IS RECORDED IN DEED BOOK 231, PAGE 243, COBB COUNTY, GEORGIA DEED RECORDS; WHICH IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO JAMES E. BROWN AND CORRIE C. BROWN, AS JOINT TENANTS, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM MORGAN B. BROWN TO JAMES E. BROWN AND CORRIE C. BROWN DATED December 20, 1985, WHICH IS RECORDED IN DEED BOOK 377, PAGE 45, COBB COUNTY, GEORGIA DEED RECORDS.**

This Deed is given subject to all easements and restrictions of record, if any.

**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**.

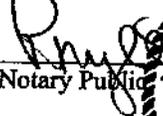
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

A handwritten signature or set of initials, possibly 'PZ', written in dark ink.

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

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



  
\_\_\_\_\_  
BILLY RAY GUNTER (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Deed Book 14046 Pg 721  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

*Jay C. Stephenson*

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

Lot

Return Recorded Document to:  
Bobbitt & Associates, P.C.  
Attorneys at Law  
3215 South Cherokee Lane  
Suite 1630  
Woodstock, GA 30188

**WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF Cherokee**

File #: 06004804

This Indenture made this 17th day of September, 2004 between BILLY RAY GUNTER, of the County of \_\_\_\_\_, State of ALABAMA, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON, 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 519, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING PART OF LOT 72 OF BELMONT SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 5, PAGE 81, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF RAILROAD STREET; THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE AVENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 150 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE AVENUE, AND THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOWN HEREIN AS TRACT II, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. AND OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HOLLIS FOLSOM TO CARL B. AND OLA V. SWAFFORD DATED FEBRUARY 15, 1965, WHICH IS RECORDED IN DEED BOOK 822, PAGE 15, COBB COUNTY, GEORGIA DEED RECORDS.**

**This Deed is given subject to all easements and restrictions of record, if any.**

**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**.

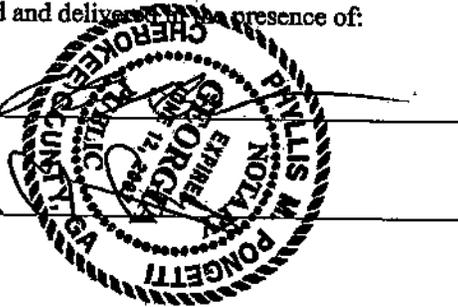
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

*[Signature]*  
Notary Public

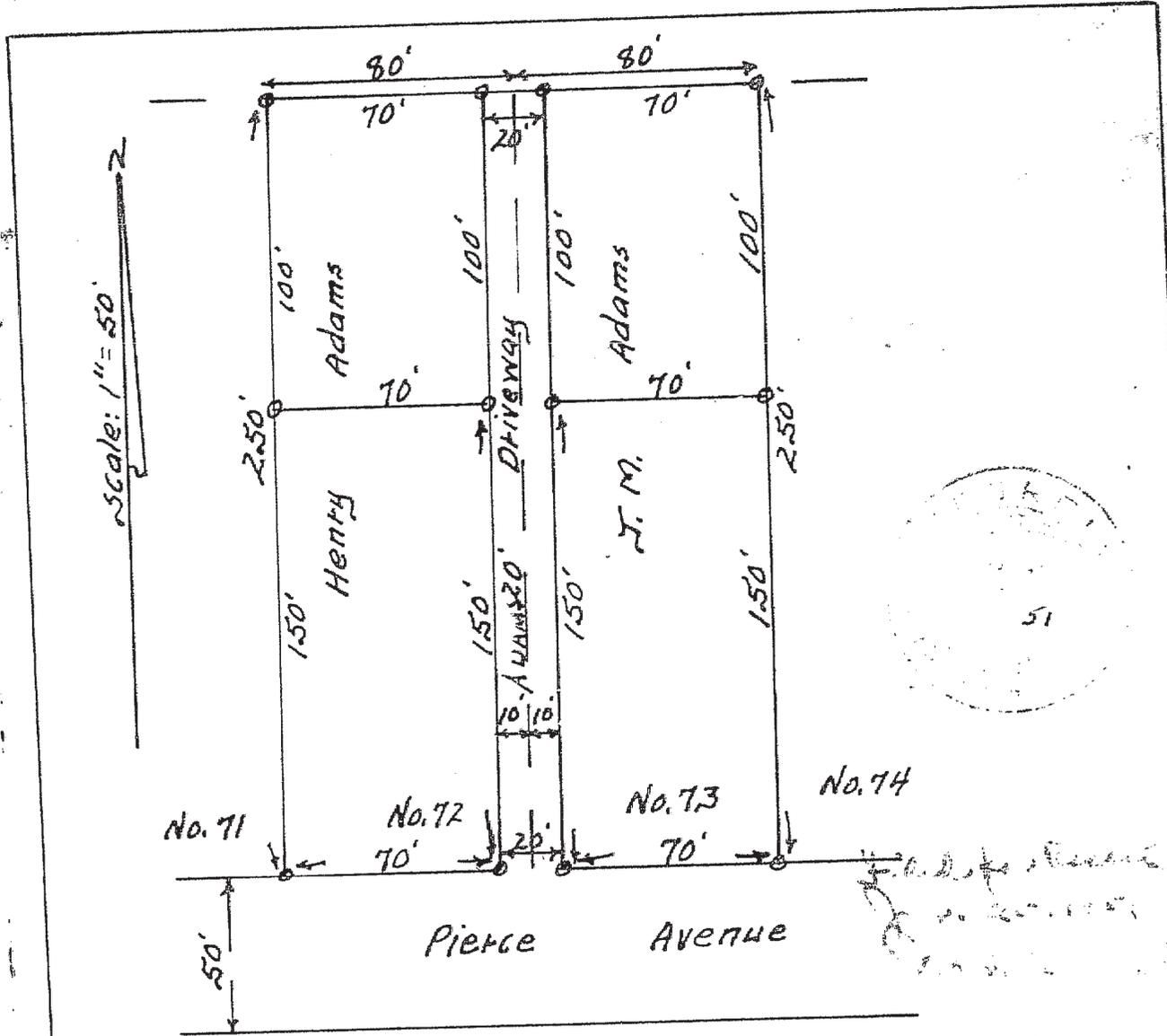


*[Signature]* (SEAL)  
BILLY RAY GUNTER

4 M. BUSH LOCATED

COUNTY GEORGIA

DPT Feb 25 1950



No. 71      No. 72      No. 73      No. 74

Pierce Avenue

Property of  
 Henry Adams & J. M. Adams  
 Lot Nos. 72-73 - Belmont subdv. -  
 L.L. No. 519-17<sup>th</sup> Dist. - 2<sup>nd</sup> Sect. -  
 Cobb County - Georgia  
 J. P. Phillips - Surveyor  
 Jan. 24, 1951  
 I.P. at all corners

We, Henry Adams & J. M. Adams owners  
 of the property shown & described  
 hereon hereby dedicate the 20'  
 Drive shown to public use to be  
 maintained as such by the  
 County.

Signed:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Owners

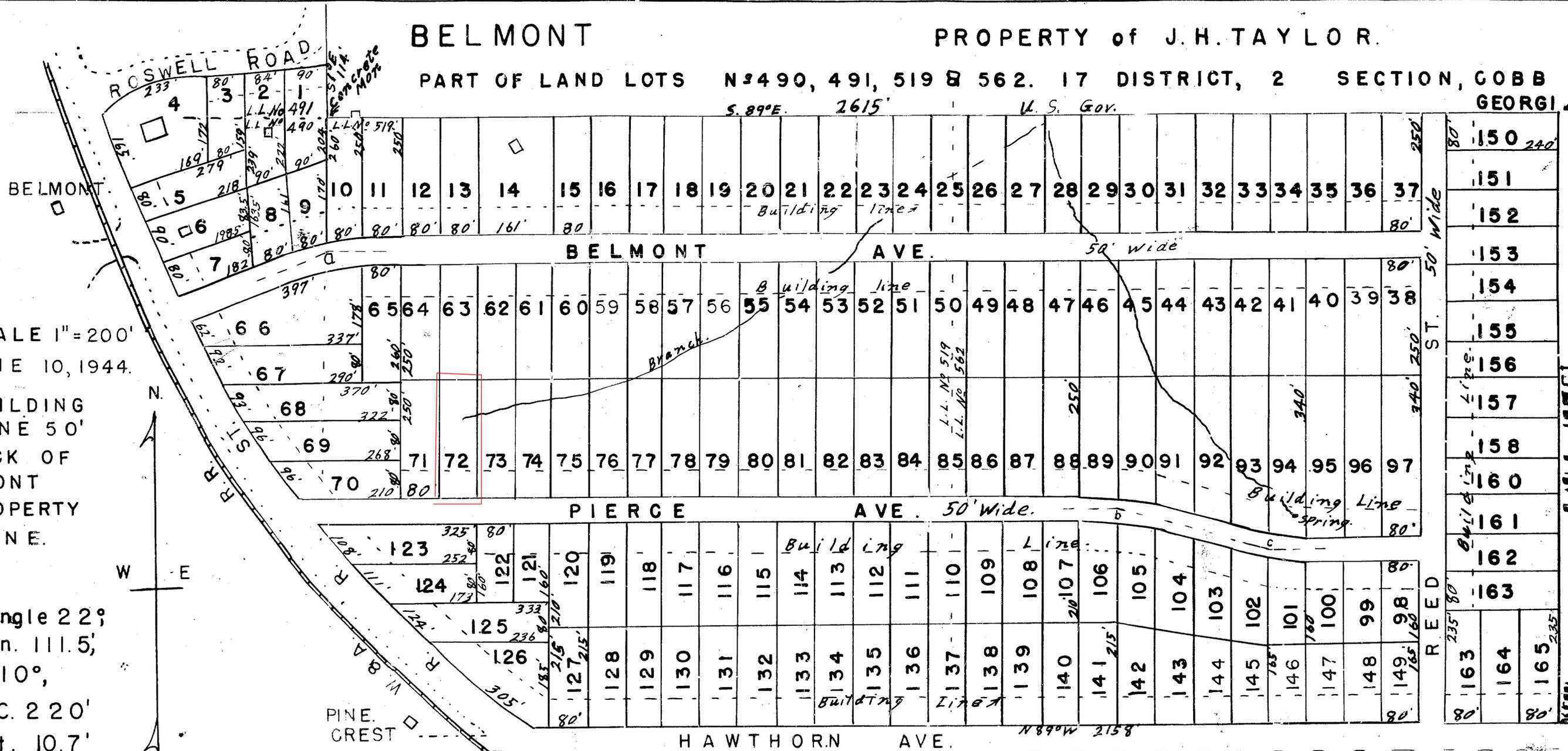
APPROVE -

BELMONT

PROPERTY of J. H. TAYLOR.

PART OF LAND LOTS N<sup>o</sup> 490, 491, 519 & 562. 17 DISTRICT, 2 SECTION, COBB COUNTY, GEORGIA.

S. 89° E. 2615' U. S. Gov.



SCALE 1" = 200'  
JUNE 10, 1944.

BUILDING LINE 50' BACK OF FRONT PROPERTY LINE.

a. Angle 22°  
Tan. 111.5'  
C. 10°  
L.C. 220'  
Ext. 10.7'

b. & c.  
Angle 15° 40', C. 10°, Tan. 78.8', L.C. 156.6', Ext. 5.4'.  
Property line 25' from  $\angle$  Roswell Road & Hawthorn Ave.  
83' from  $\angle$  W. & A. R.R.

SURVEY & PLAT by *R. E. Smith* Dalton, Ga.  
Registered Surveyor No. 262  
Registered Civil Engineer No. 725.

I, J. H. Taylor, owner of the shown here on, here by adopt this plan for subdivision, establish the minimum building line as shown, and dedicate the roads or streets to public use to be maintained as county roads or streets.

There are no suits of actions, leases or trusts on the property included in this plat.

*Betty Brewer*  
*W. P. ...*  
N. P. ... at large

*J. H. Taylor*

520' 1275'

## **LEGAL DESCRIPTIONS (2 PAGES)**

### **TRACT I (Lot 72b) – Existing House:**

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN ORIGINAL LAND LOT 519, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING THE NORTHERN PART OF LOT 72, BELMONT SUBDIVISION, AS SHOWN ON A PLAT OF THE PROPERTY OF HENRY ADAMS & J.M. ADAMS, PREPARED BY JOHN PATTON PHILLIPS, GEORGIA REGISTERED LAND SURVEYOR, DATED JANUARY 24, 1951, AND RECORDED IN PLAT BOOK 9, PAGE 23, COBB COUNTY, GEORGIA RECORDS, WHICH HEREBY EXPRESSLY INCORPORATED HEREIN AND MADE PART HEREOF, BY THIS SPECIFIC REFERENCE THERETO, FOR A MORE COMPLETE DESCRIPTION OF THE SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW AS FOLLOWS:

BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE A VENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0, FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.

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**TRACT II (LOT 72a) – Developable Lot:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 519, 17<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY GEORGIA. BEING THE SOUTHERN PART OF LOT 72 OF BELMONT SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 5, PAGE 81, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF DIXIE AVENUE (FORMERLY RAILROAD STREET); THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE A VENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 150 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE A VENUE, AND THE POINT OF BEGINNING.

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**COMBINED DESCRIPTION:**

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF DIXIE AVENUE (FORMERLY RAILROAD STREET); THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE A VENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 250 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 250 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE A VENUE, AND THE POINT OF BEGINNING.





# CITY OF SMYRNA

2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081  
(770) 434-6600 / www.smyrnacity.com

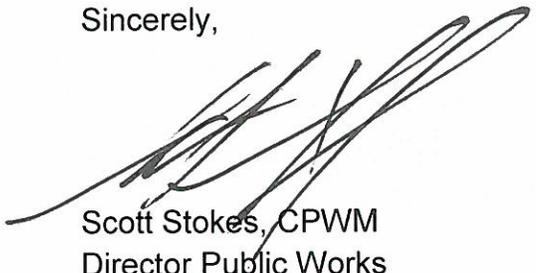
## CITY OF SMYRNA WATER AND SEWER AVAILABILITY

The City of Smyrna has determined that sanitary sewer and water are available to the proposed development. Both utilities are located within the right of way's of Pierce Avenue and Adams Drive.

It is the responsibility of the developer to install any water or sewer taps for the development. Elevations are the responsibility of the developer.

This information is based upon a survey site plan of lot 72, Belmont Subdivision, dated 5/20/2016 by Land Tec.

Sincerely,



Scott Stokes, CPWM  
Director Public Works

MAYOR  
A. MAX BACON

CITY COUNCIL

WARD 1  
DEREK NORTON

WARD 2  
ANDREA BLUSTEIN

WARD 3  
TERI ANULEWICZ

WARD 4  
CHARLES A. WELCH

WARD 5  
SUSAN WILKINSON

WARD 6  
DOUG STONER

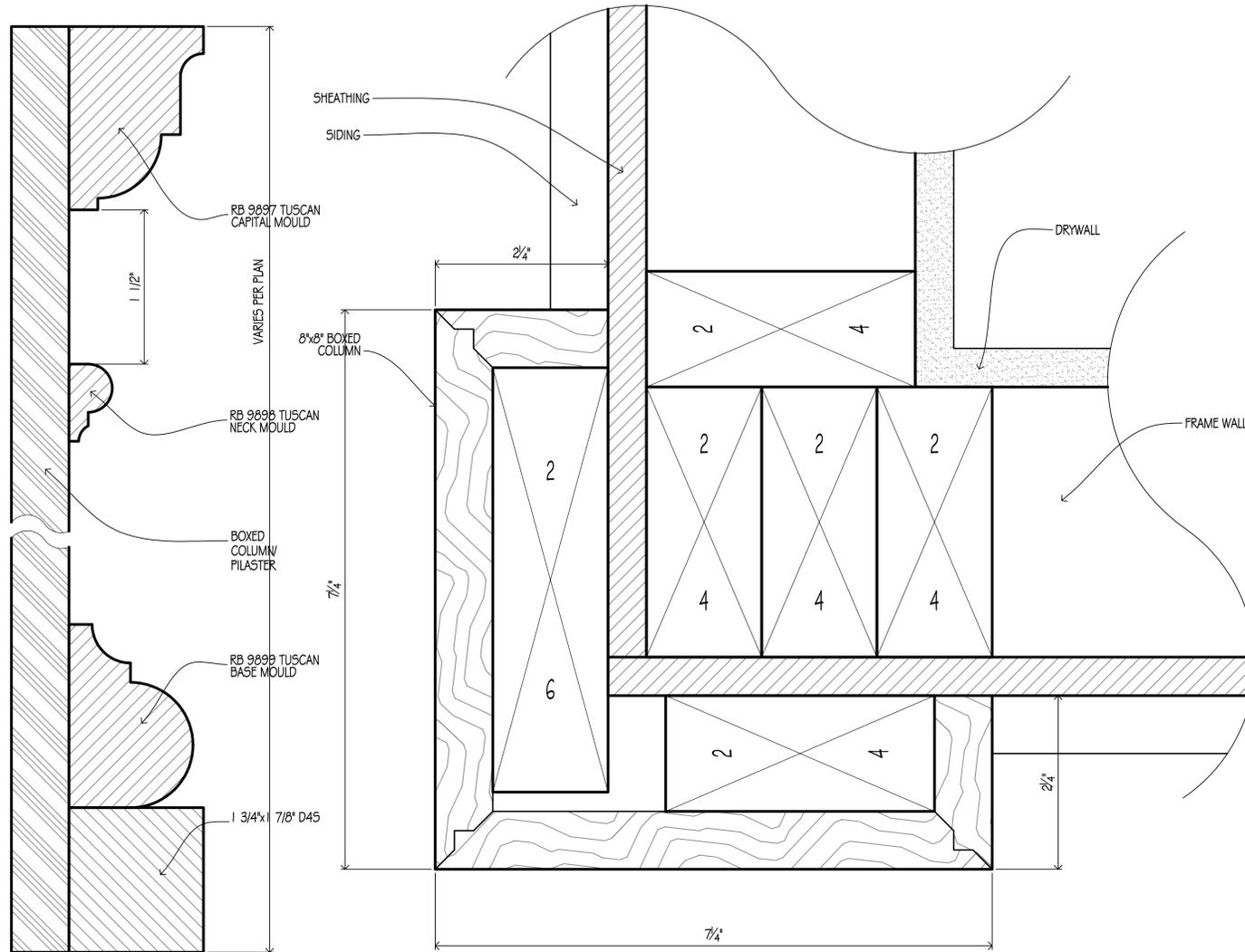
WARD 7  
RON FENNEL

CITY ADMINISTRATOR  
MICHAEL L. JONES, P.E.

CITY CLERK  
TERRI GRAHAM

CITY ATTORNEY  
SCOTT A. COCHRAN

MUNICIPAL COURT JUDGE  
E. ALTON CURTIS, JR.



3 Column Trim  
Full Scale

4 Plaster  
Full Scale



1 Front Elevation  
Scale of 1/4" equals 1'-0"



2 Left Elevation  
Scale of 1/4" equals 1'-0"

ISSUED FOR CONSTRUCTION

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**Fuller Studios**

Architectural Design Services

Pedmont - Edition E  
Oakview Properties

Job Number 1636  
Date 20160802  
Scale 1/4" equals 1'-0"

Drawn By AVS  
E-dress: Ken@Fuller-Studios.com

Tel: 404.787.1897

Contractor is responsible for verifying all dimensions and site conditions prior to construction. Any discrepancies must be reported to Fuller Studios, LLC for justification and/or correction before any work is performed. All dimensions should be read or calculated and never scaled. All work shall be performed in accordance with local codes, regulations and IBC/AMA MPS.





1 Rear Elevation  
Scale of 1/4" equals 1'-0"



2 Right Elevation  
Scale of 1/4" equals 1'-0"

ISSUED FOR CONSTRUCTION

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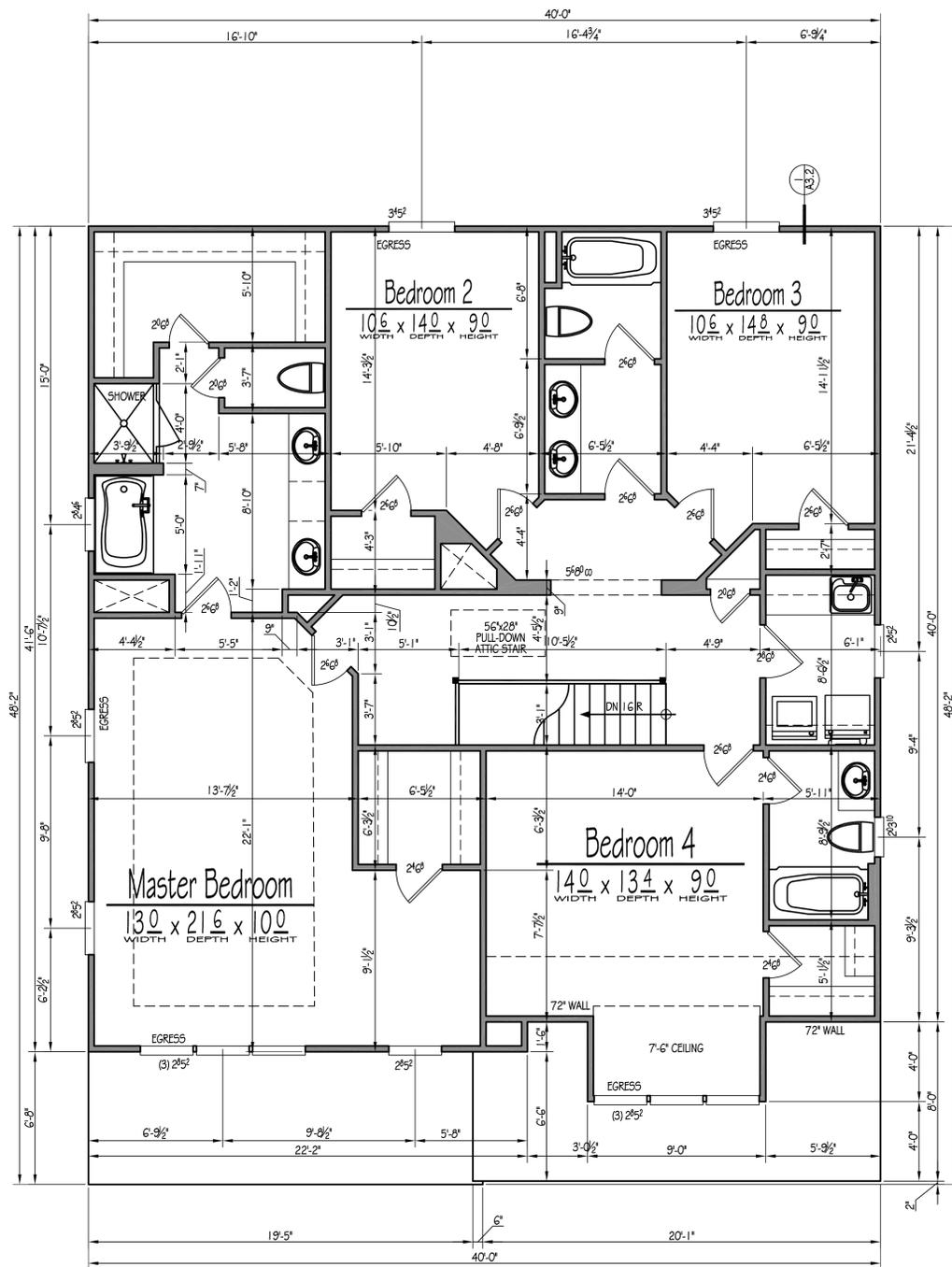


**Fuller Studios**  
Architectural Design Services  
Tel: 404.787.1897 \* E-dress: Ken@Fuller-Studios.com

Piedmont - Edition E  
Oakview Properties  
Elevations  
Scale 1/4" equals 1'-0"

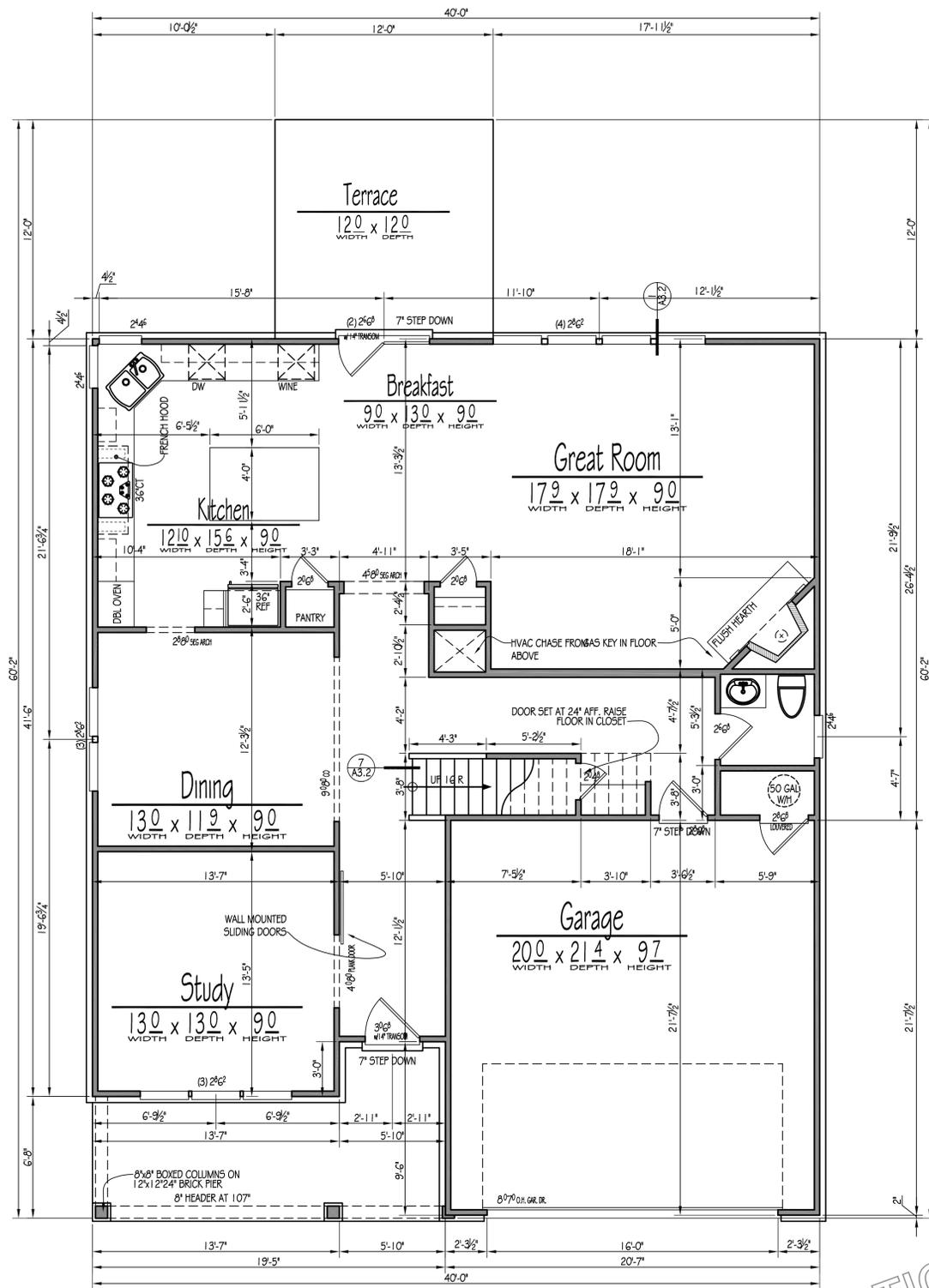
Drawn By  
AJS  
Job Number  
1636  
Date  
20160802

Contractor is responsible for verifying all dimensions and site conditions prior to construction. Any discrepancies must be reported to Fuller Studios, LLC for justification and/or correction before construction begins. All dimensions should be read or calculated and never scaled. All work shall be performed in accordance with local codes, regulations and IAHAVA MPS.



2 Second Floor Plan  
Scale of 1/4" equals 1'-0"

AREA CALCULATIONS	
MAIN HOUSE	1335
FIRST FLOOR	1670
SECOND FLOOR	3005
TOTAL	
PORCHES	
FRONT	151
MISCELLANEOUS	
GARAGE	441
OPEN TERRACE	144

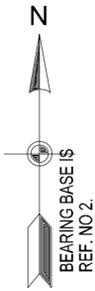


1 First Floor Plan  
Scale of 1/4" equals 1'-0"

ISSUED FOR CONSTRUCTION

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**Fuller Studios**  
 Architectural Design Services  
 Pedmont - Edition E  
 Oakview Properties  
 Floor Plans  
 Drawn By: AVS  
 Job Number: 1636  
 Date: 20160802  
 Scale: 1/4" equals 1'-0"  
 E-dress: Ken@Fuller-Studios.com  
 Tel: +04.787.1897



**LEGEND:**

- |     |                         |     |                    |
|-----|-------------------------|-----|--------------------|
| BSL | BUILDING SETBACK LINE   | POB | POINT OF BEGINNING |
| IPF | IRON PIN FOUND          | R/W | RIGHT-OF-WAY       |
| IPS | IRON PIN SET (#4 REBAR) | WM  | WATER METER        |
| LL  | LAND LOT                | .   | SANITARY MANHOLE   |
| LLL | LAND LOT LINE           | ○   | CATCH BASIN        |

**GENERAL NOTES:**

PER THE PROVIDED SURVEY THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,572' AND AN ANGULAR ERROR OF 11" / STA. AND WAS ADJUSTED USING THE COMPASS RULE.

BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON.

ACCORDING TO THE ORIGINAL SURVEY A LEICA TSP12 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE HORIZONTAL GROUND.

ACCORDING TO THE ORIGINAL SURVEY THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE PREPARER NAMING SAID PERSON, PERSONS OR ENTITY.

THE PREPARER OF THIS PLAN DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK WAS COMPLETED ON 3/21/16 BY LANDTEC SURVEY AND PROVIDED BY CLIENT.

BOUNDARY PIN VERIFICATION DONE BY LANDTEC. BOUNDARY SURVEY DONE BY OTHERS AND SUPPLIED BY CLIENT.

NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OF "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OR OMISSIONS TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.

REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE SEARCH OF THE PROPERTY.

TREE LOCATIONS SHOWN ON THIS PROPERTY ARE APPROXIMATE AS IT IS IMPOSSIBLE TO TRULY LOCATE THE CENTER OF A TREE.

**VICINITY MAP:**



**OWNER'S ACKNOWLEDGMENT**

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL DRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**PREPARER'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SMYRNA SUBDIVISION REGULATIONS.

REGISTERED - SEAN J. MURPHY, GEORGIA LA 001156



**CITY OF SMYRNA DEVELOPMENT CERTIFICATION**

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF SMYRNA \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES:**

- NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- TOTAL AREA: 0.405 ACRES
- TOTAL NUMBER OF LOTS: 2
- DENSITY 4.9 UNITS/ACRE
- SETBACKS:  
FRONT BUILDING LINE: 25'  
REAR BUILDING LINE 35'  
SIDE BUILDING MAJOR LINE 15'  
SIDE BUILDING LINE 10'
- EXISTING ZONING: R20
- BUILDING SETBACKS ALONG ROAD MEASURED FROM R.O.W.
- THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

THIS PLAT FILED IN OFFICE \_\_\_\_\_

RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CIN # \_\_\_\_\_

CLERK, COBB COUNTY SUPERIOR COURT DATE: \_\_\_\_\_

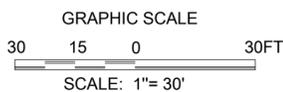
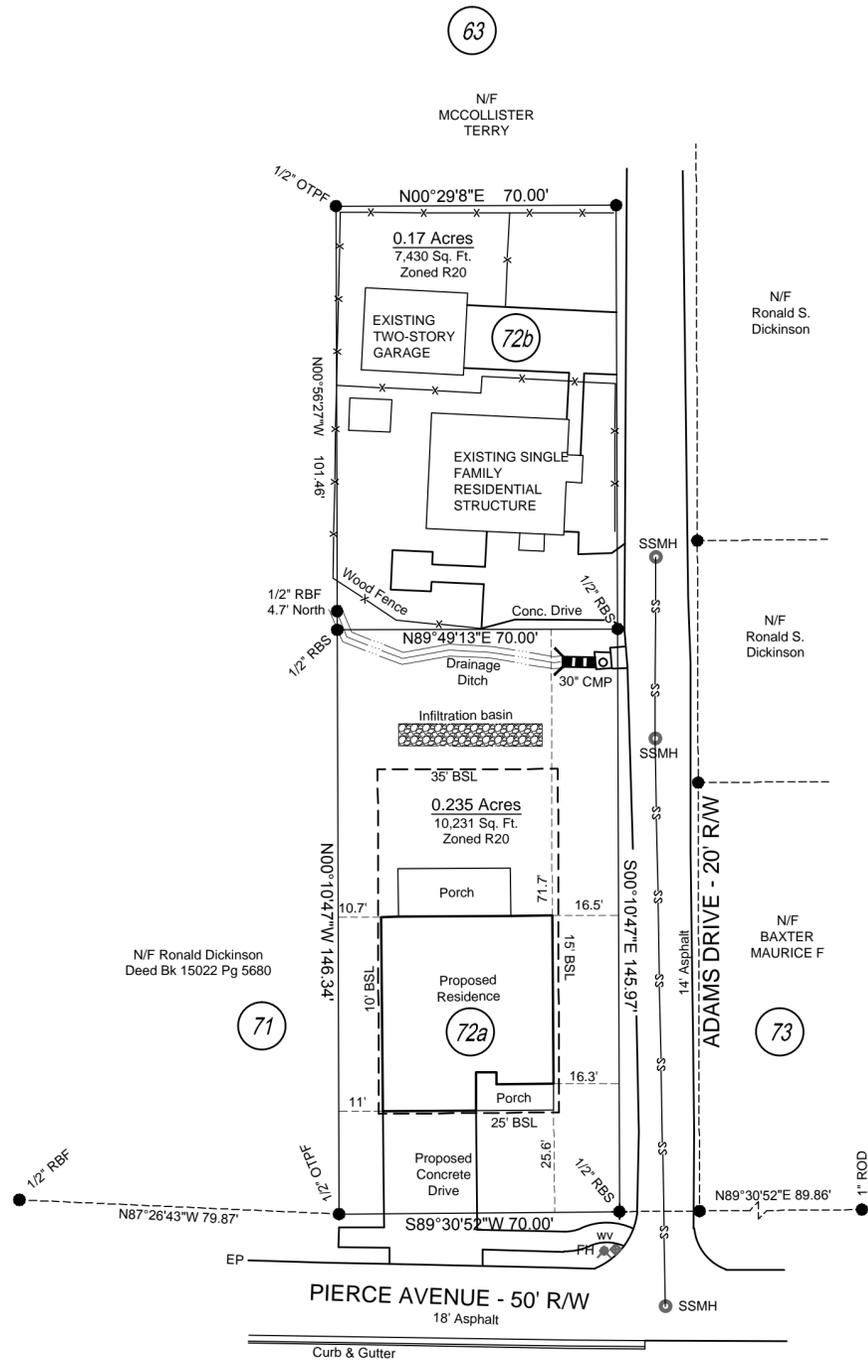
SUBJECT TO PROTECTIVE COVENANTS

RECORDED IN DEED BOOK \_\_\_\_\_ PAGES: \_\_\_\_\_

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0119H, REVISED DATE OF MARCH 4, 2013, COBB COUNTY, GEORGIA, AND UNINCORPORATED AREAS.

**REFERENCE MATERIAL:**

- WARRANTY DEEDS FILE # 06004804 AND #06005004 TO RONALD S. DICKINSON, RECORDED IN COBB COUNTY, GEORGIA, IN DEED BOOK 14046 PAGE 742 AND 720 RESPECTIVELY.
- A Plat of The Property of J.H. Taylor by R.E. Smith dated 06/10/1944.
- A Plat of The Property of Henry Adams and J.M. Adams Lot Nos. 72 - 73 - Belmont Subdivision by J.P. Phillips, date January 24, 191



Preliminary Plat of Lot 72a & 72b  
Adamas Subdivision or lot 72 of Belmont Subdivision  
Land Lot 519, 17th District, 2nd Section, Cobb County, Georgia

For:  
Ronald S. Dickinson

BY:

REVISIONS

DATE:

File No.

Drawn By: sim

Approved By: sim

Reviewed By: sim

Date: August 12, 2016

Project No. 2016-01

Prepared by Sean J. Murphy  
Registered Landscape Architect  
3282 Lee Street SE, Smyrna, Georgia 30080  
Phone: 770-630-9205  
www.seanjmurphy.com  
sean@seanjmurphy.com

**P1**

