

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: PLR Properties INC

Name: Leah Rivas / Pamela Tatum

(Representative's name, printed)

Address: 3382 Ridgecrest Rd, Smyrna GA 30080

Business Phone: _____ Cell Phone: 770-309-0904 Fax Number: _____

E-Mail Address: plrpropertiesga@gmail.com

Signature of Representative: Leah R Rivas Pamela R. Tatum

TITLEHOLDER

Name: PLR Properties INC

(Titleholder's name, printed)

Address: 3382 Ridgecrest Rd, Smyrna GA 30080

Business Phone: _____ Cell Phone: 770-309-0904 Home Phone: _____

E-mail Address: plrpropertiesga@gmail.com

Signature of Titleholder: Leah R Rivas / Pamela R. Tatum

(Attach additional signatures, if needed)

(To be completed by City)

Received: 2/6/21

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From General Commercial to Residential
Present Zoning Proposed Zoning

LAND USE

From General Commercial to Residential
Present Land Use Proposed Land Use

For the Purpose of Single Family Residential Home

Size of Tract 0.38 Acres

Location 3382 Ridgecrest Rd, Smyrna GA 30080

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 453 District 17th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no ____ there are ____ such assets. If any, they are as follows:

N/A

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: _____

East: _____

South: _____

West: _____

CONTIGUOUS LAND USE

North: _____

East: _____

South: _____

West: _____

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:

City of Smyrna Water and Sewer infrastructure has been in place and in use for years

TRANSPORTATION

Access to Property? public paved road.

Improvements proposed by developer? Homeowner plans to renovate interior and add master suite and deck to rear of home. Homeowner to replace roof, siding and windows.

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?

N/A

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?

N/A

If so, describe the natural and extent of such interest: N/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?

N/A

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 28 day of January, 2022.

Leah R Rivas | Pamela R. Tatum

(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.

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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 zoning proposal will permit the home to be used as a residential property which is suitable with other nearby residential properties. While this property is currently zoned general commercial it has always been used as a single family residential home.

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

Rezoning to Residential will not adversely affect the existing use of the adjacent or nearby properties since the property has always been treated as a single family home.

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

The property has always been used as a single family residential home and that is the intended use going forward.

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 property's use of existing streets, transportation facilities, utilities or schools will not change excessively since this property has always been used as a single family residential property.

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

The property has always been used as a single family residential home and that is the intended use going forward.

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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.

We are not aware of any existing or changing conditions affecting the use and development of the property to support disapproval of the zoning 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.

Any improvements to the property will enhance the aesthetics to the neighborhood while considering any current, historical and planned uses in the area.

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

Rezoning to Residential will align with the zoning of other adjacent or nearby single family residential properties.

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.

Enhancements to the property will positively affect the adjoining property and neighborhood.

Improvements will be made according to the cities building codes.

After recording Return to:
Pacific Law Group, LLC.
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 21-13472W


Charles Taylor
Clerk of Superior Court Cobb Co., Ga.

Parcel ID# 17045300320

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, Made this 4th day of June, 2021 between

Atha Edward Thomas and Leta Anne Thomas

as party or parties of the first part, (hereinafter referred to as "Grantor") and

PLR Properties, 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 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 453 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 6, Block D, Subdivision of Smyrna Heights, as per plat recorded in Plat Book 9, Pages 196-197, Cobb county, Georgia records, being more particularly described as follows:

Beginning at a point on the westerly side of Ridgecrest Road, 427 feet northeasterly and northerly, (as measured along the northwesterly and westerly side of Ridgecrest Road) from the corner formed by the intersection of the northwesterly side of Ridgecrest Road and the northeasterly side of Cobb Drive; and running thence northerly along the westerly side of Ridgecrest Road 80 feet; thence westerly 265.7 feet; thence southeasterly 72 feet; thence easterly 222 feet to the westerly side of Ridgecrest Road and the point of beginning; being improved property.

Subject Property Address: 3382 Ridgecrest Road SE, Smyrna, GA 30080

Tax Parcel ID: 17045300320

Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Morgan Mullis

Unofficial Witness

Karen Fleming

Notary Public



Atha Edward Thomas
Atha Edward Thomas

Leta Anne Thomas
Leta Anne Thomas

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2021 Property Tax Notice

PLR PROPERTIES INC
2824 SHEA WAY
MARIETTA, GA 30060

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2021 City of Smyrna Property Tax Notice

Bill No	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
13298	3382 RIDGECREST RD SE STREET LIGHT RESIDENTIAL	17-0453-0-0320	212,530.00	85,012.00	0.00	85,012.00	8.99	764.26 42.00

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	806.26
DATE DUE	11/15/2021



COBB COUNTY PROPERTY TAX BILL 2021

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for important information.

A copy of your bill was sent to **CHASE**. See the **back of this bill** for more information about mortgage companies.

CARLA JACKSON

TAX COMMISSIONER

HEATHER WALKER

CHIEF DEPUTY

Phone: 770-528-8600

Fax: 770-528-8679



Pay Online

PLR PROPERTIES INC

3382 RIDGECREST RD SE

PAYMENT DUE DATE: OCTOBER 15, 2021

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Parcel ID	Assessed Value	Exemption	Net Value	Assessment Rate	Tax District	Amount Due
17045300320	\$212,530	\$85,012	0.00	City of Smyrna	None	

Category	Assessed Value	Exemption	Net Assessment	Rate	Amount Due
School	\$85,012	\$0	\$85,012	0.018900	\$1,606.73
Levied by the Cobb County Board of Education representing approximately 68.75% of your taxes due.					
County General	\$85,012	\$0	\$85,012	0.008460	\$719.20
County Bond	\$85,012	\$0	\$85,012	0.000130	\$11.05
County Fire	N/A	N/A	N/A	N/A	N/A

Levied by the Board of Commissioners representing approximately **31.25%** of your taxes due.

Year	Parcel ID	Due Date	Amount Due	Appeal Amount	Notes
2021	17045300320	10/15/2021	Pay:	N/A	\$2,336.98

WELLS FARGO

Check Details

Check Number	1251
Date Posted	10/13/21
Check Amount	\$806.26

PLR PROPERTIES INC
2624 SHEA WAY SW
NANAIMO, BC V9T 6G6

1251

DATE 10/8/01

PAY TO THE ORDER OF City of Surrey

Eight hundred Six dollars & 26/100

\$ 806.26

DOLLARS

WELLS FARGO

FOR Ridgecrest

For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images.
You can see full or partial fronts and backs of the images by using the link at the top of the window.

 Equal Housing Lender

WELLS FARGO**Check Details**

Check Number	1252
Date Posted	10/18/21
Check Amount	\$5,494.72

PLR PROPERTIES INC
2824 SHEA WAY SW
MARIETTA, GA 30060-5325

1252

DATE 10/13/2021

PAY TO THE ORDER OF City Tax Comm \$5,494.72

Five thousand four hundred ninety four and 72/100 DOLLARS

WELLS FARGO
Wells Fargo Bank, N.A.
Georgia
wellsfargo.com

FOR: Ridgecrest # 2336.94
Woodward # 2732.84

Kenwood # 424.00

For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images.

You can see full or partial fronts and backs of the images by using the link at the top of the window.

 Equal Housing Lender