



city of powder springs

Annexation Application

Community Development Dept.
4181 Atlanta Street
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666

Applicant Or Agent Must Be Present At All Public Hearings

Applicant Information

Name: *Traton, LLC

Address: 720 Kennesaw Avenue, Marietta, GA 30060

Phone: [REDACTED] (Applicant/Owner's Representative)

Email: [REDACTED]

Property Owner ☐

Elector ☐

Primary Contact Person ☒

Property Owner Information Complete if different than applicant.

Name: Willard S. Blunschi, Jr.

Address: 5525 Elliott Road, Powder Springs, GA 30127

Phone:

Email: [REDACTED]

Property Information

Address: 5525 Elliott Road

Parcel ID Number: 19067400030

Land Lot: 659, 660, 673, 674

District: 19

Number of Acres: 14.95986±

Current County Zoning: R-20 (Cobb County)

If residential, how many residents? 1

Proposed City Zoning: PUD-R

Notary Attestation

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:

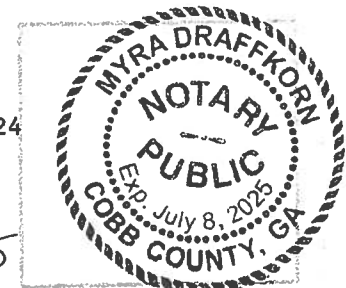
Executed in Hiram (City), GA (State).

Willard S. Blunschi, Jr.
Signature of Applicant Printed Name

September 18, 2024
Date

Subscribed and sworn before me this 18 day of Sept. 20 24

Myra Draffkorn Myra Draffkorn July 8, 2025
Signature of Notary Public Name of Notary Public My Commission Expires



*See Attached Exhibit "A" for Applicant's and Property Owner's Representative Information

EXHIBIT “A” – ATTACHMENT TO ANNEXATION APPLICATION REQUEST

Application No.: _____
Planning Commission Hearing: October 28, 2024
City Council Hearing: November 4, 2024

Applicant: Traton, LLC
Titleholder: Willard S. Blunschi, Jr.

Applicant: Traton, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060

Attention: Clif Poston
Richard Parvey

E-mail: _____

Property Owner: Willard S. Blunschi, Jr.
5525 Elliott Road
Powder Springs, Georgia 30127
E-mail: _____

**Applicant's and
Owner's Representative:** J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook – Suite 100
326 Roswell Street
Marietta, Georgia 30060
_____(Office)
E-mail: _____

LEGAL DESCRIPTION

(TRACT 2)

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 & 674 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) WITH THE CENTERLINE OF POWDER SPRINGS CREEK, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 64°37'45" EAST, A DISTANCE OF 125.11 FEET TO A POINT;
2. 77.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 824.97 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°56'33" EAST, 77.34 FEET TO A POINT;
3. 157.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 48°44'19" EAST, 156.97 FEET TO A POINT;
4. 70.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°16'24" EAST, 70.31 FEET TO A POINT;
5. NORTH 34°19'30" EAST FOR A DISTANCE OF 99.77 FEET TO A POINT;
6. 32.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 285.98 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 37°32'50" EAST, 32.15 FEET TO A POINT;
7. 80.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 42°58'24" EAST, 80.02 FEET TO AN IRON PIN PLACED (1/2" REBAR) AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, CONTINUE THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

1. 44.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1040.48 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 46°24'09" EAST, 44.49 FEET TO A POINT;
2. NORTH 47°37'39" EAST FOR A DISTANCE OF 6.06 FEET TO AN IRON PIN PLACED (1/2" REBAR);

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF ELLIOTT ROAD (50' RIGHT-OF-WAY) PROCEED SOUTH 51°58'05" EAST FOR A DISTANCE OF 1179.20 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 29°43'12" WEST FOR A DISTANCE OF 1495.95 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 86°43'05" WEST FOR A DISTANCE OF 34.56 FEET TO A POINT AT THE AFORESAID CENTERLINE OF

POWDER SPRINGS CREEK; THENCE FOLLOWING THE MEANDERINGS OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES;

1. NORTH 10°09'14" EAST FOR A DISTANCE OF 92.80 FEET TO A POINT;
2. NORTH 02°40'30" EAST FOR A DISTANCE OF 153.64 FEET TO A POINT;
3. NORTH 11°36'12" WEST FOR A DISTANCE OF 149.67 FEET TO A POINT;
4. NORTH 29°32'51" WEST FOR A DISTANCE OF 311.02 FEET TO A POINT;
5. NORTH 25°13'07" WEST FOR A DISTANCE OF 104.14 FEET TO A POINT;

THENCE DEPARTING THE CENTERLINE OF POWDER SPRINGS CREEK PROCEED NORTH 40°11'55" EAST FOR A DISTANCE OF 980.88 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 51°58'05" WEST FOR A DISTANCE OF 784.80 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING ±14.95986 ACRES, OR ±651,651 SQUARE FEET.



Overview



Legend

Cities

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

Administrative Facilities

- Libraries
- Police Stations
- Fire Stations

- County Parks
- Federal Parks
- Parcels

Roads

- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19067400030
 Class Code R5 - Residential Large Tracts
 Taxing District (9) UNINCORPORATED
 Acres 15.0

Physical Address 5525 ELLIOTT RD
 Owner BLUNSCHI WILLIARD S JR & LUCI B
 5525 ELLIOT 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: 9/23/2024
 Last Data Uploaded: 9/22/2024 7:54:24 AM

Developed by **Schneider**
 GEOSPATIAL