



APPLICATION FOR ANNEXATION

Applicant Or Agent Must Be Present At All Public Hearings

OFFICE USE ONLY

Planning & Zoning Hearing: _____

Mayor & Council Hearing: _____

APPLICANT INFORMATION

*NAME: Kerley Family Homes, LLC

ADDRESS: 750 Chastain Corner

CITY: Marietta STATE: GA ZIP: 30066

PHONE: (770) 792-5500 (Applicant); (770) 429-1499 (Applicant/Owner Representative)

EMAIL: j3k@kerleyfamilyhomes.com; jkm@mijs.com

PROPERTY OWNER ELECTOR PRIMARY CONTACT

PROPERTY OWNER INFORMATION

NAME: Gay Lee Martin

ADDRESS: 3121 Old Lost Mountain Road

CITY: Powder Springs STATE: GA ZIP: 30127

PHONE: (404) 218-5679 (Steve Martin-Son)

EMAIL: sdm@sdmpartners.com (Steve Martin-Son)

PROPERTY INFORMATION

LAND LOT: 680 DISTRICT: 19th PARCEL: 5, 6, 7
See Attached Parcel Listing

NUMBER OF ACRES: 13.0+/- CURRENT ZONING: R-20 (Cobb County)

CURRENT ZONING: R-20 (Cobb County) If residential, how many residents?: 1

I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Gay Lee Martin 02/21/2020 (404) 218-5679
 Property Owner's Signature (To Be Notarized) Date Telephone

Sworn to and subscribed before me this 21st day of February, 2020

Notary Public Carole E. Cook *See Attached for Applicant/Property Owner Representative
 My Commission Expires: January 10, 2023



**ATTACHMENT TO APPLICATION FOR ANNEXATION
OF GAY LEE MARTIN**

Application No.:

Hearing Dates:

March 30, 2020

April 6, 2020

Applicant:
Property Owner:

Kerley Family Homes, LLC
Gay Lee Martin

Applicant and Property Owner Representative:

J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499 (Office)
(770) 429-8631 (Telefax)
E-mail: jkm@mijss.com

**ATTACHMENT TO APPLICATION FOR ANNEXATION
OF GAY LEE MARTIN**

Application No.: _____
Hearing Dates: **March 30, 2020**
April 6, 2020

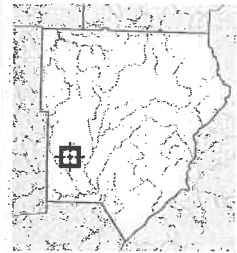
Applicant: **Kerley Family Homes, LLC**
Property Owner: **Gay Lee Martin**

**ADDRESS AND PARCEL LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR ANNEXATION
OF GAY LEE MARTIN**















<u>Property Address</u>	<u>Tax ID/Parcel #</u>
3111 Old Lost Mountain Road	19-0680-0-007-0
3121 Old Lost Mountain Road	19-0680-0-006-0
3131 Old Lost Mountain Road	19-0680-0-005-0



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 19068000070
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 4.3

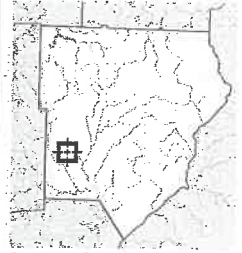
Physical Address 3111 OLD LOST MOUNTAIN RD
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
12/18/2005	\$33500	n/a	U
12/18/2005	\$33500	n/a	U






















Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM



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 19068000060
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.5

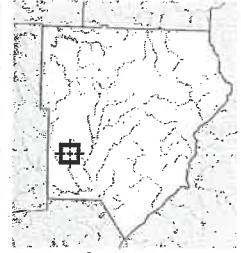
Physical Address 3121 OLD LOST MOUNTAIN RD
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a
























Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM



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 19068000050
 Class Code R5 - Residential Large Tracts
 Taxing District (9) UNINCORPORATED
 Acres 7.2

Physical Address 3131 OLD LOST MOUNTAIN RD SW
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM

LEGAL DESCRIPTION

(3111 Old Lost Mountain Road - 19068000070)

All that tract or parcel of land lying and being in Land Lot 680, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the point common to Land Lots 680, 681, 726, and 727 and running thence along the land lot line common to Land Lots 680 and 727 south 88 degrees 3 minutes west a distance of 1,014 feet to an iron pin found on the eastern right-of-way of Old Lost Mountain Road; continuing thence along said eastern right-of-way line north 11 degrees 43 minutes east a distance of 400 feet to a point and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line north 11 degrees 43 minutes east a distance of 233 feet to a point; thence leaving said right-of-way and running thence north 89 degrees east a distance of 852 feet to a point on the Land Lot line common to Land Lots 680 and 681; thence running along said Land Lot line south 3 degrees 8 minutes east a distance of 201.4 feet to a point; thence leaving said Land Lot line and running south 87 degrees 21 minutes west a distance of 911.15 feet to the TRUE POINT OF BEGINNING. Said tract or parcel being commonly known as 3111 Old Lost Mountain Road.

(3121 Old Lost Mountain Road - 19068000060)

All that tract or parcel of land lying and being in Land Lot 680, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Begin at the intersection of the east right-of-way of Old Lost Mountain Road and the south land lot line of Land Lot 680; thence north 11 degrees 43 minutes east along the east right-of-way of Old Lost Mountain Road 300 feet to the POINT OF BEGINNING; thence north 11 degrees 43 minutes east along the east right-of-way of said road 100 feet; thence north 87 degrees 21 seconds east 640 feet; thence south 2 degrees 43 seconds east 101.14 feet; thence south 87 degrees 44 minutes west 665 feet to the POINT OF BEGINNING. Said tract containing 1.48 acres, also having improved property being known as 3121 Old Lost Mountain Road, Powder Springs, Georgia 30127, according to the present system of numbering houses in Cobb County, Georgia.

(3131 Old Lost Mountain Road - 19068000070)

All that tract or parcel of land lying and being in Land Lot 680, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the point common to Land Lots 680, 681, 726, and 727, and running thence along the land lot line common to Land Lots 680 and 727 south 88 degrees 3 minutes west a distance of 1,014 feet to an iron pin found on the eastern right-of-way line of Old Lost Mountain Road; continuing thence along said eastern right-of-way line north 11 degrees 43 minutes east a distance of 190 feet to a point; thence leaving said right-of-way line and running north 87 degrees 10 minutes east a distance of 965 feet to a point on the land lot line common to Land Lots 680 and 681; thence running along said land lot line south 3 degrees 8 minutes east a distance of 200 feet to the POINT OF BEGINNING. Said tract being commonly known as 3131 Old Lost Mountain Road.



APPLICATION FOR ANNEXATION

Applicant Or Agent Must Be Present At All Public Hearings

OFFICE USE ONLY
Planning & Zoning Hearing: _____
Mayor & Council Hearing: _____

APPLICANT INFORMATION

*NAME: Kerley Family Homes, LLC

ADDRESS: 750 Chastain Corner

CITY: Marietta STATE: GA ZIP: 30066

PHONE: (770) 792-5500 (Applicant); (770) 429-1499 (Applicant/Owner Representative)

EMAIL: j3k@kerleyfamilyhomes.com; jkm@mijs.com

PROPERTY OWNER ELECTOR PRIMARY CONTACT

PROPERTY OWNER INFORMATION

NAME: Melinda J. Paris

ADDRESS: 3521 Wilderness Drive

CITY: Powder Springs STATE: GA ZIP: 30127

PHONE: (404) 660-9664

EMAIL: mparis7535@gmail.com

PROPERTY INFORMATION

LAND LOT: 727 DISTRICT: 19th PARCEL: 10
(19072700100 - 4434 Macedonia Road)

NUMBER OF ACRES: 10.91+/- CURRENT ZONING: R-20 (Cobb County)

CURRENT ZONING: R-20 (Cobb County) If residential, how many residents?: 3

I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia;

Melinda J. Paris 02/24/2020 (404) 660-9664
 Property Owner's Signature (To Be Notarized) Date Telephone

Melinda J. Paris

Sworn to and subscribed before me this 24th day of February, 2020

Notary Public Caroline E. Cook
 My Commission Expires: January 10, 2023

*See Attached for Applicant/Property Owner Representative



**ATTACHMENT TO APPLICATION FOR ANNEXATION
OF MELINDA J. PARIS**

Application No.: _____

Hearing Dates:

March 30, 2020

April 6, 2020

**Applicant:
Property Owner:**

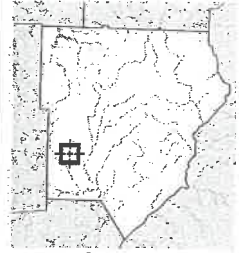
**Kerley Family Homes, LLC
Melinda J. Paris**

Applicant and Property Owner Representative:

J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499 (Office)
(770) 429-8631 (Telefax)
E-mail: ikm@mijs.com



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 19072700100
 Class Code V5 - Conservation - large tract
 Taxing District (9) UNINCORPORATED
 Acres 10.1

Physical Address 4434 MACEDONIA RD
 Owner PARIS MELINDA J
 3521 WILDERNESS DR
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 2/24/2020
 Last Data Uploaded: 2/24/2020 6:50:29 AM

LEGAL DESCRIPTION
(4434 Macedonia Road – 19072700100)

All that tract or parcel of land lying and being in Land Lot 727, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the north side of the right-of-way of Macedonia Road with the east line of Land Lot 727; running thence west along the north side of the right-of-way of Macedonia Road a distance of 905 feet to a point located 200 feet east of the east side of the right-of-way of Old Lost Mountain Road, as measured along the north side of the right-of-way of Macedonia Road; running thence north 7 degrees 27 minutes 30 seconds east a distance of 679.88 feet to the north line of Land Lot 727; running thence south 89 degrees 35 minutes 30 seconds east along the north line of Land Lot 727 a distance of 817.5 feet to the east line of Land Lot 727; running thence south 0 degrees 24 minutes 40 seconds west along the east line of Land Lot 727 a distance of 515 feet; running thence south 1 degree 26 minutes 57 seconds west along the east line of Land Lot 727 a distance of 198.1 feet to the north line of the right-of-way of Macedonia Road and the POINT OF BEGINNING.

LESS AND EXCEPT parcels identified as Tax Parcel No. 19072700200, being 1.57 acres, more or less, and more particularly known as 4420 Macedonia Road; and Tax Parcel No. 19072700190, being 1.0 acres, more or less, and more particularly known as 4440 Macedonia Road.



2 signs
check 221992
075-28925
old lost Mt
Moore Ingram

check 1500-00
check #404247
Kerley Family

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only:

PZ # _____
Planning Commission Hearing _____ City Council Hearing _____

Owners' Name Gay Lee Martin; Melinda J. Paris; and Lloyd G. Paris

Email Address See Attached Exhibit "A" for Owners' Contact Information

Mailing Address _____ Zip Code _____ Telephone # _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER

*Applicant Kerley Family Homes, LLC Email Address j3k@kerleyfamilyhomes.com; jkm@mijs.com

Mailing Address 750 Chastain Corner, Marietta, GA Zip Code 30066

Telephone Number (770) 792-5500 (Applicant); (770) 429-1499 (Applicant/Owner Representative)

Address of property to be rezoned 3111, 3121, 3131 Old Lost Mountain Road; 4434 Macedonia Road;

Lot #/Parcel ID See Parcel Listing Acreage 24.23 +/-
Attached as Exhibit "C"

Present Zoning Classification R-20 (Cobb County) Proposed Zoning Classification PUD-R

Source of Water Supply Cobb County Water Source of Sanitary Sewage Disposal Cobb County Water & Sewer

Proposed Use Peak Hour Trips Generated _____ Source _____

If applicable, Available School Capacity:
Name of Elementary School and Available School Capacity
Varner Elementary - 119 under capacity

Name of Middle School and Available School Capacity
Tapp Middle School - 230 under capacity

Name of High School and Available School Capacity
McEachern High School - 50 over capacity

MOORE INGRAM JOHNSON & STEELE, LLP

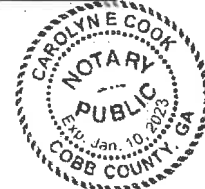
BY: [Signature] February 24, 2020
Signature of Applicant Date
J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

SUBSCRIBED AND SWORN BEFORE
ME ON February 24, 2020

[Signature]

Signature of Notary
My Commission Expires: January 10, 2023



*See Attached Exhibit "B" for Applicant and Property Owners' Representative's Information



APPLICATION DEADLINE

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

Check the boxes for all of the items that you have attached:

- 1. Application (attached)
- 2. Notice of Intent - A detailed written description of the proposed development (attached)
- 3. Applicant's Written Analysis (attached)
- 4. Campaign Contribution Disclosure (attached)
- 5. If applicable, owners authorization (attached)
- 6. Legal Description and Survey Plat of the property (Legal Description Only)
- 7. Application Fee
- 8. Copy of the Deed that reflects the current owners name
- 9. Vicinity Map outlining the parcel/s to be rezoned in relation to the surrounding area
- 10. Site plan, plat or survey prepared by an architect, engineer

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, square footage of heated floor area.
- Detention/retention areas, and utility easements. Location of dumpsters
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

- 11. Sketch Plan/ Architectural Rendering
- 12. Traffic Study required for development with 500,000 square feet of non-residential floor area or 350 dwelling units or more.

Please list additional attachments:

- Exhibit "A" - Owner Contact Information
- Exhibit "B" - Applicant's and Property Owners' Representative and Contact Information
- Exhibit "C" - Parcel Listing (with Owners and Addresses)
- Cobb County and City of Powder Springs 2019 ad valorem paid tax receipts
- _____
- _____



NOTICE OF INTENT

Part 1.

Please indicate the purpose of the application:

The purpose of this Application for Rezoning is to assemble four parcels into one large tract, annex the parcels into the City of Powder Springs, and develop the larger, overall tract into a single-family residential community.

Part 2. If applicable, please list all requested variances:

Reduction of minimum lot area to 6,000 square feet.

Part 3. Existing use of subject property:

The property is largely undeveloped with single-family residences, and accessory structures, located on the overall, assembled parcels.

Part 4. Proposed use of subject property:

Single-Family Residential Community

Part 5.

Other Pertinent Information (List or attach additional information if needed):



APPLICANT’S WRITTEN ANALYSIS – *In details please address these Rezoning Criteria*

- (a) Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city’s comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

The proposed PUD-R zoning classification, and the development to a single-family residential community, is compatible with the City’s Comprehensive Plan and Future Land Use Map.

- (b) Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

The proposed PUD-R zoning classification, and the development of a single-family residential community, are compatible with current City of Powder Springs and Cobb County zoning districts, and the developments existing within said districts.

- (c) Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

Adjacent and surrounding properties are utilized for single-family residential developments. Therefore, the approval of the the proposed PUD-R zoning classification and development to a single-family residential community will have no adverse impact to adjacent or nearby properties.

- (d) Whether there are substantial reasons why the property cannot or should not be used as currently zoned; The proposed PUD-R zoning classification within the City of Powder Springs will allow for a higher and better use of the Subject Property than as currently zoned within Cobb County.

- (e) Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

The existing public facilities are adequate to serve the single-family residential community proposed under the PUD-R zoning classification.

- (f) Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed PUD-R zoning and development to a single-family residential community is supported by the need and demand for quality housing within the City of Powder Springs; together with the opportunity for growth by the City.

- (g) Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

The development of the Subject Property pursuant to the PUD-R zoning classification allows for a quality development in a transitional area between Cobb County and the City of Powder Springs, and presents no threat to the general public public health, safety, morality, or general welfare and allows for quality and controlled development of the Property.

OWNER'S AUTHORIZATION

This is to certify that (I am We are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check each box that applies

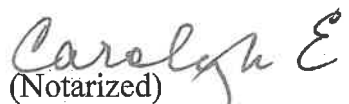
- Rezoning
- Special Use
- Hardship Variance
- Special Exception
- Flood Protection Variance
- Appeal from Administrative Decision

Applicant: Kerley Family Homes, LLC


Applicant's Address: 750 Chastain Corner, Marietta, GA 30066

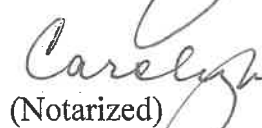
Date this Authorization becomes null and void: _____, 20____. (Not applicable)


Signature of Owner
Gay Lee Martin

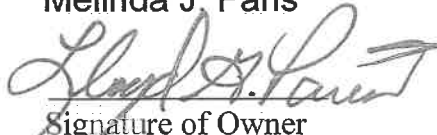

(Notarized)

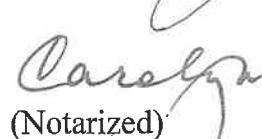


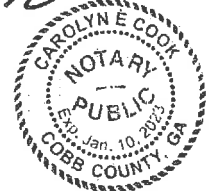

Signature of Owner
Melinda J. Paris


(Notarized)




Signature of Owner
Lloyd G. Paris


(Notarized)



Signature of Owner

(Notarized)

EXHIBIT "A" – ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____

Hearing Dates:

March 30, 2020

April 6, 2020

Applicant:
Property Owners:

Kerley Family Homes, LLC
Gay Lee Martin; Melinda J. Paris; and
Lloyd G. Paris

Property Owners' Contact Information:

Gay Lee Martin
3121 Old Lost Mountain Road
Powder Springs, Georgia 30127
(404) 218-5679 (Steve Martin – Son)
E-mail: sdm@sdmpartners.com
(Steve Martin – Son)

Melinda J. Paris
Lloyd G. Paris
3521 Wilderness Drive
Powder Springs, Georgia 30127
(404) 660-9664
E-mail: mparis7535@gmail.com

EXHIBIT "B" – ATTACHMENT TO APPLICATION FOR REZONING

Application No.:

Hearing Dates:

March 30, 2020

April 6, 2020

Applicant:

Property Owners:

Kerley Family Homes, LLC

Gay Lee Martin; Melinda J. Paris; and

Lloyd G. Paris

Applicant and Property Owners Representative:

J. Kevin Moore, Esq.

Moore Ingram Johnson & Steele, LLP

Attorneys at Law

Emerson Overlook, Suite 100

326 Roswell Street

Marietta, Georgia 30060

(770) 429-1499 (Office)

(770) 429-8631 (Telefax)

E-mail: jkem@mijs.com

EXHIBIT "C" – ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: **March 30, 2020**
April 6, 2020

Applicant: **Kerley Family Homes, LLC**
Property Owners: **Gay Lee Martin; Melinda J. Paris; and**
Lloyd G. Paris

ADDRESS, PARCEL, AND OWNER LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR REZONING

<u>Property Address</u>	<u>Tax ID/ Parcel #</u>	<u>Owner Name</u>
3111 Old Lost Mountain Road	19-0680-0-007-0	Gay Lee Martin
3121 Old Lost Mountain Road	19-0680-0-006-0	Gay Lee Martin
3131 Old Lost Mountain Road	19-0680-0-005-0	Gay Lee Martin
4434 Macedonia Road	19-0727-0-010-0	Melinda J. Paris

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

Tract One:

All that tract or parcel of land lying and being in Land Lot 680 of the 19th District and 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

Begin at the intersection of the East Right of way of Old Lost Mountain Road and the South land lot line of Land Lot 680; thence North 11 degrees 43' East along the East right of way of said road 300 feet to the point of beginning; thence North 11 degrees 43' East along East right of way of said road 100 feet; thence North 87 degrees 21" East 640 feet; thence South 2 degrees 43" East 101.14 feet; thence South 87 degrees 44" West 665 feet to point of beginning, containing 1.48 acres; also having improved property being known as 3121 Old Lost Mountain Road, Powder Springs, Georgia, 30127 according to the present system of numbering houses in Cobb County, Georgia.

Tract Two:

All that tract or parcel of land lying and being in Land Lot 680 of the 19th District, 2nd Section of Cobb County being more particularly described as follows:

Commencing at the point common to Land Lots 680, 681, 726 and 727 and running thence along the Land Lot line common to Land Lots 680 and 727 South 88 degrees 3 minutes West a distance of 1,014 feet to an iron pin found on the eastern right-of-way line of Old Lost Mountain Road; continuing thence along said eastern right-of-way line North 11 degrees 43 minutes east a distance of 400 feet to a point and the TRUE POINT OF BEGINNING, thence continuing along said right-of-way line North 11 degrees 43 minutes East a distance of 233 feet to a point; thence leaving said right-of-way and running thence North 89 degrees East a distance of 852 feet to a point on the Land Lot line common to Land Lots 680 and 681; thence running along said Land Lot line South 3 degrees 8 minutes East a distance of 201.4 feet to a point; thence leaving said Land Lot line and running South 87 degrees 21 minutes West a distance of 911.15 to the TRUE POINT OF BEGINNING. Said tract or parcel being commonly known as 3111 Old Lost Mountain Road.

Tract Three:

All that tract or parcel of land lying and being in Land Lot 680 of the 19th District, 2nd Section of Cobb County being more particularly described as follows:

Commencing at the point common to Land Lots 680, 681, 726 and 727 and running thence along the Land Lot line common to Land Lots 680 and 727 South 88 degrees 3 minutes West a distance of 1,014 feet to an iron pin found on the eastern right-of-way line of Old Lost Mountain Road; continuing thence along said eastern right-of-way line North 11 degrees 43 minutes east a distance of 190 feet to a point; thence leaving said right-of-way line and running North 87 degrees 10 minutes East a distance of 965 feet to a point on the Land Lot line common to Land Lots 680 and 681; thence running along said Land Lot line South 3 degrees 8 minutes East a distance of 200 feet to the point of beginning. Said tract or parcel of land being commonly known as 3131 Old Lost Mountain Road.

Original Certificate delivered or mailed to Clerk of Superior Court of Cobb County
on January 25, 2016.

Certificate prepared by:
Paulen B. Finin
SIGNATURE OF ATTORNEY

State Bar # 039845

I do hereby certify that the above information is based on the Order of the Probate Court
issued on the date set out above and that the above information is true and correct.

By: [Signature]
Clerk/Deputy Clerk of the Probate Court

32 Waddell St. Marietta GA 30090
Probate Court Return Mailing Address





Probate Court of Cobb County

FILED IN OFFICE

2015 AUG 24 AM 9:10

IN THE PROBATE COURT
COUNTY OF COBB
STATE OF GEORGIA

PROBATE COURT OF
COBB COUNTY, GA

IN RE: ESTATE OF

BILLY DEE MARTIN,
DECEASED

)
)
)
)

ESTATE NO. 15-1303

LETTERS TESTAMENTARY (Relieved of Filing Returns)

At a regular term of Probate Court, the Last Will and Testament dated November 4, 1989 and Codicil dated May 3, 1991 of the above named decedent, who was domiciled in this County at the time of his death or was domiciled in another state but owned property in this County at the time of his death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that GAY LEE MARTIN, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW, THEREFORE, the said Executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Executor under the Will of said deceased, according to the Decedent's Will and the law.

Given under my hand and official seal, the 24 day of August, 2015.

Judge of the Probate Court

NOTE: The following must be signed if the Judge does not sign the original of this document:

Issued by: Linda Jacob

(Seal)

Clerk/Deputy Clerk of the Probate Court



Printed: 2/19/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
BILLY D & GAY LEE MARTIN

MARTIN GAY LEE

Payment Date: 10/7/2019

Table with 6 columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Taxes Due, Interest, Penalty, Fees, Total Due, Amount Paid, Balance. Row 1: 2019, 19068000050, 10/15/2019, Pay: N/A or, \$0.00. Row 2: \$0.00, \$0.00, \$0.00, \$0.00, \$823.07, \$0.00.



Scan this code with your mobile phone to view this bill!



Printed: 2/19/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
BILLY D & GAY LEE MARTIN

MARTIN GAY LEE

Payment Date: 10/7/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	19068000060	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$509.56	\$0.00	



Scan this code with your mobile phone to view this bill!



Printed: 2/19/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
BILLY D & GAY LEE MARTIN

MARTIN GAY LEE

Payment Date: 10/7/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	19068000070	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$915.77	\$0.00	



Scan this code with your mobile phone to view this bill!

WARRANTY DEED



STATE OF GEORGIA,

Cobb County.

THIS INDENTURE, made this July day of July in the year of our Lord One Thousand Nine Hundred and Seventy Nine Between JOE T. WESTBROOK & MYRLIS MAE WESTBROOK

of the State of Georgia and County of Cobb of the first part and MELINDA J. PARIS of the State of Georgia and County of Cobb of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten & Other Good and Valuable Consideration (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract and parcel of land lying and being in LAND Lot 727 of the 19th District, 2nd Section of Cobb County Georgia, and being 12.81 acres, as shown on a Plat made for Carlos Jones by B. H. Cox, Registered Land Surveyor, dated May 12, 1976, which is more particularly described as follows:

BEGINNING at the intersection of the north side of the right of way of Macedonia Road with the east line of Land Lot 727; running thence west along the north side of the right of way of Macedonia Road a distance of 905 feet to a point located 200 feet east of the east side of the right of way of Old Lost Mountain Road, as measured along the north side of the right of way of Macedonia Road; running thence north 7 degrees 27 minutes 30 seconds east a distance of 679.88 feet to the north line of Land Lot 727; running thence south 89 degrees 35 minutes 30 seconds east along the north line of Land Lot 727 a distance of 817.5 feet to the east line of Land Lot 727; running thence south 0 degrees 24 minutes 40 seconds west along the east line of Land Lot 727 a distance of 515 feet; running thence south 1 degree 26 minutes 57 seconds west along the east line of Land Lot 727 a distance of 198.1 feet to the north line of the right of way of Macedonia Road at the point of beginning.

Cobb County, Georgia Real Estate Transfer Tax Paid \$ none Date 8-1-79 Joe T. Westbrook Clerk of Superior Court

FILED AND RECORDED FROM DEED BOOK PAGE 3027 72 AUG - 1 1979

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said party of the second part, her heirs and assigns forever, IN FEE SIMPLE. And the said parties of the first part, for their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, That the said parties of the first part have hereunto set their hand and affixed their seal, the day and year above written. Signed, sealed and delivered in the presence of:

2. H. Woodman SEAL

Joe T. Westbrook (Seal) Joe T. Westbrook (Seal)

Myrlis Mae Westbrook (Seal)

Andrea Louise Beasley Comm. Exp. 3-7-80 Myrlis Mae Westbrook (Seal)



Printed: 2/19/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
MYRLIS MAE FIX

PARIS MELINDA J

Payment Date: 10/15/2019

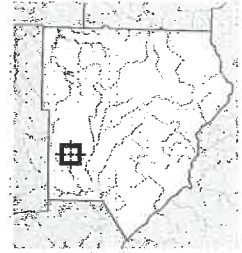
Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2019	19072700100	10/15/2019	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,221.92	\$0.00



Scan this code with your mobile phone to view this bill!



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 19068000070
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 4.3

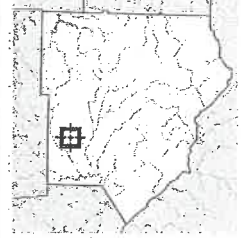
Physical Address 3111 OLD LOST MOUNTAIN RD
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales		Date	Price	Reason	Qual
		12/18/2005	\$33500	n/a	U
		12/18/2005	\$33500	n/a	U

Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM



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 19068000060
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.5

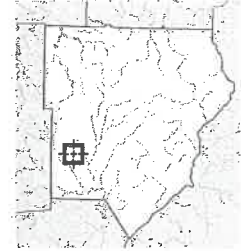
Physical Address 3121 OLD LOST MOUNTAIN RD
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM



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 19068000050
 Class Code R5 - Residential Large Tracts
 Taxing District (9) UNINCORPORATED
 Acres 7.2

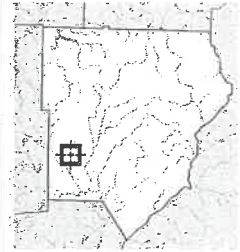
Physical Address 3131 OLD LOST MOUNTAIN RD SW
 Owner MARTIN GAY LEE
 3121 OLD LOST MOUNTAIN RD
 POWDER SPRINGS GA 30127

Last 2 Sales
 Date Price Reason Qual
 n/a 0 n/a n/a
 n/a 0 n/a n/a

Date created: 2/23/2020
 Last Data Uploaded: 2/21/2020 10:38:45 PM



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 19072700100
 Class Code V5 - Conservation - large tract
 Taxing District (9) UNINCORPORATED
 Acres 10.1

Physical Address 4434 MACEDONIA RD
 Owner PARIS MELINDA J
 3521 WILDERNESS DR
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 2/24/2020
 Last Data Uploaded: 2/24/2020 6:50:29 AM

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 680 and 727, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the east right-of-way of Old Lost Mountain Road and the south land lot line of Land Lot 680; thence running north along the east right-of-way of Old Lost Mountain Road north 16 degrees 01 minutes 10 seconds east for a distance of 315.66 feet, more or less, to a point; thence a slight jog to the east along the east right-of-way of Old Lost Mountain Road; thence continuing along the east side of Old Lost Mountain Road north 15 degrees 05 minutes 08 seconds east for a distance of 100.13 feet, more or less, to a point; along the arc of a curve, an arc distance of 233.16 feet (said arc being subtended by a chord bearing north 12 degrees 26 minutes 53 seconds east, a chord distance of 233.12 feet, and having a radius of 3,640.95 feet) to an iron pin and corner; thence leaving the right-of-way of Old Lost Mountain Road and running south 87 degrees 55 minutes 56 seconds east along the northerly land lot line of Land Lot 680, said district and section, for a distance of 853.57 feet, more or less, to a point on the land lot line common to Land Lots 680 and 681; thence leaving said northerly land lot line and running south 00 degrees 19 minutes 28 seconds west for a distance of 167.83 feet, more or less, to a point; thence running south 00 degrees 23 minutes 19 seconds west for a distance of 442.30 feet, more or less to a point; thence running south 00 degrees 29 minutes 30 seconds west for a distance of 306.45 feet to a point and corner; thence running south 89 degrees 41 minutes 21 seconds west for a distance of 167.76 feet, more or less, to a point and corner; thence running south 00 degrees 21 minutes 33 seconds west for a distance of 378.04 feet, more or less, to a point located on the northerly right-of-way of Macedonia Road; thence running along the northerly right-of-way of Macedonia Road the following courses and distances: along the arc of a curve, an arc distance of 128.43 feet (said arc being subtended by a chord bearing north 86 degrees 21 minutes 39 seconds west, a chord distance of 128.40 feet, and having a radius of 1,595.40 feet); thence north 88 degrees 39 minutes 23 seconds west for a distance of 457.17 feet, more or less, to a point and corner; thence leaving the northerly right-of-way of Macedonia Road running north 07 degrees 31 minutes 05 seconds east for a distance of 301.74 feet, more or less, to a point and corner; thence running north 88 degrees 39 minutes 20 seconds west for a distance of 150.01 feet, more or less, to a point and corner; thence running north 07 degrees 31 minutes 04 seconds east for a distance of 373.91 feet, more or less, to a point located on the northerly land lot line of Land Lot 727, said district and section; thence running along the northerly land lot line of Land Lot 727 north 88 degrees 06 minutes 43 seconds west for a distance of 198.81 feet, more or less, to the easterly right-of-way of Old Lost Mountain Road, and the POINT OF BEGINNING.

Said tract contains 24.23 acres, more or less and is comprised of four parcels as follows:

3111 Old Lost Mountain Road (Tax Parcel 19-0680-0-007-0); 3121 Old Lost Mountain Road (Tax Parcel 19-0680-0-006-0); 3131 Old Lost Mountain Road (Tax Parcel 19-0680-0-005-0); and 4434 Macedonia Road (Tax Parcel 19-0727-0-010-0), and being a compilation of surveys, plats, and prior legal descriptions of said parcels.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: **March 30, 2020**
April 6, 2020

**BEFORE THE PLANNING AND ZONING COMMISSIONERS
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF POWDER SPRINGS, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, KERLEY FAMILY HOMES, LLC (hereinafter referred to as “Applicant”), and Property Owners, GAY LEE MARTIN; MELISSA J. PARIS; and LLOYD G. PARIS (hereinafter collectively referred to as “Property Owners”), and assert the following:

1.

By Application for Rezoning dated and filed February 24, 2020, Applicant and Property Owners applied for annexation and rezoning of certain real property, located within unincorporated Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the “Property” or “Subject Property”).

2.

The Application for Rezoning of the Property seeks rezoning from the existing zoning category of R-20, under and pursuant to the Cobb County Zoning Ordinance, to PUD-R, as established by the governing authority of the City of Powder Springs, Georgia, under and pursuant to the Unified Development Code of Powder Springs Georgia, as amended, being hereinafter referred to as the “Unified Development Code of the City of Powder Springs.”

3.

As to the current R-20 zoning category and the Property located within unincorporated Cobb County, Georgia, the Zoning and Planning Ordinance of Cobb County and the Unified Development Code of the City of Powder Springs, Georgia (collectively the "Ordinances"), are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of the Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 zoning category, as it presently exists, together with any intervening zoning categories between the existing R-20 zoning category (Cobb County) and the requested PUD-R zoning category (City of Powder Springs), violates the Applicant's and Property Owners' right to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

To the extent the Unified Development Code of the City of Powder Springs, Georgia, allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City

Council, or as allowed by the Zoning and Planning Ordinance of the City of Powder Springs, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

The Ordinances are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Zoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 24th day of February, 2020.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. KEVINMOORE
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

701A 0040 0000 9637 9369

Cer RE: 3111, 3121 & 3131 Old Lost Mountain Rd

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total P

\$ **Cobb County Government**

Sent To **Pamela L. Mabry, County Clerk**

Street **100 Cherokee Street, Ste 355**

City, St **Marietta, GA 30090**

9.20
Postmark
Here

PS For

Instructions

Package sent to Cobb County on 02/28/2020

Track Another Package +



Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number: 70180040000096379369

Remove X

Status

Your item was picked up at a postal facility at 8:25 am on March 2, 2020 in MARIETTA, GA 30090.

Delivered

March 2, 2020 at 8:25 am
Delivered, Individual Picked Up at Postal Facility
MARIETTA, GA 30090

Get Updates v



Delivered

- Text & Email Updates v
- Tracking History v
- Product Information v

See Less ^

Old Lost Mountain: Delivered 3/2/2020

Package rec'd on 03/02/2020



Affidavit of Public Notification Requirements

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

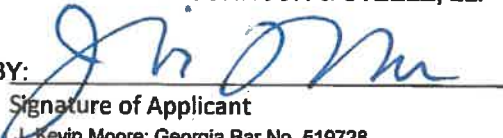
Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning Application for subject property located at 3111, 3121, 3131 Old Lost Mountain Road .
4434 Macedonia Road

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on March 6, 2020 . Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on March 5, 2020 . One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.


Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

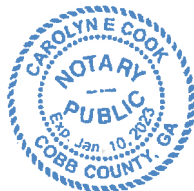
MOORE INGRAM JOHNSON & STEELE, LLP

BY: 
Signature of Applicant
Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners
Printed Name

March 6, 2020
Date

SUBSCRIBED AND SWORN BEFORE
ME ON March 6, 2020 .


Signature of Notary
My Commission Expires: January 10, 2023



five thereto. 3:6-2020

MDJ-6016
GPN-13

NOTICE OF PUBLIC HEARING
City of Powder Springs
VARIANCE

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting) at 7:00 pm before the Mayor and City Council to consider a variance to comply with Section 12-13 (c) Removal of landscaping as approved on plat; to vary rear and side setbacks; Table 2-2, Dimensional Requirements for Residential Zoning Districts (R15-C) within Land Lots 820, 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

MDJ-6017
GPN-13

Notice of Public Hearing
City of Powder Springs
SPECIAL USE

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (Public Hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public hearing) at 7:00 pm before the Mayor and City Council to consider a Special Use application to allow truck rental/leasing in the Community Retail Commercial (CRC) zoning district within Land Lot 873, 19th District, 2nd Section, Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

MDJ-6018
GPN-13

NOTICE OF PUBLIC HEARING
City of Powder Springs
CODE TEXT AMENDMENT

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public hearing-1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public hearing, 2nd reading) at 7:00 pm before the Mayor and City Council to consider varying Table 2-3 (Permitted and Special Uses in the Mixed-Use and Non-Residential Zoning District) to allow truck rental/leasing within the Neighborhood Retail Commercial (NRC) zoning district in the 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

MDJ-6019
GPN-13

NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING/ANNEXATION

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting, 1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public meeting, 2nd reading) at 7:00 pm before the Mayor and City Council to consider an annexation and rezoning from Residential (R20), Cobb County) to Planned Unit Development Residential (PUD-R, City of Powder Springs) to allow a single-family residential development within Land Lots 680 and 727, 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

MDJ-6020
GPN-13

NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING/ANNEXATION

Notice is hereby given that meetings

TO whom it may concern: **CHRISTOPHER SCOTT WILL** has petitioned to be appointed Administrator of the estate of **TE ANNE BOWERS**, deceased, of County. (The Petitioner has applied for waiver of bond and/or of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 9, 2020**. **BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara G. Riddle
Associate Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
770-528-1900
2:14,21,28;3:6-2020

MDJ-5509
GPN-18

IN THE PROBATE COURT
OF COBB COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MARGARETTE ELIZABETH
MERCHER ALTENBURG BATEM
DECEASED
ESTATE NO. 19-0533

NOTICE
IN RE: The Petition to Probate Will Solemn Form in the above referenced estate having been duly filed, **TO: KEVIN FRANCES ALTENBURG** This is to notify you to file objections, there is any, to the Petition to Probate Will in Solemn Form in this Court on or before **MARCH 9, 2020**. **BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara C. Riddle
Associate Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
770-528-1900
2:14,21,28;3:6-2020

MDJ-5510
GPN-18

IN THE PROBATE COURT
OF COBB COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
SIU HAN CHUNG
DECEASED
ESTATE NO. 20-0234
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

To whom it may concern: **WING SAN CHUNG** has petitioned to be appointed Administrator of the estate of **SIU HAN CHUNG** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 9, 2020**. **BE NOTIFIED FURTHER**: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Walk
Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
(770) 528-1900
2:14,21,28;3:6-2020



ZONING NOTICE

Application has been Made to rezone this property

From **R20** To **R1D-A**
County **City**

to be heard by the

Powder Springs Planning Commission

on **MARCH 30, 2020** at 7:30 PM

and by the

Mayor & City Council

o **APRIL 20, 2020** at 7:00 PM
o **APRIL 20, 2020**

**Council Chambers, City Hall, 4488 Pineview Dr.
770-943-1866**

ZONING NOTICE

Application has been Made to rezone this property

From **R20** To **PUD-R**
COUNTY **CITY**

to be heard by the

Powder Springs Planning Commission

on **MARCH 30 2020** at 7:30 PM

and by the

Mayor & City Council

on **APRIL 6, 2020**
APRIL 20, 2020 at 7:00 PM

Council Chambers, City Hall, 4488 Pineview Dr.

770-943-1666

LETTER SENT TO PROPERTY OWNERS WITHIN 200 FT

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
325 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 600
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 892-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1485

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (606) 309-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 387-8233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 6, 2020

RE: Rezoning and Annexation Applications from Residential (R-20, Cobb County) to Planned Unit Development-Residential (PUD-R, City of Powder Springs) to facilitate a single-family residential development consisting of approximately 73 units

Applicant: Kerley Family Homes, LLC; 750 Chastain Corner; Marietta, GA 30066

Location: 4434 Macedonia Road and 3111, 3121, and 3131 Old Lost Mountain Road, and 4434 Macedonia Road, Land Lots 680 and 727, 19th District, 2nd Section Cobb County, Georgia

Parcel ID: 19068000070, 19068000060, 19068000050, 19072700100

Dear Neighbors:

The undersigned and this firm represent Kerley Family Homes, LLC, who is the Applicant in Rezoning and Annexation Applications filed in the City of Powder Springs, Georgia, regarding the above-referenced properties. Pursuant to the Unified Development Code of the City of Powder Springs, we are hereby providing you notice of the Annexation and Rezoning Applications which request annexation of the property into the City of Powder Springs and rezoning of the property from Residential (R-20, Cobb County) to Planned Unit Development-Residential (PUD-R, City of Powder Springs) to facilitate a single-family residential community consisting of approximately seventy-three (73) units (see attached location map and site plan).

The Applications will be heard on the following dates:

1. Planning and Zoning Commission Work Session on **March 12, 2020** at 7:00 p.m. at 4488 Pineview Drive, Powder Springs, GA 30127 in the City of Powder Springs Community Development Conference Room.
2. Planning and Zoning Commission Public Hearing on **March 30, 2020** at 7:30 p.m. located at City of Powder Springs Council Chambers, 4488 Pineview Drive, Powder Springs, GA 30127.
3. Mayor and City Council Work Session: **April 1, 2020** after 5:00 p.m. located in the 2nd floor Conference Room at City Hall, 4484 Marietta Street, Powder Springs, GA 30127.

MOORE INGRAM JOHNSON & STEELE

Page 2 of 3
March 6, 2020

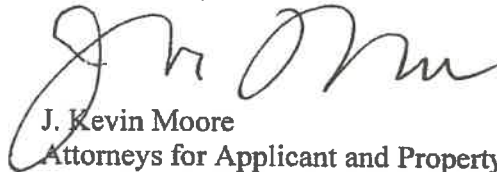
Please visit the City's website at <https://www.cityofpowdersprings.org/> to determine the exact time of the meeting.

4. Mayor and City Council Public Hearing, 1st reading: **April 6, 2020 (Annexation only)** after 7:00 p.m. located at the City of Powder Springs Council Chambers 4488 Pineview Drive, Powder Springs, GA 30127.
5. Mayor and City Council Public Hearing, 2nd reading: **April 20, 2020** after 7:00 p.m. located at the City of Powder Springs Council Chambers 4488 Pineview Drive, Powder Springs, GA 30127.

Should you have any questions, please feel free to contact the City of Powder Springs at 770-943-8001 Ext. 354, or you may email sedwards@cityofpowdersprings.org.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore
Attorneys for Applicant and Property Owners

Enclosure

VICINITY MAP AND REVISED SITE PLAN



Parcel Results

65 Results

Show Property Photos

Parcel ID ↕	Owner ↕	Property Address ↕	Notification Date ↕
19065200700	BLANKENSHIP ELIZABETH MARSTON	2992 JENNINGS CT	
19065300270	MALDONADO ISRAEL	2981 OLD LOST MOUNTAIN RD	
19065300280	RODRIGUEZ AILEEN	2997 OLD LOST MOUNTAIN RD	
19065300730	SMITH NOLAND JR	2850 BARRETT CT	
19065300740	RUIZ JONATHAN & ALEXANDRIA	2860 BARRETT CT	
19065300750	RANSOM ANNE HODGKINS	2870 BARRETT CT	
19065300760	SMITH HILARY & CASEY	2880 BARRETT CT	
19065300770	MILLER BRENDA	2890 BARRETT CT	
19065300780	ROBINSON ROBERT F JR & AUDREY E	2900 BARRETT CT	
19065300790	PITTS ALLEN JOHN	2910 BARRETT CT	
19065300900	TAH HOLDINGS LP	2984 OLD LOST MOUNTAIN RD	
19065300910	CLACK REBECCA L & JUSTIN K	2980 OLD LOST MOUNTAIN RD	
19067900030	JUANITA T INGRAM REVOCABLE LIVING TRUST	4525 SHIPP RD	
19068000020	CANNING C A OR B L	3075 OLD LOST MOUNTAIN RD	
19068000030	MCKECHNIE ROBERT M & BONNIE S	3080 OLD LOST MOUNTAIN RD	
19068000040	JUHAN BENJAMIN H & BETTY	3120 OLD LOST MOUNTAIN RD	
19068000050	MARTIN GAY LEE	3131 OLD LOST MOUNTAIN RD SW	
19068000060	MARTIN GAY LEE	3121 OLD LOST MOUNTAIN RD	
19068000070	MARTIN GAY LEE	3111 OLD LOST MOUNTAIN RD	
19068000080	HENDRIX BURTON & JOAN M	3110 OLD LOST MOUNTAIN RD	
19068000090	OELZE HENRY G & MARY S	3021 OLD LOST MOUNTAIN RD	
19068100310	MORGAN BOBBIE JEAN	3002 JENNINGS CT	
19068100320	WALDEN WHITLEY PAULETTE M & WHITLEY LOUIE E SR	3012 JENNINGS CT	
19068100330	BRADY ART R & KIMBERLY M	3022 JENNINGS CT	
19068100340	WAYMIRE JOHN ERIC & MARY BETH	3032 JENNINGS CT	
19068100350	WALDEN SUSAN S & JAMES A	3042 JENNINGS CT	
19068100510	4333 JONES COURT LAND TRUST FREEPORT TITLE & GUARANTY INC	4333 JONES CT	
19068100520	MANIOR SAMPSON H JR & JANEVER G & TYLISHA LYNETTE	4343 JONES CT	
19068100530	SUAREZ AGUILAR EDUARDO	4348 SUTTON CT	
19068100540	TOWNS LARRY R	4338 SUTTON CT	
19068100660	COOK GEORGIA FAYE	4339 SUTTON CT	
19068100670	HUGHES JOSEF MIKAEL & BRITTANY KATHRYN	4349 SUTTON CT	
19072600150	NORIEGA MARIA VICTORIA	4346 MACEDONIA RD	
19072600160	GUILLEN JOSE LUIS	4347 MACEDONIA RD	
19072601000	DUNHAM DWIGHT JR & CARROLL MONYELLE N	3332 MOORING DR	
19072601010	HUMPHREY JOHN JR	3330 MOORING DR	
19072601020	SWAY 2014 1 BORROWER LLC	3328 MOORING DR	
19072601030	THOMPSON DEMETRIC L	3326 MOORING DR	
19072601040	PARIS LLOYD G & MELINDA J	3322 MOORING DR	
19072601050	KILGORE ELIZABETH	3320 MOORING DR	
19072601060	CSH PROPERTY ONE LLC	3318 MOORING DR	
19072601070	LITTLE WILLIE F JR & DURHAM SABRINA	3316 MOORING DR	
19072601210	LAL MOHAN	3321 MOORING DR	

 19072601220	 HALL TIMOTHY M	3325 MOORING DR
 19072700050	 JONES SCOTT & DEBRA J	4435 MACEDONIA RD
 19072700070	 DAVIS BOBBY J & LINDA G	4383 MACEDONIA RD
 19072700080	 WARNOCK STACY	4381 MACEDONIA RD
 19072700100	 PARIS MELINDA J	4434 MACEDONIA RD
 19072700110	 CRABBE BARBARA J	3207 OLD LOST MOUNTAIN RD
 19072700120	 CRABBE LAMAR	3197 OLD LOST MOUNTAIN RD
 19072700130	 JOACHIM ESTHER	3187 OLD LOST MOUNTAIN RD
 19072700140	 DONEGAN DENISE	3177 OLD LOST MOUNTAIN RD
 19072700150	 JENKINS EARL	3167 OLD LOST MOUNTAIN RD
 19072700160	 FEDNANDER CHARLES & THERESA	3157 OLD LOST MOUNTAIN RD
 19072700170	 BAKER BRADFORD C & SAMANTHA B	4425 MACEDONIA RD
 19072700180	 RAINEY JOHNNIE JACK & BARBARA	4445 MACEDONIA RD
 19072700190	 HENSON PEGGY R & JACK C	4440 MACEDONIA RD
 19072700200	 PARIS LLOYD G PARIS MELINDA J	4420 MACEDONIA RD
 19072700210	 SMITH JORDAN MICHAEL	4349 MACEDONIA RD
 19072700290	 JONES OWEN & WILSON RADHA	3210 LEPRECHAUN LN
 19072700300	 BUTLER JOSEPH C & ZERELDA H	3208 LEPRECHAUN LN
 19072700310	 WALKER TERRY L & PATRICIA T	3323 HOBBIT GLN
 19072700320	 HASAN KENNETH	3325 HOBBIT GLN
 P224200	 A B C AWNING	4420 MACEDONIA RD

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2019.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 3/2/2020, 10:52:51 AM

Version 2.3.42

Developed by
 Schneider
 GEOSPATIAL



Firm Mailing Book For Accountable Mail

Name and Address of Sender

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Check type of mail or service

- Priority Mail
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Restricted Delivery

USPS Tracking/Article Number

1. TAX PARCEL- 19065300750
ANNE HODGKINS RANSOM
2870 BARRETT CT
POWDER SPRINGS, GA 30127

3. TAX PARCEL- 19065300730
NOLAND SMITH JR
2850 BARRETT CT
POWDER SPRINGS, GA 30127

5. TAX PARCEL- 19065300270
ISRAEL MALDONADO
5143 COWART CT
POWDER SPRINGS, GA 30127

7. TAX PARCEL- 19065300910
REBECCA L. CLACK
JUSTIN K. CLACK
2980 OLD LOST MOUNTAIN RD
POWDER SPRINGS, GA 30127

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Affix Star (for additional Postmark)

RE: KERLEY FAMILY HOMES, LLC
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
			TAX PARCEL- 19065300790									
			ALLEN JOHN PITTS									
			2910 BARRETT CT									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19065300770									
			BRENDA MILLER									
			2890 BARRETT CT									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19065300280									
			ISAIAH BRYANT									
			DAISY BRYANT									
			2997 OLD LOST MOUNTAIN RD									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19065200700									
			ELIZABETH MARSTON BLANKENSHIP									
			2992 JENNINGS CT									
			POWDER SPRINGS, GA 30127									

MARIETTA, GA 30127

US POSTAGE 03/06/2020

ZIP 30060

041M11289387

NECPOST

Special Handling



Firm Mailing Book For Accountable Mail

Name and Address of Sender: **MOORE INGRAM JOHNSON & STEELE, LLP**
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Check type of mail or service: Priority Mail

Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Affix St (for addit Postmar): **RE: KERLEY FAMILY HOMES, LLC**
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. TAX PARCEL- 19068000030 ROBERT M. MCKECHNIE BONNIE S. MCKECHNIE 3080 OLD LOST MOUNTAIN RD POWDER SPRINGS, GA 30127														
2. TAX PARCEL- 19068100350 SUSAN S. WALDEN JAMES A. WALDEN 4553 LOST MOUNTAIN CT SW POWDER SPRINGS, GA 30127														
3. TAX PARCEL- 19067900030 JUANITA T. INGRAM REVOCABLE LIVING TRUST 4525 SHIPP RD POWDER SPRINGS, GA 30127														
4. TAX PARCEL- 19068100330 ART R. BRADY KIMBERLY M. BRADY 3022 JENNINGS CT POWDER SPRINGS, GA 30127														
5. TAX PARCEL- 19068000070 GAY LEE MARTIN 3121 OLD LOST MOUNTAIN RD POWDER SPRINGS, GA 30127														
6. TAX PARCEL- 19068000050 GAY LEE MARTIN 3121 OLD LOST MOUNTAIN RD POWDER SPRINGS, GA 30127														
7. TAX PARCEL- 19068100520 SAMPSON H. MANIOR JR. JANEVER G. & TYLISHA LYNETTE MANIOR 4433 JONES CT POWDER SPRINGS, GA 30127														
8. TAX PARCEL- 19068100350 SUSAN S. WALDEN JAMES A. WALDEN 4553 LOST MOUNTAIN CT SW POWDER SPRINGS, GA 30127														



Firm Mailing Book For Accountable Mail

Name and Address of Sender

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Priority Mail

Addressee (Name, Street, City, State, & ZIP Code™)

- TAX PARCEL- 19068100530
AGUILAR EDUARDO SUAREZ
5495 MOON RD
POWDER SPRINGS, GA 30127
- TAX PARCEL- 19068100510
4333 JONES COURT LAND TRUST
FREEPORT TITLE & GUARANTY INC.
2500 DALLAS HWY, SUITE 202/146
MARIETTA, GA 30064
- TAX PARCEL- 19068100340
JOHN ERIC WAYMIRE
MARY BETH WAYMIRE
P.O. BOX 1580
POWDER SPRINGS, GA 30127
- TAX PARCEL- 19072601000
DWIGHT DUNHAM JR.
MONYELLE N. CARROLL
3332 MOORING DR
POWDER SPRINGS, GA 30127

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

8

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

RE: KERLEY FAMILY HOMES, LLC
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

Affix S
(for addi.
Postage)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
			TAX PARCEL- 19072600150									
			DONNY CLARK INC.									
			660 FRIENDSHIP CHURCH RD									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19068100660									
			GEORGIA FAYE COOK									
			4339 SUTTON CT									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19072601040									
			LLOYD G. PARIS									
			MELINDA J. PARIS									
			3521 WILDERNESS DR.									
			POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19072601020									
			SWAY 2014 1 BORROWER LLC									
			P.O. BOX 1226									
			OAKLAND, CA 94604									

Special Handling
Signature Confirmation Restricted Delivery



Name and Address of Sender

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Affix Stamp
(for additional Postmark)

RE: KERLEY FAMILY HOMES, LLC
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Priority Mail

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1.	2.	3.	4.	5.	6.	7.	8.	SH Fee	SC Fee	RR Fee	RD Fee	ASRD Fee	ASR Fee	Dua Sender if COD	Actual Value if Registered	Insured Value	Handling Charge	Postage	(Extra Services) Fee	Signature Confirmation Restricted Delivery	Special Handling
TAX PARCEL- 19072700070 BOBBY J. DAVIS LINDA G. DAVIS 4383 MACEDONIA RD POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700120 LAMAR CRABBE 3207 OLD LOST MOUNTAIN RD POWDER SPRINGS, GA 30127	TAX PARCEL- 19072601220 TIMOTHY M. HALL 3325 MOORING DR POWDER SPRINGS, GA 30127	TAX PARCEL- 19072601070 WILLIE F. LITTLE JR. SABRINA DURHAM 3316 MOORING DR POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700180 JOHNNIE JACK RAINEY BARBARA RAINEY 4445 MACEDONIA RD POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700160 CHARLES FEDNANDER THERESA FEDNANDER 5716 HILL RD POWDER SPRINGS, GA 30127																

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



Name and Address of Sender: **MOORE INGRAM JOHNSON & STEELE, LLP**
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Check type of mail or service: Priority Mail

Priority Mail Express Registered Mail Return Receipt for Merchandise Signature Confirmation Restricted Delivery

Postage (Extra Services) Fee: **Affix Stain (for additional Postmark)**

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. TAX PARCEL- 19072700050 SCOTT JONES DEBRA J. JONES 3228 WARREN CREEK DR POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700200 LLOYD G. PARIS MELINDA J. PARIS 4420 MACEDONIA RD POWDER SPRINGS, GA 30127										
3. TAX PARCEL- 19072601210 MOHAN LAL 3321 MOORING DR POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700130 ESTHER JOACHIM 193 A LOWELL STREET, UNIT 22 METHUEN, MA 01844										
5. TAX PARCEL- 19072601060 CSH PROPERTY ONE LLC 8665 EAST HARTFORD DR., SUITE 200 SCOTTSDALE, AZ 85255	TAX PARCEL- 19072700110 BARBARA J. CRABBE 3207 OLD LOST MOUNTAIN RD POWDER SPRINGS, GA 30127										
7. TAX PARCEL- 19072700290 VILMA L. THOMAS P.O. BOX 492 POWDER SPRINGS, GA 30127	TAX PARCEL- 19072700080 STACY WARNOCK 4381 MACEDONIA RD POWDER SPRINGS, GA 30127										



Name and Address of Sender

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Priority Mail

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. TAX PARCEL- 19072700190
PEGGY R. HENSON
JACK C. HENSON
4440 MACEDONIA RD
POWDER SPRINGS, GA 30127

3. TAX PARCEL- 19072700170
BRADFORD C. BAKER
SAMANTHA B. BAKER
345 SUMMIT VILLAGE DR
MARIETTA, GA 30066

5. TAX PARCEL- 19072700150
EARL JENKINS
1747 LAUREL CREEK TRAIL
SMYRNA, GA 30080

7. TAX PARCEL- 19072700210
CAMERON M. DONOHUE
4349 MACEDONIA RD
POWDER SPRINGS, GA 30127

RE: KERLEY FAMILY HOMES, LLC
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

Affix St
(for addit
Postmark

Postage	(Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
			TAX PARCEL- 19068100670 JOSEF MIKAEL HUGHES KATHRYN BRITTANY 4349 SUTTON CT POWDER SPRINGS, GA 30127									
			TAX PARCEL- P224200 A B C AWNING 4420 MACEDONIA RD POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19072700310 TERRY L. WALKER PATRICIA T. WALKER 3323 HOBBIT GLEN POWDER SPRINGS, GA 30127									
			TAX PARCEL- 19072700210 JORDAN MICHAEL SMITH 4349 MACEDONIA RD POWDER SPRINGS, GA 30127									

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK, SUITE 100
326 ROSWELL STREET
MARIETTA, GEORGIA 30060

Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

Priority Mail

USPS Tracking/Article Number

Postage

(Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SH Fee

1. TAX PARCEL- 19065300280
AILEEN RODRIGUEZ
2997 OLD LOST MOUNTAIN RD
POWDER SPRINGS, GA 30127

3. TAX PARCEL- 19072700320
KENNETH HASAN
3325 HOBBIT GLEN
POWDER SPRINGS, GA 30127

5. TAX PARCEL- 19072700300
JOSEPH C. BUTLER
ZERELDA H. BUTLER
3208 LEPRACHAUN LANE
POWDER SPRINGS, GA 30127

6. TAX PARCEL- 19072700290
OWEN JONES
RADHA WILSON
3210 LEPRACHAUN LANE
POWDER SPRINGS, GA 30127

8. TAX PARCEL- 19072600150
MARIA VICTORIA NORIEGA
4346 MACEDONIA RD
POWDER SPRINGS, GA 30127

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Complete in Ink

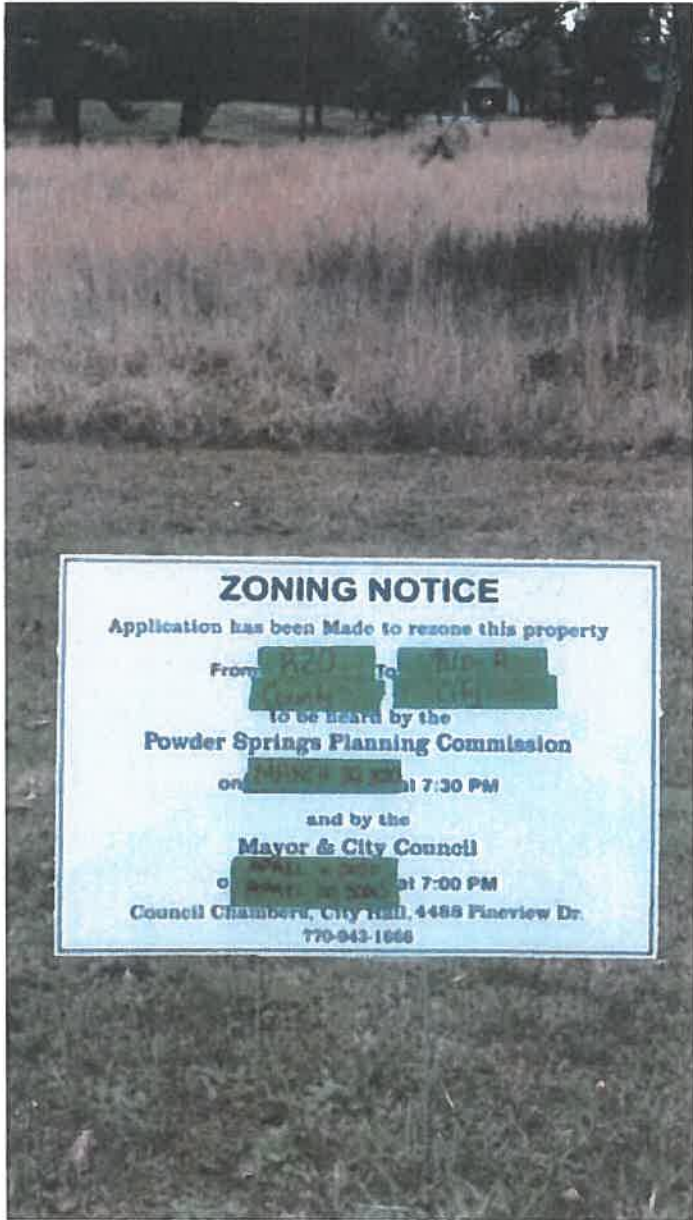
Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Handing Charge - \$
Handling Charge - \$
Ind over
Required
Adult Sign
Signature Confirmation Restricted Delivery
Special Handling

RE: KERLEY FAMILY HOMES, LLC
Applications for Annexation & Rezoning
3111, 3121, 3131 Old Lost Mountain Rd/
4434 Macedonia Rd

Affix Sta (for additic Postmark)
Affix Sta (for additic Postmark)

MAR U 6 2020



Old Lost Mountain Road

ZONING NOTICE

Application has been Made to rezone this property

From [REDACTED] To [REDACTED]
[REDACTED] COUNTY [REDACTED] PUD-13
[REDACTED] CITY

to be heard by the
Powder Springs Planning Commission

on [REDACTED] at 7:30 PM

and by the

Mayor & City Council

on [REDACTED] at 7:00 PM


Council Chambers, City Hall, 4488 Pineview Dr.
770-943-1668

Macedonia Road

Return Receipt

Package was sent to Cobb Clerk Via Certified Mail

USPS TRACKING #

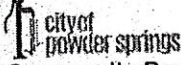


9590 9402 1558 5362 8552 03

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10


United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*


 City of Powder Springs
 Community Development – S. Edwards
 PO Box 46
 Powder Springs, GA 30127-0046

004646

RE: 3117, 3121 & 3131 Old Lost Mountain Rd

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X </p>	<p><input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p style="text-align: center;">Cobb County Government Pamela L. Mabry, County Clerk 100 Cherokee Street, Ste 355 Marietta, GA 30090</p> </div>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p> <p style="text-align: center; font-weight: bold;">MAR 02 2008</p>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; font-weight: bold;">7018 0040 0000 9637 9369</p>	<p>D. Is delivery address different from item? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		

Domestic Return Receipt