



City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

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HAND DELIVERED

Via Email: [Jay.Northrup@cobbcounty.org](mailto:Jay.Northrup@cobbcounty.org)

June 11, 2020

Jay Northrup  
Intergovernmental Coordinator  
Cobb County

RE: Applications for Annexation and Rezoning of 171 Concord Road (PIN: 17026400030)

Dear Mr. Northrup:

Please see the attached copies of the above-referenced application for annexation submitted to the City of Smyrna. The application is being provided to you in accordance with the HB 489 Intergovernmental Agreement on Services Delivery Strategy.

The applicant is proposing to annex the parcel and single-family home at 171 Concord Road into the City of Smyrna. The property will maintain the same zoning designation and future land use designation as it did in Cobb County (Zoning: R-20 and Future Land Use: Low Density Residential). There will be no rezoning associated with this annexation.

The application is scheduled to be heard on Monday, July 6, 2020 at 7:00 p.m. by the City Council. Please feel free to contact me at (678) 631-5354 if you need any further information.

Sincerely,

Russell Martin  
Community Development Director, AICP  
City of Smyrna Community Development Department

Enclosures: Submitted application paperwork

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Mayor - Derek Norton

City Council Ward 1 - Glenn Pickens / Ward 2 - Austin Wagner / Ward 3 - Travis Linley / Ward 4 - Charles Welch  
Ward 5 - Susan Wilkinson / Ward 6 - Tim Gould / Ward 7 - Lewis Wheaton

City Administrator - Tammi Saddler-Jones / City Clerk - Heather Corn / City Attorney - Scott Cochran  
Municipal Court Judge - Phyllis Gingrey Collins

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 241 AND 264 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING:

BEGINNING AT AN IRON PIN LOCATED AT THE NORTHWEST INTERSECTION OF ANGLA DRIVE'S 50 FOOT RIGHT OF WAY WITH CONCORD ROAD'S 70 FOOT RIGHT OF WAY;

**THENCE** RUNNING SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF CONCORD ROAD 155.00 FEET TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**;

**THENCE** RUNNING SOUTH 39 DEGREES 54 MINUTES 31 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF CONCORD ROAD A DISTANCE OF 305.87 FEET TO AN IRON PIN;

**THENCE** RUNNING NORTH 30 DEGREES 39 MINUTES 44 SECONDS WEST A DISTANCE OF 116.2 FEET TO AN IRON PIN LOCATED ON THE WEST LINE OF LAND LOT 264;

**THENCE** RUNNING NORTH 01 DEGREE 15 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LAND LOT 264 A DISTANCE OF 97.00 FEET TO AN IRON PIN;

**THENCE** RUNNING SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 26.27 FEET TO AN IRON PIN;

**THENCE** RUNNING NORTH 01 DEGREES 15 MINUTES WEST A DISTANCE OF 138.20 FEET TO AN IRON PIN LOCATED AT THE NORTH LINE OF LAND LOT 241;

**THENCE** RUNNING NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAND LOT 241 DISTANCE OF 26.27 FEET TO AN IRON PIN AND THE COMMON CORNERS OF LAND LOTS 240, 241, 264 AND 265;

**THENCE** RUNNING SOUTH 68 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 279.32 FEET TO AN IRON PIN AND THE **TRUE POINT OF BEGINNING**.

## City of Smyrna - 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

  
\_\_\_\_\_  
Date

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



2020 SUBMISSION UNDER SECTION 5  
OF THE VOTING RIGHTS ACT  
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# \_\_\_\_\_ LL/Parcel# 264 / 3  
City Ward# 4 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: 171 CONCORD RD, SMYRNA GA 30082
4. Telephone Number 404.574.9730
5. Number of registered voters before annexation: n/a  
Number and type of minorities or minority language groups: n/a
6. Number of registered voters after annexation: n/a  
Number and type of minorities or minority language groups: n/a
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: \_\_\_\_\_
10. Zoning classification being requested (if any): n/a
11. Effect of change on members of racial or minority groups: n/a
12. Total number of acres being annexed: 1.3 Ac





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:

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Karish Patel  
Owner's Printed Name

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

1102 QUEENS GATE DR  
Address Smyrna GA 30082 Telephone#

\_\_\_\_\_  
Address

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

S.P. Patel

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

Karish Patel  
Owner's Legal Signature/Date

\_\_\_\_\_  
Owner's Legal Signature/Date

1000





Exhibit "C"

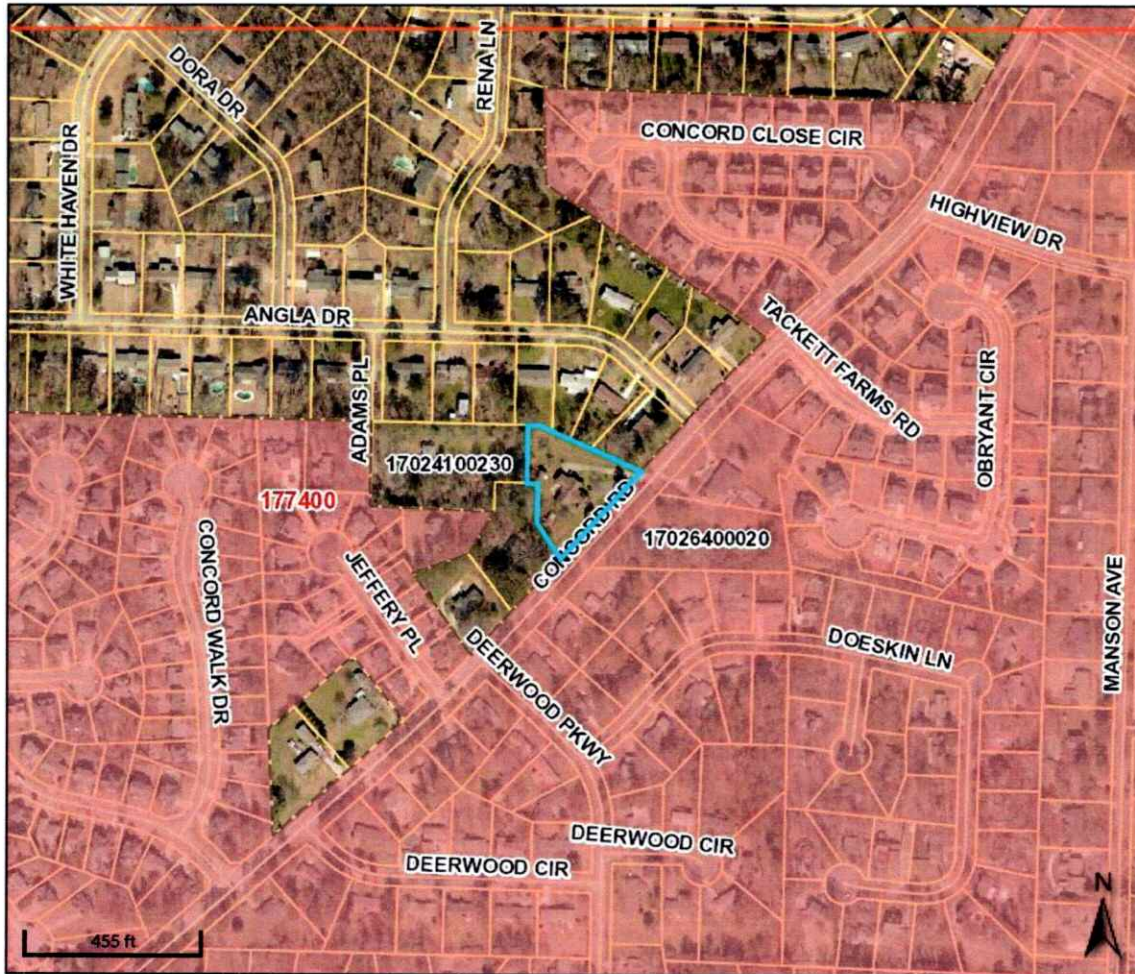
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 241 and 264 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the true point of beginning:

Beginning at an iron pin located at the Northwest intersection of Angia Drive's 50 foot right of way with Concord Road's 70 foot right of way; thence running Southwesterly along the North right of way of Concord Road 155.00 feet to an iron pin and the true point of beginning; thence running South 39 degrees 54 minutes 31 seconds West along the North right of way of Concord Road a distance of 305.87 feet to an iron pin; thence running North 30 degrees 39 minutes 44 seconds West a distance of 116.2 feet to an iron pin located on the West line of Land Lot 264; thence running North 01 degree 15 minutes 00 seconds West along the West line of Land Lot 264 a distance of 97.00 feet to an iron pin; thence running South 88 degrees 45 minutes 00 seconds West a distance of 26.27 feet to an iron pin; thence running North 01 degree 15 minutes West a distance of 138.20 feet to an iron pin located on the North line of Land Lot 241; thence running North 88 degrees 45 minutes 00 seconds East along the North line of Land Lot 241 distance of 26.27 feet to an iron pin and the common corners of Land Lots 240, 241, 264 and 265; thence running South 68 degrees 55 minutes 00 seconds East a distance of 279.32 feet to an iron pin and the True Point of Beginning.





#### Overview



#### Legend

- Cobb Tile Index
- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 17026400030  
 Class Code R4 - Residential Small Tracts  
 Taxing District (9) UNINCORPORATED  
 Acres 1.3

Physical Address 171 CONCORD RD  
 Owner PATEL KALPESH  
 171 CONCORD RD SE  
 SMYRNA GA 30082

Last 2 Sales		Reason	Qual
Date	Price		
8/7/2019	\$310000	VALID SALE	Q
6/16/2014	\$200000	VALID SALE	Q

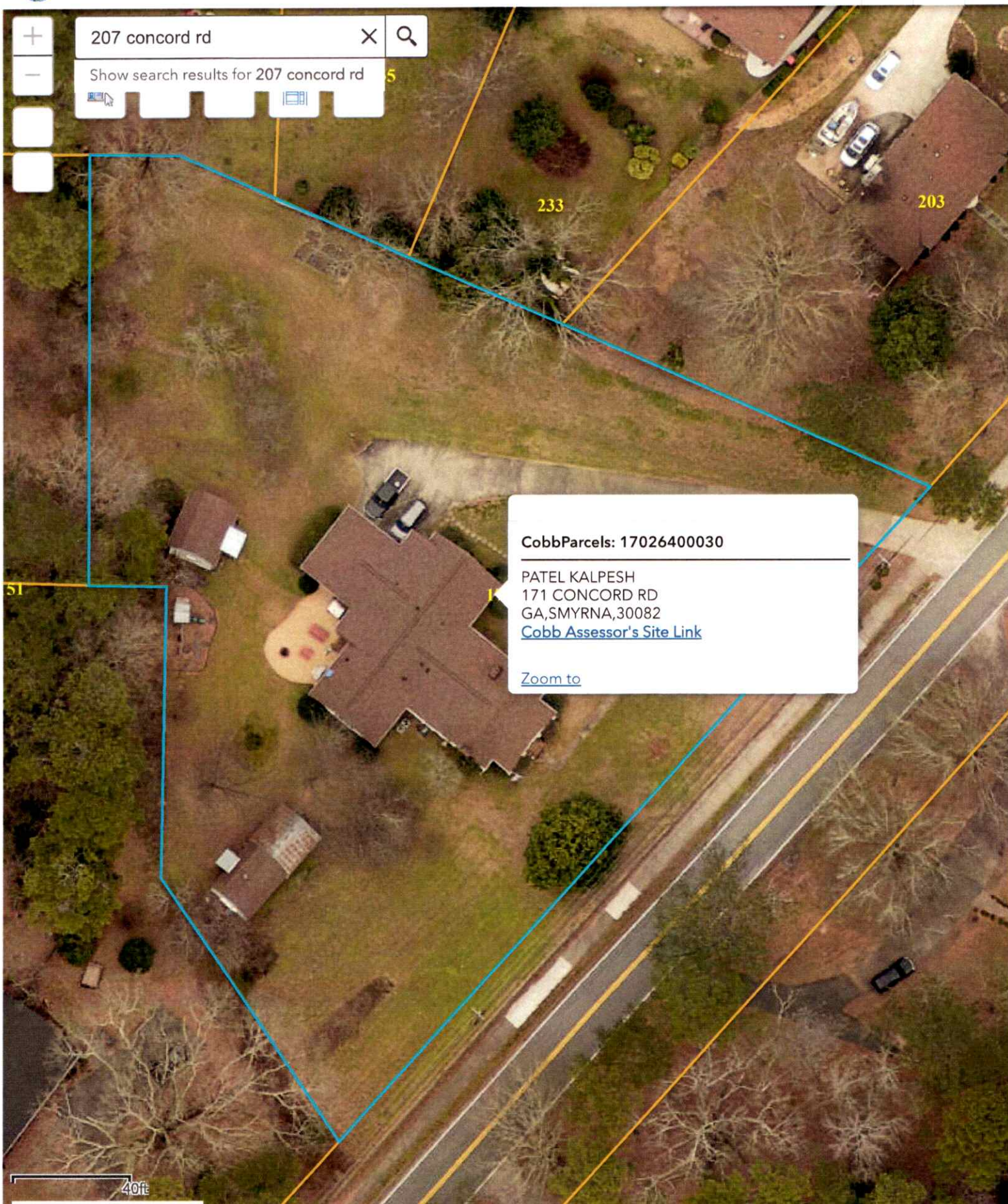
Date created: 6/10/2020  
 Last Data Uploaded: 6/10/2020 6:07:21 AM

Developed by  **Schneider**  
 GEOSPATIAL





# Cobb Parcel Viewer



CobbParcels: 17026400030

PATEL KALPESH  
171 CONCORD RD  
GA, SMYRNA, 30082  
[Cobb Assessor's Site Link](#)

[Zoom to](#)

40ft

-84.548 33.859 Degrees



Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
200 Galleria Parkway, Suite 420  
Atlanta, GA 30339  
File No.: 05-119199-REG

Deed Book 15661 Page 788  
Filed and Recorded 08/29/19 4:57:00 PM  
2019-0101709  
Real Estate Transfer Tax \$310.00  
Rebecca Keaton  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 8274269752  
7067927936

STATE OF Georgia  
COUNTY OF Cobb

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 7th day of August, 2019, between

Jason D. Weldon and Karen Weldon

(hereinafter referred to as "Grantor") and

Kalpesh Patel

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lots 241 and 264 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the true point of beginning:

Beginning at an iron pin located at the Northwest intersection of Angia Drive's 50 foot right of way with Concord Road's 70 foot right of way; thence running Southwesterly along the North right of way of Concord Road 155.00 feet to an iron pin and the true point of beginning; thence running South 39 degrees 54 minutes 31 seconds West along the North right of way of Concord Road a distance of 305.87 feet to an iron pin; thence running North 30 degrees 39 minutes 44 seconds West a distance of 116.2 feet to an iron pin located on the West line of Land Lot 264; thence running North 01 degree 15 minutes 00 seconds West along the West line of Land Lot 264 a distance of 97.00 feet to an iron pin; thence running South 88 degrees 45 minutes 00 seconds West a distance of 26.27 feet to an iron pin; thence running North 01 degree 15 minutes West a distance of 138.20 feet to an iron pin located on the North line of Land Lot 241; thence running North 88 degrees 45 minutes 00 seconds East along the North line of Land Lot 241 a distance of 26.27 feet to an iron pin and the common corners of Land Lots 240, 241, 264 and 265; thence running South 68 degrees 55 minutes 00 seconds East a distance of 279.32 feet to an iron pin and the True Point of Beginning.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

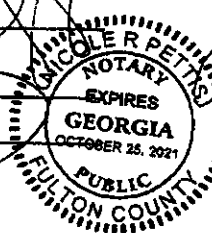
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

Unofficial Witness

Notary Public  
Commission expires:

Limited Warranty Deed



Jason D. Weldon

Karen Weldon

05-119199-REG