

Community Development Annexation Check List

(As of 7/13)

Name of request: _____ 1880 Watkins Road _____

Date Received: _____ July 28, 2015 _____

Location/Property Address: _____ 1880 Watkins Road, Mableton, GA, 30126 _____

Size/Acres: _____ 0.2 Acres _____

Applicant/Petitioner: _____ Larry R. Freeman _____

Representative (if applicable): _____

What annexation method is being used: ☒ 100% _____ 60%

☐ Will zoning be the same as Cobb County's? ☒ Yes ☐ No

☐ Cobb County Zoning: _____ HI _____

☐ Cobb County Future Land Use: _____ Industrial Compatible (IC) _____

☐ Has all required paperwork submitted? ☒ Yes ☐ No

☐ Does it meet with all of the IGA
(Intergovernmental Agreement)
agreements with Cobb County? ☒ Yes ☐ No

☐ If yes, must notify County within 7 calendar days of receiving request.

☐ Submit application material to City Clerk

☐ Date submitted: _____ 7/28/2015 _____

☐ Via Certified Mail – Receipt # _____

☐ Via Hand Delivery _____

☐ City Clerk sends it to County Clerk

☐ Date submitted: _____

- ☐ County must notify Smyrna of decision within 7 calendar days of receiving notice

○ County's Response:

▪ No Objection _____ Objection _____

▪ Requests Dispute Resolution _____

▪ Date received: _____

- ☐ Is property within 1500' of the
Chattahoochee River?

____ Yes _X_ No

○ If yes, ARC needs to be notified.

▪ Date notified: _____

- ☐ Does proposed use trigger a DRI review? ____ Y _X_ N ____ Update

○ If yes or update, notify ARC.

▪ Date notified: _____

○ ARC comments and findings: _____

▪ Date received: _____

- ☐ Does this require P&Z review? ____ Y _X_ N

○ If yes, what is meeting date? ____ N/A _____

○ P&Z recommendation: _____

- ☐ What is date of M&C meeting? _____ September 21, 2015 _____

○ Mayor & Council Decision: _____

- ☐ Final City Zoning Designation: _____ Light Industrial (LI) _____

- ☐ Final City Future Development Designation: ____ Industrial Compatible ____

- ☐ Effective Date of Annexation
(1st Day of the Following Month after Approval): ____ October 1, 2015 _____

Annexation Application Form Check List

Using this checklist as a guide, please review application materials with applicant or representative **before** accepting application.

1. APPLICATION FORM

- ☒ Correct Application Form Used (for 60% method or 100% method as applicable)
- ☒ Original form with original signature(s), address(es) and telephone number(s) obtained
- ☒ Check to make certain all signatures can be read. If signature(s) is/are illegible, make certain the applicant names are typed or legibly printed near the corresponding signature. (the notation "L.S." on the form stands for *legal signature*)
- ☒ All legal owners of the property have signed the application form

2. LEGAL DESCRIPTION

- ☒ Legal description of the subject property accompanies application
- ☐ Ask the applicant or representative if an electronic copy of the legal description is available; if so, make arrangements for the electronic information to be furnished to either the Community Development Department or City Clerk's Office

3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

- ☒ Completed *Section 5 Voting Rights Act Questionnaire* accompanies application

4. MAP OF PROPERTY TO BE ANNEXED

- ☒ A tax plat, map or other graphic representation of the subject parcel(s) accompanies the application

I have reviewed the annexation application with the applicant(s) and/or representative(s) and have found the submitted paperwork to be complete and in good order.



City staff member signature

7/28/15

Date

This completed form should accompany annexation application materials submitted to the City Clerk's office.

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

All that tract or parcel of land lying and being in the 17th District, 2nd Section, Cobb County, Georgia, lying within Land Lot 684, identified as Tax Parcel 16 on the field map of the Cobb County Tax Assessor, and being more particularly described as follows:

Aforesaid property appearing to be commercial property having an address of 1880 Watkins Road SE, Mableton, Georgia, according to Cobb County Tax records. Said property is further described in Deed Book 790, Page 74, Cobb County, Georgia records, said deed being incorporated herein by reference. Less and Except all tax parcels other than 17-0684-0-016-0.

Subject to restrictions on record in the Clerk Superior Court, Cobb County, Georgia.

The above legal description is property being sold as a vacant lot and as such has not been assigned in the future should any development occur on said lot.

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

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

R. Larry Freeman
7/20/15

Owner's Printed Name

P.O. Box 813154
Smyrna, GA 30081

Address

Telephone#

404-680-3464

Owner's Printed Name

Address

Telephone#

Witness the hands and seals of 100% of the record title holders of the land described above:

R. Larry Freeman

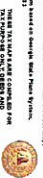
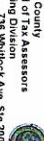
Owner's Legal Signature/Date

7/20/15

Owner's Legal Signature/Date

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18-55	18-56	18-5
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Print Date
Aug 11, 2014

Scale:

(1 inch ~ 200 ft in A4 size paper)

2015 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# 17068400160

City Ward# _____ Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

*THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS
INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY
SERVICE THROUGH OUR 911 SYSTEM.*

1. Is the property to be annexed vacant? Yes [☒] No [☐]
2. If NO, name of resident(s): _____
3. Complete street address: 1880 Watking Rd, Smyrna, GA 30082
4. Telephone Number 404-680-3454
5. Number of registered voters before annexation: 1
Number and type of minorities or minority language groups: _____
6. Number of registered voters after annexation: _____
Number and type of minorities or minority language groups: _____
7. Use of property before annexation (i.e., vacant, business, residential): Vacant
8. Zoning classification before annexation: _____
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: business - parking
10. Zoning classification being requested (if any): _____
11. Effect of change on members of racial or minority groups: none
12. Total number of acres being annexed: 0.20



COBB COUNTY PROPERTY TAX BILL 2014
Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

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

FREEMAN R LARRY
1880 WATKINS RD SE

pd
check # 11372
8/15/14

YOUR PAYMENT IS DUE OCTOBER 15, 2014

Parcel ID 17068400160 Fair Market Value 24,820 Assessed Value 9,928 Acreage 0.20 Tax District Unincorporated Cobb

Late Fees apply October 16, 2014

Taxing Authority

State

Assessed Value 9,928 Exemption 0 Net Assessment 9,928 Millage Rate 0.000100 Taxes Due \$0.99
Levied by the **State of Georgia** representing approximately **0.34%** of your taxes due.
The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

School General

Assessed Value 9,928 Exemption 0 Net Assessment 9,928 Millage Rate 0.018900 Taxes Due \$187.64
Levied by the **Cobb County Board of Education** representing approximately **63.62%** of your taxes due.

County

County General

Assessed Value 9,928 Exemption 0 Net Assessment 9,928 Millage Rate 0.007320 Taxes Due \$72.67
Levied by the **Board of Commissioners** representing approximately **36.05%** of your taxes due.

County Bond

Assessed Value 9,928 Exemption 0 Net Assessment 9,928 Millage Rate 0.000330 Taxes Due \$3.28
County Fire 9,928 Exemption 0 Net Assessment 9,928 Millage Rate 0.003060 Taxes Due \$30.38

Tax Year	Parcel ID	Due Date	Pay:	Appeal Amount	Total Taxes Due
2014	17068400160	10/15/2014	N/A	or	\$294.96

Deed Book 14538 Pg 4196
 Filed and Recorded Sep-21-2007 09:16am
 2007-0149503
 Real Estate Transfer Tax \$35.00

RETURN TO:

J.P. McClelland
 115-A New Street
 Decatur, GA 30030

Jay C. Stephenson

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

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made SEPTEMBER 13, 2007 between TRUSHAD PATEL and ~~CHHUMAL~~ CHHUMAL PATEL of the County of COBB, and the State of Georgia as party or parties of the first part, herein called Grantor, and R. LARRY FREEMAN as party or parties of the second part, hereinafter called Grantees (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 Dollars (\$10.00) 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 THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, LYING WITHIN LAND LOT 684, IDENTIFIED AS TAX PARCEL 16 ON THE FIELD MAP OF THE COBB COUNTY TAX ASSESSOR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AFORESAID PROPERTY APPEARING TO BE COMMERCIAL PROPERTY HAVING AN ADDRESS OF 1880 WATKINS RD SE, MABLETON, GEORGIA, ACCORDING TO COBB COUNTY TAX RECORDS. SAID PROPERTY IS FURTHER DESCRIBED IN DEED BOOK 790, PAGE 74, COBB COUNTY, GEORGIA RECORDS, SAID DEED BEING INCORPORATED HEREIN BY REFERENCE. LESS AND EXCEPT ALL TAX PARCELS OTHER THAN 17-0684-016-0.

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

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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

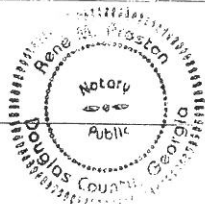
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered in presence of:

W. Brock
 Unofficial Witness

Rene M. Preston
 Notary Public

My Commission Expires
 July 11, 2009



JPM2281

Trushad Patel
 TRUSHAD PATEL (Seal)

Chhumal Patel
 CHHUMAL PATEL (Seal)

CHHUMAL

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All taxes paid through 2014

R. LARRY FREEMAN
MARSHA FREEMAN 404-596-1372
P.O. BOX 11372
MARIETTA, GA 30067

10449
8/28 N.12

Pay to the order of Cobb County Tax Commissioner \$ 1193.24
One Thousand One Hundred Ninety Three and 24/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

⑆061101375⑆ 6951900455⑆ 0147

Check# 10449 10/18/2012 \$1193.24

R. Larry Freeman
Marsha Freeman
P.O. Box 11372
Marietta, Ga 30067

11372
Date 8-15-14

Pay to the order of Cobb County Tax Commissioner \$ 1173.48
One Thousand One Hundred Seventy Three and 48/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

⑆061101375⑆ 6951900455⑆ 1172

Check# 1372 08/20/2014 \$1173.48

R. LARRY FREEMAN
MARSHA FREEMAN 404-596-1372
P.O. BOX 11372
MARIETTA, GA 30067

10046
10-10 10.05

Pay to the order of Cobb County Tax Commissioner \$ 1578.85
Fifteen Hundred Seventy Eight and 85/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

⑆061101375⑆ 6951900455⑆ 0046