

## Community Development Annexation Check List

(As of 7/13)

Name of request: Whitfield Academy

Date Received: 11/21/13

Location/Property Address: 1514 Pebblebrook Rd, 1401 Pebblebroade Rd + 1445 Pebblebrook

Size/Acres: 3.79 acres

Applicant/Petitioner: Whitfield Academy

Representative (if applicable): Kevin Bracher

What annexation method is being used:  100%  60%

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

Cobb County Zoning: R-20

Cobb County Future Land Use: Low Density Residential (LDR)

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: 11/22/13

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: \_\_\_\_\_

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Is property within 1500' of the  
Chattahoochee River?

\_\_\_ Yes  No

○ If yes, ARC needs to be notified.

▪ Date notified: \_\_\_\_\_

Does proposed use trigger a DRI review? \_\_\_ Y  N \_\_\_ Update

○ If yes or update, notify ARC.

▪ Date notified: \_\_\_\_\_

○ ARC comments and findings: \_\_\_\_\_

▪ Date received: \_\_\_\_\_

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Does this require P&Z review? \_\_\_ Y  N

○ If yes, what is meeting date? \_\_\_\_\_

○ P&Z recommendation: \_\_\_\_\_

What is date of M&C meeting? \_\_\_\_\_

○ Mayor & Council Decision: \_\_\_\_\_

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Final City Zoning Designation: R-15

Final City Future Development Designation: Public Institutional

Effective Date of Annexation  
(1<sup>st</sup> Day of the Following Month after Approval): \_\_\_\_\_

## 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

11/21/13  
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 Land Lot 543 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being more particularly described as follows:

*Commencing* at a 1" open top pipe found at the shared corner of Land Lots 538, 539, 542 & 543; *Thence* running along the Land Lot 538 & 543 line a bearing of N01°00'06"E a distance of 79.81' to #4 rebar found; *Thence* leaving said Land Lot line running a bearing of S89°24'34"E a distance of 208.84' to a #4 rebar found; *Thence* running a bearing of S00°03'32"E a distance of 82.01' to a #4 rebar found on the Land Lot 542 & 543 line; *Thence* running a bearing of S13°55'51"E a distance of 62.17' to a #4 rebar found on the northerly right-of-way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 47.31', said curve having a radius of 1091.46, subtended by a chord of 47.31' with a bearing of N71°44'49"E to a point; *Thence* continuing to run along said right-of-way a bearing of S11°03'18"E a distance of 4.38' to a #4 rebar found; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 55.48', said curve having a radius of 908.22', subtended by a chord of 55.47' with a bearing of N75°00'24"E to a point; *Thence* continuing to run along said right-of-way a bearing of N76°45'24"E a distance of 253.96' to a point; *Thence* continuing to run along said right-of-way a curve to the right an arc distance of 101.50', said curve having a radius of 341.19', subtended by a chord of 101.12' with a bearing N85°16'44"E to an axle found and the **TRUE POINT OF BEGINNING**;

**FROM SAID TRUE POINT OF BEGINNING**, *Thence* leaving the right-of-way of Pebblebrook Road running a bearing of N00°38'51"E a distance of 220.00' to a #4 rebar found; *Thence* running a bearing of N00°39'37"E a distance of 145.54' to a #4 rebar found; *Thence* running a bearing of S89°21'21"E a distance of 179.40' to a #4 rebar found; *Thence* running a bearing of S00°40'36"W a distance of 377.47' to a #4 rebar set on the northerly right-of-way line of Pebblebrook Road (right-of-way varies); *Thence* running along said right-of-way a curve to the right an arc distance of 48.32', said curve having a radius of 1772.39', subtended by a chord of 48.32' with a bearing of N86°06'28"W to a point; *Thence* continuing to run along said right-of-way a bearing of N85°19'36"W a distance of 126.13' to a point; *Thence* continuing to run along said right-of-way a curve to the left an arc distance of 5.19', said curve having a radius of 341.19', subtended by a chord of 5.19' with a bearing of N85°45'46"W to an axle found and the **TRUE POINT OF BEGINNING**.

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Whitefield Academy

Owner's Printed Name

Owner's Printed Name

1 Whitefield Drive

Mableton GA 678-305-3024

Address

Telephone#

Address

Telephone#

Michelle J. Quinter

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

Kevin Bracher 1/16/13

Owner's Legal Signature/Date

Owner's Legal Signature/Date

Dr. Kevin Bracher, President  
for Whitefield Academy

2013 SUBMISSION UNDER SECTION 5  
OF THE VOTING RIGHTS ACT  
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# \_\_\_\_\_

LL/Parcel# 17/543/247

City Ward# 7

Census Tract# 13067031-313

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

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*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: 1514 Pebblebrook Rd, Mableton GA 30126
4. Telephone Number 678-305-3024
5. Number of registered voters before annexation: 0  
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 0  
Number and type of minorities or minority language groups: 0
7. Use of property before annexation (i.e., vacant, business, residential): residential
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, Education - Private School
10. Zoning classification being requested (if any): \_\_\_\_\_
11. Effect of change on members of racial or minority groups: 0
12. Total number of acres being annexed: 1.53

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 LAND LOT 542 & 543 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD (APPARENT 40' R/W), SAID #4 REBAR FOUND BEING 299.63 FEET NORTHEASTERLY FROM A 1" OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD AND THE WESTERN LINE OF LAND LOT 542 AND BEING SAID POINT OF BEGINNING.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD NORTH 11 DEGREES 03 MINUTES 18 SECONDS WEST, 55.78 FEET TO A 3/4" CRIMP TOP PIPE FOUND;  
 THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, 94.30 FEET TO A #4 REBAR SET;  
 THENCE NORTH 00 DEGREES 10 MINUTES 45 SECONDS WEST, 74.75 FEET TO A SQUARE ROD FOUND;  
 THENCE NORTH 02 DEGREES 00 MINUTES 14 SECONDS EAST, 93.00 FEET TO A #4 REBAR SET;  
 THENCE SOUTH 87 DEGREES 54 MINUTES 53 SECONDS EAST, 81.10 FEET TO A #4 REBAR SET IN THE CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT;  
 THENCE FOLLOWING ALONG SAID CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT SOUTH 51 DEGREES 26 MINUTES 39 SECONDS EAST, 163.30 FEET TO A #4 REBAR SET;  
 THENCE LEAVING SAID CENTERLINE OF 100 FOOT GEORGIA POWER COMPANY EASEMENT NORTH 38 DEGREES 11 MINUTES 42 SECONDS EAST, 118.40 FEET TO A #4 REBAR FOUND;  
 THENCE SOUTH 88 DEGREES 08 MINUTES 13 SECONDS EAST, 129.98 FEET TO A #4 REBAR SET;  
 THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS WEST, 220.00 FEET TO AN AXLE FOUND ON THE NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD;  
 THENCE FOLLOWING ALONG SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 101.53 FEET, SAID CURVE HAVING A RADIUS OF 341.19 FEET AND BEING SUBTENDED BY A CHORD OF 101.16 FEET, AT SOUTH 85 DEGREES 16 MINUTES 54 SECONDS WEST, TO A POINT;  
 THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF PEBBLEBROOK ROAD SOUTH 76 DEGREES 45 MINUTES 24 SECONDS WEST, 253.96 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 55.48 FEET, SAID CURVE HAVING A RADIUS OF 908.22 FEET AND BEING SUBTENDED BY A CHORD OF 55.47 FEET, AT SOUTH 75 DEGREES 00 MINUTES 24 SECONDS WEST, TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.26 ACRES MORE OR LESS.

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Whitefield Academy  
 Owner's Printed Name

1 Whitefield Drive  
 Address

Mableton GA  
 Address

678-305-3024  
 Telephone#

\_\_\_\_\_  
 Owner's Printed Name

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Telephone#

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

Kei S. Krach / 11/20/13  
 Owner's Legal Signature/Date

Dr Kevin Bracher, President  
 for Whitefield Academy  
 Owner's Legal Signature/Date

2013 SUBMISSION UNDER SECTION 5  
OF THE VOTING RIGHTS ACT  
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# \_\_\_\_\_

LL/Parcel# 17/5424513/6

City Ward# 7

Census Tract# 13067031-313

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

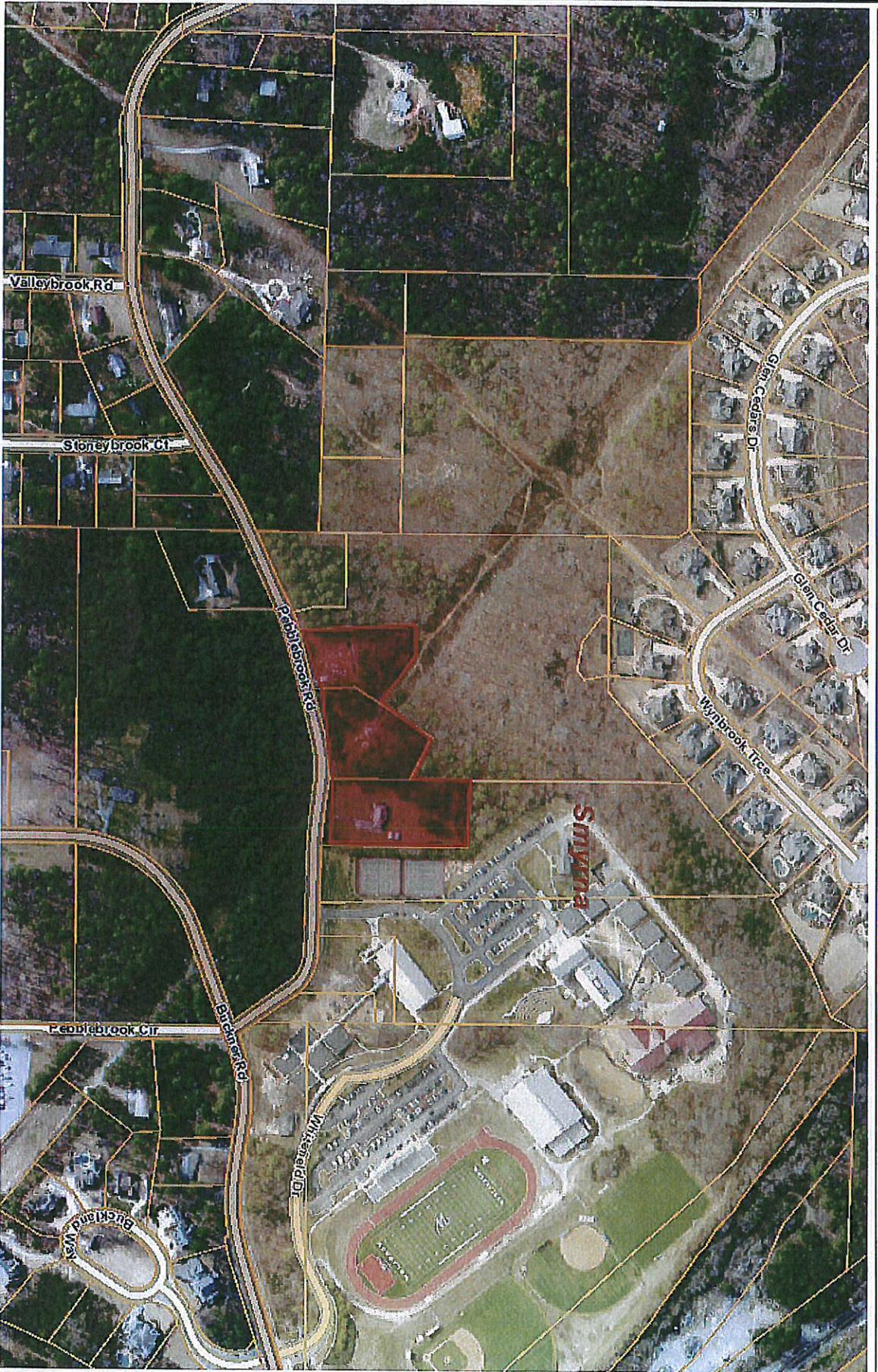
Responsible body: Mayor and Council of the City of Smyrna  
P.O. Box 1226  
Smyrna, GA 30081  
Telephone (770) 434-6600

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10. Zoning classification being requested (if any): \_\_\_\_\_
11. Effect of change on members of racial or minority groups: 0
12. Total number of acres being annexed: 2.26



# Cobb County Georgia Online Mapping



0.2 0 0.08 0.2 Miles

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 buyers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:5,141



Map Notes: Total of 3.8 Acres