



2800 King Street
Smyrna, Georgia 30080
(770) 434-6600

City of Smyrna

www.SmyrnaGA.gov

January 20, 2021

Cobb County Community Development
Planning Division
PO Box 649
1150 Powder Springs Street, Suite 400
Marietta, GA 30064

Greetings:

This is to advise that the proposed annexation of approximately 0.2683 Acre Tract – Parcel # 17063200850 - all that tract or parcel of land lying and being in Land Lot 632, 17th District, Cobb County, Georgia – 2791 Madison Street, Smyrna, GA. This property will be part of Ward 3.

This annexation request is scheduled for consideration at the February 1 or February 15, 2021 Mayor and Council meeting.

A copy of the file pertaining to the captioned annexation proposal is enclosed in its entirety.

Thank you for your attention in this matter.

Sincerely,

Heather K. Peacon-Corn
City Clerk

Enclosures

Mayor – Derek Norton

City Council: Ward 1 – Glenn Pickens / Ward 2 – Austin Wagner / Ward 3 – Travis Lindley / Ward 4 – Charles (Corkey) Welch
Ward 5 – Susan Wilkinson / Mayor Pro Tem ~ Ward 6 – Tim Gould / Ward 7 – Lewis Wheaton

Interim City Administrator – Joseph Bennett / City Clerk – Heather K. Peacon-Corn / City Attorney – Scott Cochran
Chief Municipal Court Judge – Phyllis Gingrey Collins / Municipal Court Solicitor – Tim Williams

ORDINANCE ANNEXING PROPERTY
INTO THE CITY OF SMYRNA

Ordinance Number: 2021-03
Land Lot: 632
Parcel # 17063200850
Acres Approximately 0.2683 acres

WHEREAS, the City of Smyrna is authorized pursuant to Title 36, Article 2, of the Official Code of Georgia Annotated to allow annexation of property; and

WHEREAS, the owners of 100 percent of the land described in Exhibit "A" attached hereto have been notified of the City's desire that their property be annexed into the City of Smyrna as shown on said Exhibit; and

WHEREAS, the City of Smyrna has determined, and does hereby determine that the annexation of said property into the municipality would be in the best interests of the property owners of the area to be annexed and of the citizens of the municipality; and

WHEREAS, at a regular meeting of the City Council of Smyrna the motion to approve the annexation of said property passed by a majority vote without veto; and

NOW THEREFORE, BE IT ORDAINED, and it is hereby ordained that the Charter of the City of Smyrna be amended and the same is hereby amended by adding to the description of the City Limits the property herein annexed. Such legal description is attached hereto as Exhibit "A".

BE IT ALSO ORDAINED that the Official Map of the City of Smyrna be amended to show the annexation of said property.

SO, ORDAINED by the City Council of the City of Smyrna, this 1st day of February 1 2021.

Derek Norton, Mayor

CITY SEAL:

ATTEST:

Heather K. Peacon-Corn, City Clerk
City of Smyrna

Scott Cochran, City Attorney
City of Smyrna

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

1/13/21

Date

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.

(Joint Tenants with right of Survivorship)

x Steven Pacholick
Owner's Printed Name
10 Trent Dr. SE 404-
x Rome, GA 30161 x 777-7127
Address Telephone#

x Jennifer Morrison
Owner's Printed Name
10 Trent Dr. SE 770-
x Rome, GA 30161 x 656-6571
Address Telephone#

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

x Steven Pacholick
Owner's Legal Signature/Date
1/13/2021

x Jennifer Morrison 1/13/2021
Owner's Legal Signature/Date

EXHIBIT "A"

2791 Madison Street – Legal Description

Property Line Description

All that tract or parcel of land lying and being in Land Lot 632 of the 17th District, Cobb County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the northeasterly right of way of Madison Street and the southeasterly right of way of Mildred Place (if said street lines were extended to form an angle instead of a curve). Thence north 53 degrees, 13 minutes, 48 seconds east, a distance of 30.0 feet to a point.

Said point being the POINT OF BEGINNING;

thence north 53 degrees 13 minutes 48 seconds east, a distance of 90.0 feet;
thence south 35 degree 17 minutes 38 seconds east, a distance of 91.69 feet;
thence south 45 degrees 5 minutes 23 seconds west, a distance of 118.84 feet;
thence north 36 degrees 46 minutes 12 seconds west, a distance of 78.49 feet;
thence northeasterly along an arc with a radius of 30.0 feet, subtended by a chord of north 8 degrees 13 minutes 48 seconds east, a length of 47.12 feet to a point.

Said point being the POINT OF BEGINNING

Said tract or parcel of land contains .2683 acres.

**This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: January 11, 2021**

JD 1/13/2021

R-20
(Cobb County)

Mildred Place
(50' r/w)

N 53°13'48" E
90.00'

S 35°11'33" E
91.69'

(City of Smyrna)
(Cobb County)

R-20
(Cobb County)

Area:
.2683 AC
11,688 SF

R = 30.00
A = 47.12
C = 42.43
N 8°13'48" E

P.O.B.

W

Madison Place
(50' r/w)

N 36°46'12" W
67.49'

S 45°5'23" W
112.84'

(Cobb County)
(City of Smyrna)

R-20
(Cobb County)

Place Street

(50' r/w)

DGMLPC 2021-1-11



Cobb County Georgia Online Mapping



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

1: 600



Map Notes:

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Map Designation# _____ LL/Parcel# 632
City Ward# 3 Census Tract# 311.08

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: 2791 MADISON STREET, SE
SMYRNA, GEORGIA 30080 - 2461
4. Telephone Number 404-717-7127
5. Number of registered voters before annexation: 2
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 2
Number and type of minorities or minority language groups: 0
7. Use of property before annexation (i.e., vacant, business, residential): VACANT
8. Zoning classification before annexation: COBB COUNTY R-20
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: RESIDENTIAL, 1 UNIT
10. Zoning classification being requested (if any): SMYRNA, R-8
11. Effect of change on members of racial or minority groups: 0
12. Total number of acres being annexed: 0.2683

Rezoning Plat and Annexation Plat - page 1 of 3

BaeBrooke Village

City of Smyrna, Georgia, Land Lot 632, 17th District

prepared for:
BaeBrooke, LLC

DGM

LAND PLANNING
CONSULTANTS



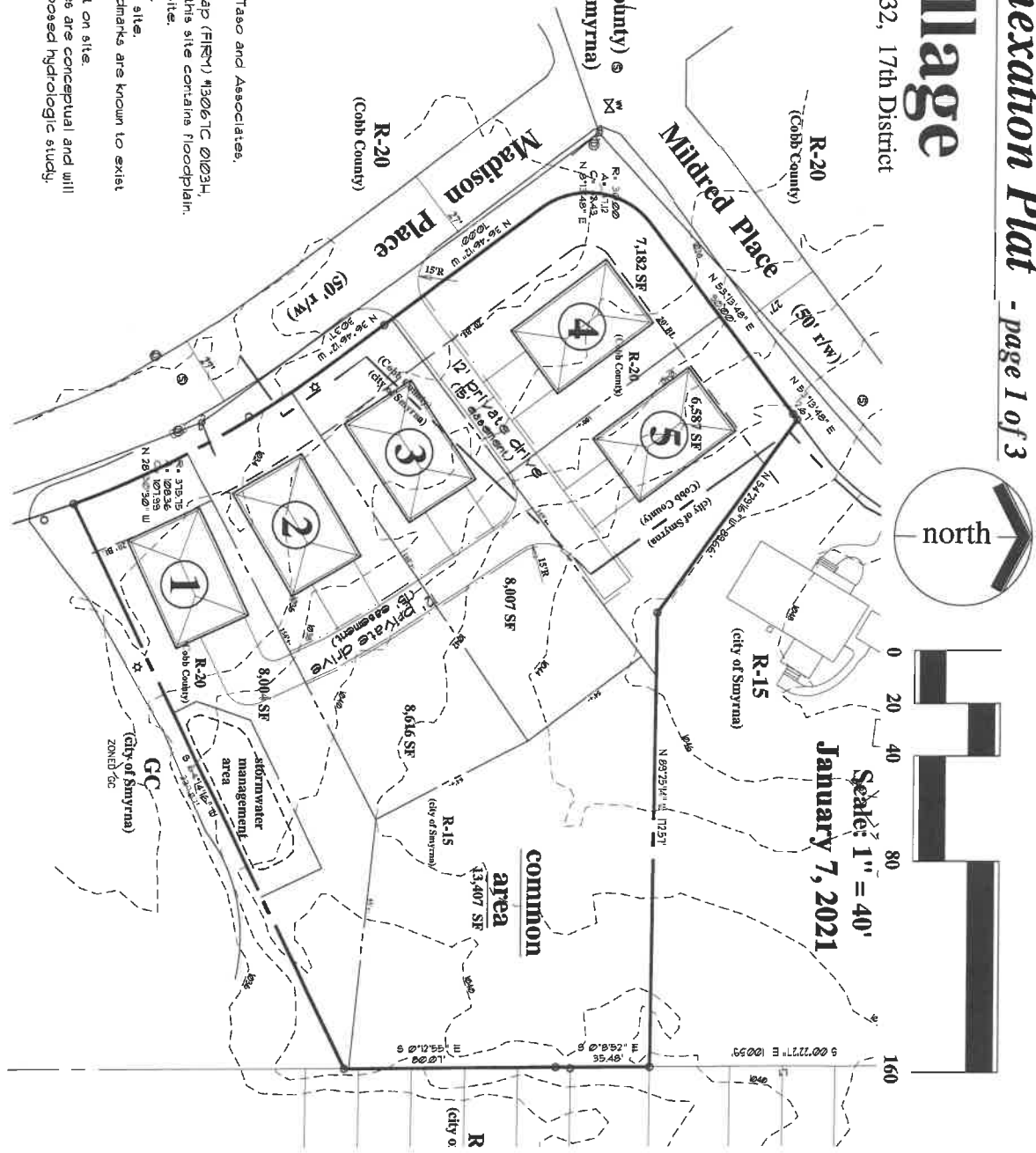
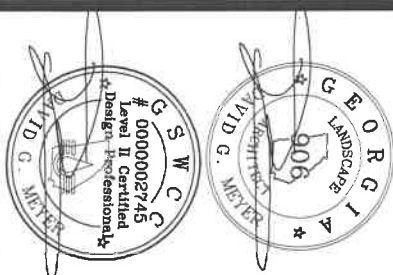
975 Cobb Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Site Data

Total Site Area: 1.23 AC
Present Zoning: R-20 (Cobb County) & R-15 (City of Smyrna)
Proposed Zoning: R-8
Density: 4.07 UN/AC
Total Units Showup: 5
30' wide x 45' deep units w/2 car garages
Proposed Building Setbacks:
front: 20'
side: 5'
rear: 20'

General Notes:

1. Boundary survey and topography by Taso and Associates, dated 2/22/09-10-22.
2. According to Flood Insurance Rate Map (FIRM) #13067C @23H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. No state waters are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.





WATER/SEWER AVAILABILITY

To whom this concern,

The City of Smyrna has determined that Water and Sewer are available to the proposed development.

Sanitary sewer is available to the proposed development at 2783 Mildred Pl, 2791 Madison St, 2801 Madison St, and 2811 Madison St. The sanitary sewer runs along the front of all properties. The developer is responsible for installing all taps. Existing sewer taps will be used where possible.

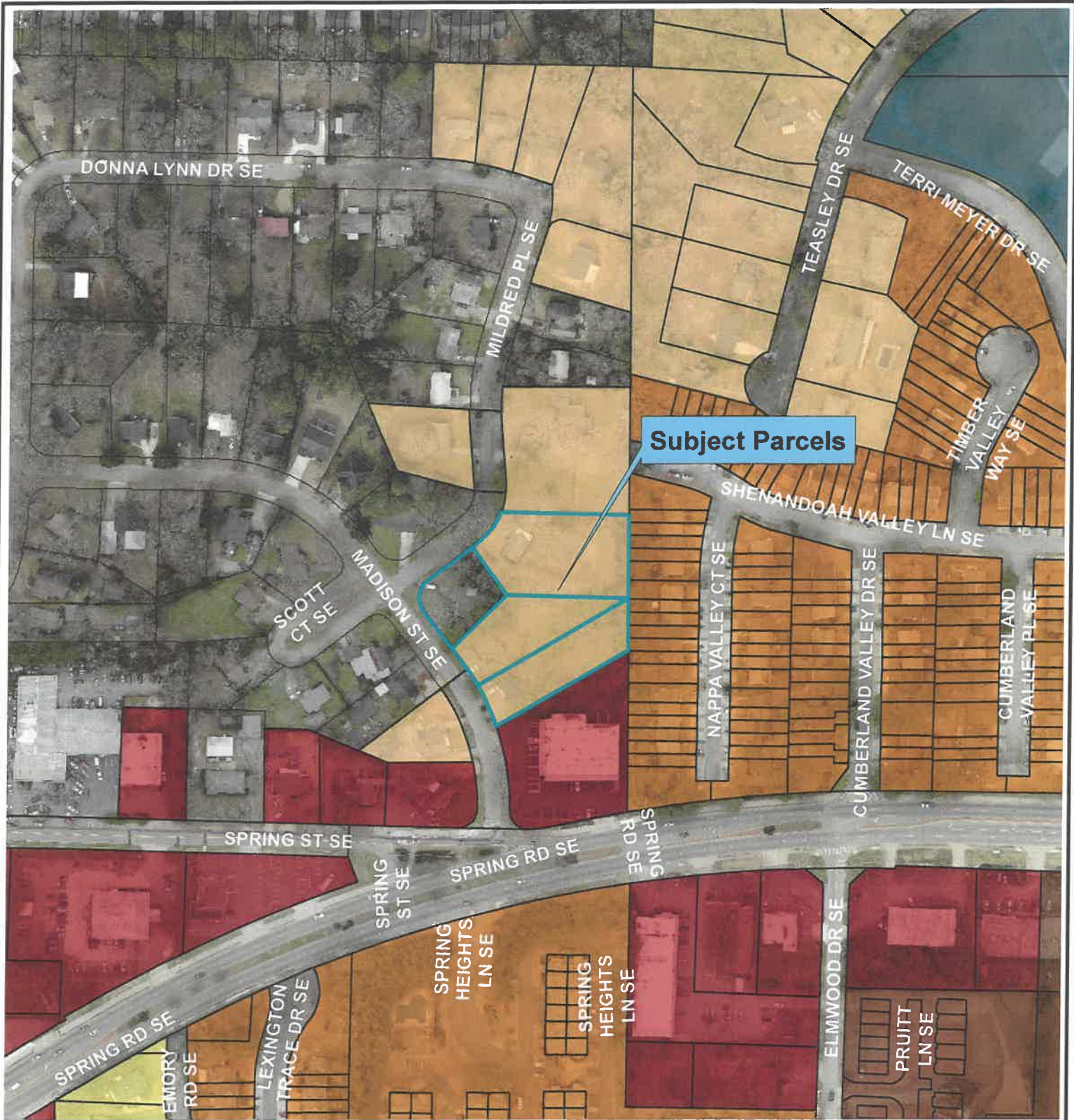
Water is available to the proposed development at 2783 Mildred Pl, 2791 Madison st, 2801 Madison, and 2811 Madison. The water line runs along the front of all properties. Existing water taps will be used when possible.

Elevations are the responsibility of the developer for parcel ID# 17063200860, 17063200850, 17063200840, and 17063200830

Sincerely,

X 

Jason Winters
Water and Sewer



Future Land Use Map

Exhibit "B"

The Subject Parcels are Located on Madison Street & Mildred Place.

From: **LDR (County) & MDR (City)** To: **MDR**

Future Land Use

- Community Activity Center (CAC)
- Public/Institutional (PI)
- High Density Residential (> 10 du/ac) (HDR)
- Medium-High Density Residential (<= 10 du/ac) (MHDR)
- Medium Density Residential (<= 6 du/ac) (MEDR)
- Moderate Density Residential (<= 4.5 du/ac) (MODR)



0 35 70 140 210 280 Feet

Case Number: Z21-003	Ward: 3	Tax Parcel #: Various	Planning Commission Meeting Date: February 8, 2021	City Council Meeting Date: March 15, 2021
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APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 221-003

Hearing Date: _____

APPLICANT: BUEBROOK, LLC

Name: DAVID G MEYER
(Representative's name, printed)

Address: SUITE 12-314, 1635 OLD HIGHWAY 41, KENNESAW, GA 30152

Business Phone: 770 549 9006 Cell Phone: 770 891 6588 Fax Number: _____

E-Mail Address: DMEYER@DGMILPC.COM

Signature of Representative: 

TITLEHOLDER BUEBROOKS LLC, = Jennifer Pacholick ^{1/07/2021} 

Name: STEVEN PACHOLICK = 
(Titleholder's name, printed)

Address: 10 TRENT DRIVE SE, ROME, GEORGIA
404 717 7127 404 717 7127 30161

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: STEVEN.PACHOLICK@HOTMAIL.COM

Signature of Titleholder: Jennifer Pacholick ^{1/07/2021} 
(Attach additional signatures, if needed)

(To be completed by City)
Received: 1/8/21
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: _____
Approved/Denied: _____

* TAX PARCEL ID'S
 1) 17063200860 3) 17063200840
 2) 17063200850 4) 17063200830

ZONING REQUEST

From R-15 (SMYRNA)
~~R-20 (COBB CO)~~ Present Zoning to R-8 (SMYRNA)
 Proposed Zoning

LAND USE

From MDR (SMYRNA)
~~MDR (COBB)~~ Present Land Use to MDR (SMYRNA)
 Proposed Land Use

For the Purpose of SINGLE FAMILY SUBDIVISION

Size of Tract 1.23 AC

Location 1) 2783 MILDRED PLACE
2) 2791 MADISON STREET 3) 2801 MADISON STREET
4) 2811 MADISON STREET
 (Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) (24) G32 District (14) 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: R-15 (SMYRNA)
East: RTD (SMYRNA)
South: R-15 (SMYRNA)
West: R-20 (COBB)

CONTIGUOUS LAND USE

North: MDR (SMYRNA)
East: MDR (SMYRNA)
South: MDR (SMYRNA)
West: LDR (COBB)

INFRASTRUCTURE

WATER AND SEWER

A letter from Frank Martin, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Frank Martin, 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:

LETTER FROM FRANK MARTIN
WILL FOLLOW

TRANSPORTATION

Access to Property? EACH OF THE 5 PROPOSED
HOUSES WILL ENTER AND EXIT
THROUGH A COMMON EASEMENT ON
HADSON STREET. TWO HOUSES WILL FACE
MILDRIP PLACE AND THREE WILL FACE HADSON
STREET.

Improvements proposed by developer? _____

N/A

Comments:

N/A

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

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?

NO

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

7th day of JULY

2021

[Signature] 1/27/2021

(Applicant's Signature)

[Signature]

(Attorney's Signature, if applicable)

RESPECTFULLY

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.

YES, PROPOSED DENSITY OF 4.07 UN/A
IS SUITABLE IN THIS LOCATION.
MULTI FAMILY/DEVELOPMENT YIELDS
12.4 UN/A AND TO OUR SOUTH WE
HAVE GENERAL COMMERCIAL

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

NO, NEARBY USES WILL REMAIN
UNCHANGED

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

NO, LAND PRICES IN THIS AREA
NOW SUPPORT GREATER DENSITY

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.

NO, WE ARE ADDING FOR 2 MORE HOMES THAN WHAT WOULD PREVIOUSLY HAVE BEEN THERE. STREETS, SCHOOLS, AND TRANSPORTATION FACILITIES ARE SUFFICIENT.

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

YES, MEDIUM DENSITY RESIDENTIAL IS WHAT THE FUTURE LAND USE PLAN OF SMYRNA CALLS FOR IN THIS AREA.

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.

NO, OUR PETITION IS RELATIVELY STRAIGHT FORWARD. WE ARE NOT AWARE OF ANY OF THESE CONDITIONS.

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.

THIS PROPOSITION WILL BE A TREMENDOUS
ASSET TO THE COMMUNITY AND LOCAL
AREA CRAFTSMAN STYLE HOMES WITH
ATTRACTIVE ARCHITECTURE AND A COMMON
AREA FOR NEIGHBORHOOD
GATHERINGS

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

NO, THIS IS STILL A RESIDENTIAL
USE. THERE IS NOTHING INCOMPATIBLE
ABOUT IT.

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.

POSITIVELY. NEW HOMES WITH ATTRACTIVE
ARCHITECTURE AND AN EFFICIENT
USE OF SPACE WILL ATTRACT GOOD
PRODUCTIVE PEOPLE.

Tree Survey and Protection Plan - page 3 of 3



BaeBrooke Village

City of Smyrna, Georgia, Land Lot 632, 17th District

January 7, 2021

BaeBrooke, LLC

Prepared for:

NOTE: CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

Tree Calculations

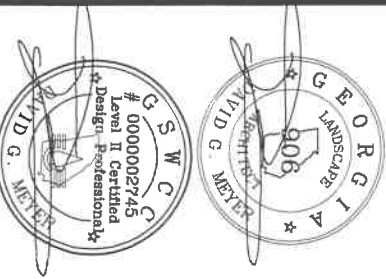
ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES. BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

DGM

LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg. Suite 212
Kennesaw
GA 30144
770 514-9006
FAX 514-9491



Site Area Calculation:
Net Site Area = 123 AC

Tree Density Calculation:
1.23 AC x 100"/AC = 123 Total Inches Required
EDF + RDE = SDF
EDF = 107" (107" of non-specimens + 0" of specimens preserved)
RDE = 32" (8 x 4" cal. street trees = 32" + additional trees added elsewhere on site)
107" + 32" = 139" SDF
therefore density is satisfied

Specimen Tree Recompense Calculation:
No specimen trees are believed to exist on site.

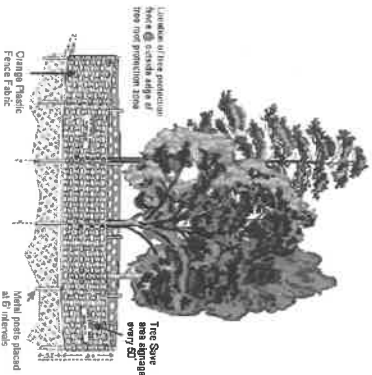
Street Tree Requirement:
8 trees +- will be required per the street tree requirement. A total of 8 x 4" caliper trees will be provided. Street trees will be placed at every viable and appropriate location possible. The 8 (32") will be counted to satisfy density requirements.

Preserved Non Specimen Tree Inches

Tree Number	Tree Size DBH (in inches)	Tree Species
1	22	Live Oak
2	23	Live Oak
3	23	Live Oak
4	16	Live Oak
5	23	Live Oak
Total Inches:		107

Tree Protection for Non-Specimen Trees

Tree Protection Fence Installation Detail



City of Smyrna Required Notes:

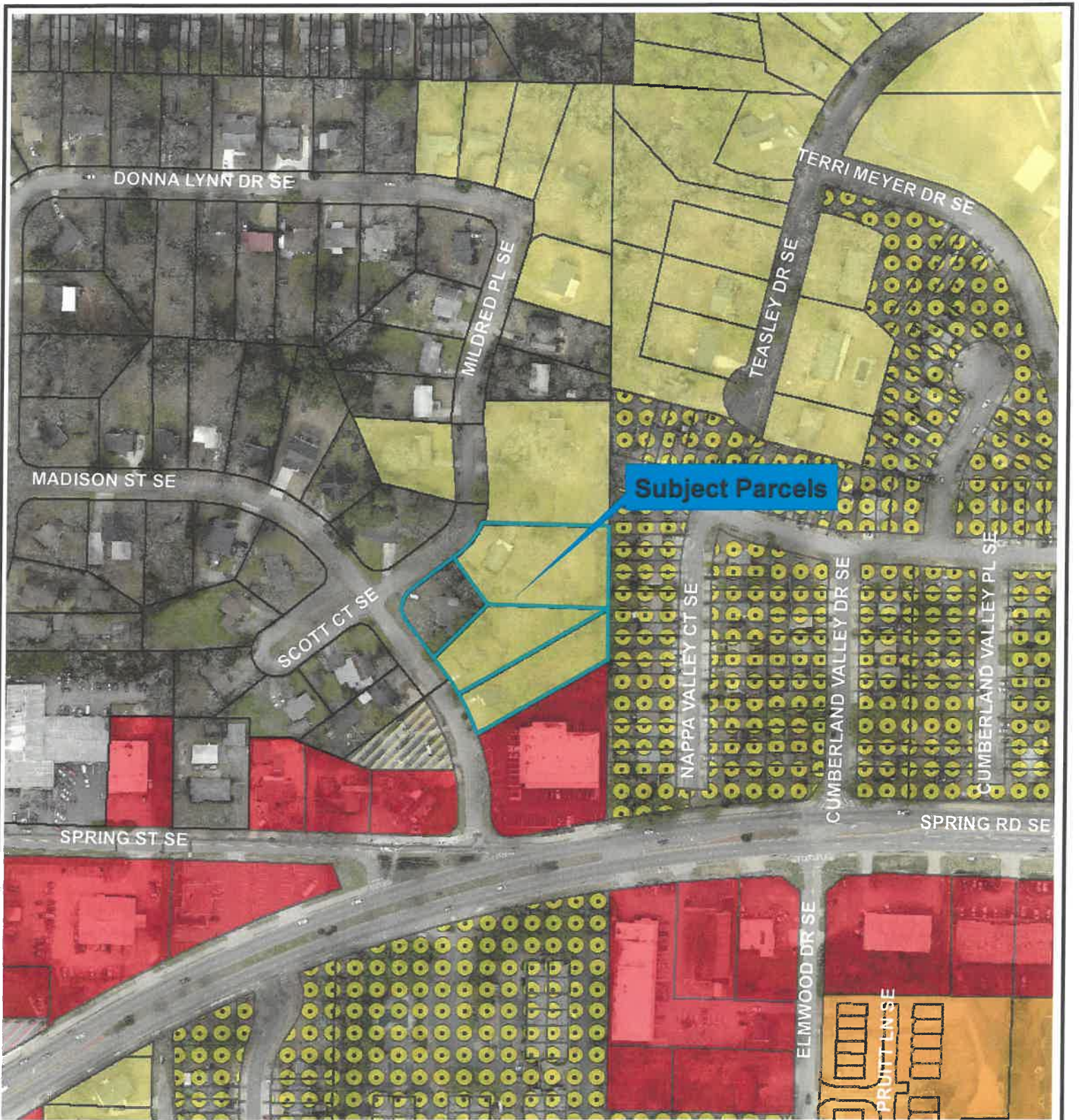
- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
 - All trees must be planted at least 10' from any utility line.
 - Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No hand disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
 - The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
 - The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
 - If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
 - The Community Development Director must inspect and approve the site before issuance of a Certificate of Occupancy.
 - Trees agreed upon to be saved is the responsibility of the owner.
 - A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
 - A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
 - All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burdaps, and scaping shall be cut and removed prior to backfill.
 - All tree guys and stakes shall be removed from tree one year after planting or before.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.
- CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES. BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

Stunningly Renovated



Located in the highly desirable swim/tennis community of Winings Pointe, this beautifully designed and completely renovated home is a short Uber ride away from one of Atlanta's most popular destinations, The Battery Atlanta & Trust Park. Your new home has an open concept floorplan with tons of natural lighting, separate formal dining room that fits 12+, a brand new interior/exterior Progressive Lighting package, a cozy sitting room, breakfast area, family room and even a laundry room with updated finishes.





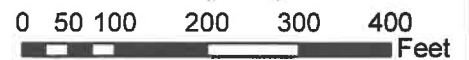
Zoning Vicinity Map

Exhibit "A"

The Subject Parcels are Located on Madison Street & Mildred Place.

From: **R-15 (City) & R-20 (County)** To: **R-8 Conditional**

MU	RM-12	NS	TS
R-30	RM-15	LC	COBB
R-20	PUD	GC	
R-15	RD	TS	
R-12	RD-4	CBD	
RAD	RTD	OI	
RMC-8	RHR	OD	
RM-10	FC	LI	



Case Number:
Z21-003

Ward:
3

Tax Parcel #:
Various

Planning Commission
Meeting Date: February 8, 2021

City Council
Meeting Date: March 15, 2021