

J Carpenter Homes

4744 Legacy Cove Lane
Mableton, Georgia 30126

January 26, 2018

VIA HAND DELIVERY & BY EMAIL:

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Application of Brian D. Minnick to Annex and Subdivide a .9204 Acre Tract on
Pebblebrook Road.

Dear Ken:

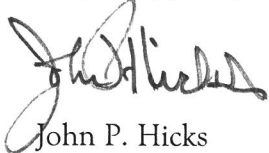
I am representing Brian Minnick, the owner of the referenced property, concerning the annexation and subdividing of the property from Cobb County R-20 zoning to R-20 zoning in the City of Smyrna. The 2 lots will be conforming with no variances needed.

Please find enclosed copies of the following:

1. Application for Annexation
2. Legal Description
3. Voting Rights Act Questionnaire
4. Survey from Jim Evans & Associates
5. Copy of an Email regarding the subject from Russell G. Martin

Please do not hesitate to contact me should you or your staff require further information or documentation.

Very truly yours,



John P. Hicks
J Carpenter Homes
Phone: (678) 794-7429
Email: jphicks@bellsouth.net

JPH
Attachments
Cc: Mr. Russell G. Martin

All that tract or parcel of land located in Land Lot 466 of the 17th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

Beginning at an iron pin on the Southerly right-of-way of Pebblebrook Road 1336.58 feet Northeasterly from the right-of-way intersection of the Southerly right-of-way of Pebblebrook Road with the Easterly right-of-way of Ridgecrest Road, running thence Northeasterly along the Southern right-of-way of Pebblebrook Road an arc distance of 130.20 feet; said arc being subtended by a chord bearing of North 65 degrees 43 minutes 35 seconds East and a chord distance of 130.12 feet to a point; thence continuing along said right-of-way an arc distance of 154.13 feet , said arc being subtended by a chord bearing of North 73 degrees 11 minutes 01 seconds East and a chord distance of 154.01 feet to an iron pin found; running thence South 00 degrees 30 minutes 26 seconds East for a distance of 150.30 feet to an iron pin found; thence running South 67 degrees 10 minutes 01 seconds West for a distance of 111.00 feet to a point; thence running South 67 degrees 10 minutes 01 seconds West for a distance of 129.76 feet to a point; thence running North 17 degrees 20 minutes 05 seconds West for a distance of 152.61 feet to a point on the Southerly right-of-way of Pebblebrook Road and the Point of Beginning.

Said tract containing 0.9204 acres

2017 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# _____

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: 990 Pebblebrook Road
4. Telephone Number _____
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): 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: 2 Dwelling Units
10. Zoning classification being requested (if any): R20
11. Effect of change on members of racial or minority groups: 0
12. Total number of acres being annexed: .9204

From: "Russell G. Martin" <rgmartin@smyrnaga.gov> **Date:** January 9, 2018 at 4:22:15 PM EST **To:** David Monroe <david@jwchomes.com> **Subject:** **R-20 Zoning Requirements per Section 801 of Zoning Ordinance**

Guys:

Please see the applicable zoning requirements below:

Minimum Lot Size – 20,000 sq. ft.
Minimum Floor Area for Home – 2,100 sq. ft.
Maximum Lot Coverage – 35%
Minimum Lot Width at Setback Line – 100’
Minimum Front Setback – 35’
Minimum Side Setback – 12’
Minimum Rear Setback - 35’
Maximum Building Height – 35’

Also, Ken supports doing the annexation and subdivision approvals concurrently. Let me know if you need any further information.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



PARCEL INFORMATION:

PROPERTY ADDRESS: 990 PEBBLEBROOK ROAD
MABLETON, GA 30128-5610
LOT AREA : 44,628 SQ. FT. OR 1.0245 ACRES

OWNER INFORMATION:

BRIAN D. MONWON
10000 WINDSOR DRIVE
MABLETON, GA 30154

FLOOD STATEMENT:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO F.I.R.M. PANEL #1306702029 H,
DATED MARCH 4, 2013.

OWNER'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR
A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I
ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I
UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY THE CITY OF SAVANNAH IS
NECESSARY FOR THE COMMENCEMENT OF CONSTRUCTION. THIS PLAT
MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT
CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION
OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY
SHOWN HEREON AND AGREE THAT THE CITY OF SAVANNAH SHALL NOT BE LIABLE TO
ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OF DAMAGES
RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER
HEREON, INCLUDING THE RECORDING OF THIS PLAT, AND THE CITY OF SAVANNAH
LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS, AND MYSELF
SUBSEQUENT IN TITLE TO DEFEND AND WRITE OF THESE PRESENTS.

SIGNATURE: *Brian D. Monwon* DATE: *1/16/18*

PRINTED NAME: _____ DATE: _____

SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF SURVEY IS NOV. 25, 2003.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO CORRECTIONS OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN $\frac{1}{1000}$ TO 15,000 FEET AND AN ANGULAR ERROR OF $\frac{1}{1000}$ TO 5 SECONDS
PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN $\frac{1}{1000}$ TO 81,627 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND
ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.

ZONING REQUIREMENTS:

- ZONING: R-20
- BUILDING LINES:
FRONT: 15 FEET
SIDE: 12 FEET
REAR: 35 FEET
- MINIMUM LOT SIZE - 20,000 SQ. FT.
MINIMUM LOT WIDTH @ SETBACK LINE - 100 FEET
MINIMUM FLOOR AREA FOR HOME - 2,100 SQ. FT.
MAXIMUM LOT COVERAGE - 35%
MAXIMUM BUILDING HEIGHT - 35 FEET

SURVEYED HELP

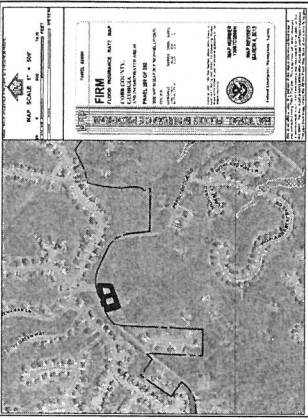
DRAWN BY: *RAM*
DWG NAME: TAYLOR ESTATES
JOB NO.:
DATE: JAN. 16, 2018

LOT SPLIT PLAT FOR

990 PEBBLEBROOK ROAD
SPR-2018-
TAX I.D.#17046600030
TAYLOR ESTATES
L.L. 466, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

JA EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND SHOWN AND HAS BEEN
PREPARED IN ACCORDANCE WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.
James A. Evans
K.S.# 2187
GEORGIA REGISTERED LAND SURVEYOR



F.I.R.M. PANEL

LOT SPLIT PLAT FOR
990 PEBBLEBROOK ROAD
SPR-2018-
TAX I.D.#17046600030
TAYLOR ESTATES
L.L. 466, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approved table shown herein. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution governing the plat are listed in the approved table shown herein. Such approvals, if any, are listed in the approved table shown herein. Each approval is for the use of the governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Further, the governmental bodies surveyed and certified that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

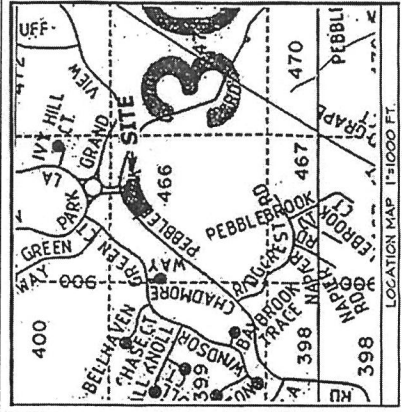
THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.



DATE: _____ REG. NO. _____

GEORGIA REGISTERED LAND SURVEYOR

SIGNATURE _____ PRINTED NAME _____ DATE _____
REGISTERED GA. LAND SURVEYOR



LOCATION MAP 1"=1000 FT.

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO TWO LOTS KNOWN AS LOTS 1 AND 2.
THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SAVANNAH AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SAVANNAH ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF DEDICATION OR ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

MAYOR, CITY OF SAVANNAH _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

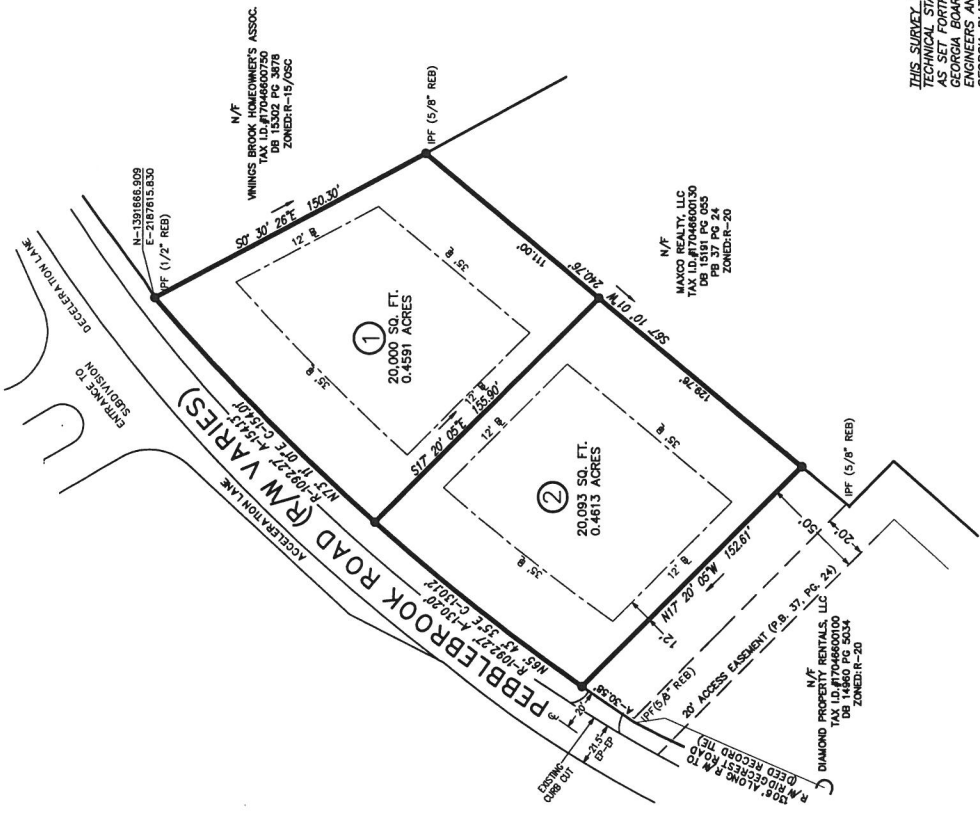
BUILDING INSPECTOR _____ DATE _____

PLANNING AND ZONING COMMISSIONER _____ DATE _____

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. 43-15-22.

SURVEYOR'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.



- LEGEND**
- M.H. — MANHOLE
 - J.B. — JUNCTION BOX
 - C.B. — CATCH BASIN
 - D.I. — DROP INLET
 - S.S.E. — SANITARY SEWER ESMT
 - E.P. — ELEC. PIPING
 - U.E. — UTILITY EASEMENT
 - I.P.F. — IRON PIN FOUND
 - I.P.S. — IRON PIN SET
 - C.T.P. — CRIMP TOP PIPE
 - R.B. — REBAR
 - F.H. — FIRE HYDRANT
 - B/L — BUILDING LINE
 - R/W — RIGHT OF WAY
 - P/P — POWER POLE
 - Q. — CENTER LINE



Know what's below.
Call before you dig.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF PROFESSIONAL CONDUCT FOR THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James A. Evans
K.S. # 2167
GEORGIA REGISTERED LAND SURVEYOR

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

LOT SPLIT PLAT FOR
990 PEBBLEBROOK ROAD
SPR-2018-
TAX I.D. #117046600030
TAYLOR ESTATES
LL 466, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

PARCEL INFORMATION:
PROPERTY ADDRESS: 990 PEBBLEBROOK ROAD
MABLETON, GA 30126-5610
LOT AREA : 44,628 SQ. FT. OR 1.0245 ACRES
RIGHT OF WAY: 50' (PUBLIC)

OWNER INFORMATION:
BRIAN D. MINNICK
293 MEADOW PATH DRIVE
MARIETTA, GA 30064

FLOOD STATEMENT:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0209 H, DATED MARCH 4, 2013.

- SURVEY NOTES**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
 - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
 - 3.) THE FIELD DATE OF SURVEY IS NOV. 23, 2003.
 - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
 - 5.) NO COUNTERS OBSERVED WHILE SURVEYING PROPERTY.
 - 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN >= 15,000 FEET AND AN ANGULAR ERROR OF <= 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 - 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN >= 83,627 FEET.
 - 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
 - 9.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.
 - 10.) EQUIPMENT USED: TOPCON TOTAL STATION

ZONING REQUIREMENTS:
ZONING: R-20
BUILDING LINES:
FRONT:35 FEET
SIDE:15 FEET
REAR:35 FEET
MINIMUM LOT SIZE - 20,000 SQ. FT.
MINIMUM LOT WIDTH @ SETBACK LINE - 100 FEET
MINIMUM FLOOR AREA FOR HOME - 2,100 SQ. FT.
MAXIMUM LOT COVERAGE - 35%
MAXIMUM BUILDING HEIGHT - 35 FEET

SURVEYED BY: HLP
DRAWN BY: RHM
DRAWING NAME: TAYLOR ESTATES
JOB NO.:
DATE: JAN. 16, 2018

17-466



Legend

- Parcel (with Lot Number and Subdivision)
- Railroad ROW
- Trail ROW
- Water Region
- Land Lots
- Subdivision
- Boundary
- Cobb Boundary

City Limits

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated

C.I.D Limits

- Cumberland Mall
- Town Center

Misc

- Land hooks
- Water Property line
- Parks

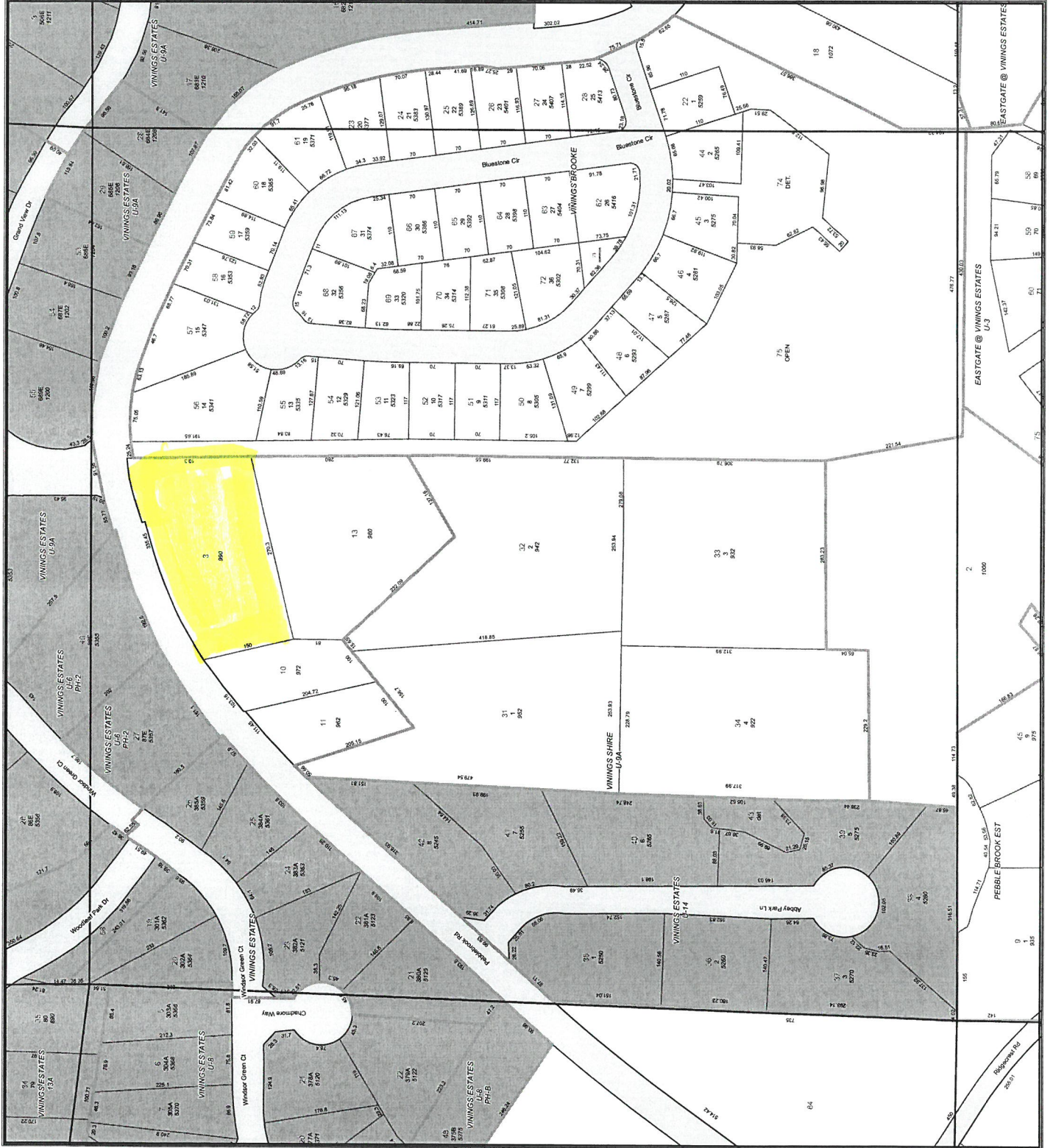
17-400	17-465	17-472
17-389		17-471
17-388	17-467	17-470

Solih County
 Board of Tax Assessors
 Mapping Division
 1000 Peachtree St. NE, Suite 200
 Marietta, Georgia 30064
 770-628-3100



Print Date
 Aug 01, 2017

Scale:
 0 50 100 200 Feet
 (1 inch = 100 feet in 17" x 22" paper)



THIS IS CERTIFIED TO
BE A TRUE & ACCURATE
COPY OF THE ORIGINAL

SUSAN DASSOW, ATTORNEY

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE, made on **January 19th, 2018**, between

DAVID TAYLOR and JOSEPH TAYLOR

(hereinafter referred to as "Grantor") and

BRIAN D. MINNICK

(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 LOT 466, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

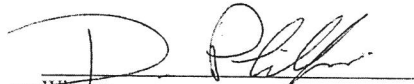
BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD 1306.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD AND THE NORTHERLY SIDE OF RIDGECREST ROAD, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD; RUNNING THENCE SOUTH 45 DEGREES 00 MINUTES EAST 150.00 FEET TO AN IRON PIN; THENCE NORTH 39 DEGREES 29 MINUTES 26 SECONDS EAST 270.70 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 05 MINUTES 09 SECONDS WEST 150.33 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD, AND FOLLOWING THE CURVATURE THEREOF, 314.96 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

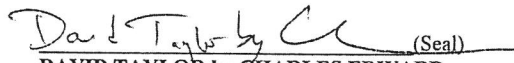
TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

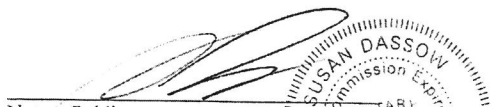
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming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

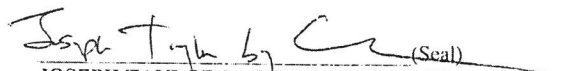
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Witness

 (Seal)
DAVID TAYLOR by CHARLES EDWARD
LEE MARCUM, as ATTORNEY IN FACT


Notary Public
My commission expires
[Attach Notary Seal]

 (Seal)
JOSEPH TAYLOR by CHARLES EDWARD
LEE MARCUM, as ATTORNEY IN FACT

