

Official Use Only

Planning & Zoning Hearing:

Mayor & Council Hearing:



city of powder springs

Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Community Development Dept.
4488 Pineview Drive
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666

Applicant Information

Name: *DOSSEY, LLC

Address: 6234 Old Highway 5; Suite D9-250; Woodstock, GA 30188

Phone: (770) 938-9000; (404) 328-6280; (770) 429-1499 (Applicant/Owners Representative)

Email: jeff@ridgepe.com; jkm@mijs.com

Property Owner

Elector

Primary Contact Person

Property Owner Information Complete if different than applicant.

Name: James S. Dugger Properties, LLC

Address: 4370 Dugger Drive; Powder Springs, GA 30127

Phone:

Email:

Property Information

Address: See Attached Exhibit "A"

Parcel ID Number: See Attached Exhibit "A"

Land Lot: 1019, 1020

District: 19th

Number of Acres: 28.537±

Current County Zoning: GC, R-20

If residential, how many residents?

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 Powder Springs (City), GA (State).

Signature of Applicant

James S. Dugger

Printed Name

12-1, 2021

Date

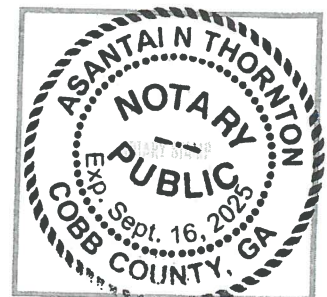
Subscribed and sworn before me this 1 day of Dec 2021.

Signature of Notary Public

Asantai N. Thornton

Name of Notary Public

09/16/25
My Commission Expires



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

EXHIBIT "A" – ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Planning Commission Hearing: **January 24, 2022**
Mayor and City Council Hearing: **February 7, 2022**

Applicant: **DOSSEY, LLC**
Titleholder: **James S. Dugger Properties, LLC**

PARCEL AND ADDRESS LISTING
FOR JAMES S. DUGGER PROPERTIES, LLC

Parcel Number	Parcel Address
19-102000030	Dugger Drive (unnumbered in County)
19-102000050	Dugger Drive (unnumbered in County)
19-102000060	4300 Dugger Drive
19-102000070	4492 Smith Drive, S.W.
19-102000200	4645 Frank Aiken Road, S.W.
19-101900290	4420 Austell Powder Springs Road, S.W.
19-101900310	4400 Austell Powder Springs Road

EXHIBIT "B" – ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Planning Commission Hearing: **January 24, 2022**
Mayor and City Council Hearing: **February 7, 2022**

Applicant: **DOSSEY, LLC**
Titleholder: **James S Dugger Properties, LLC**

Applicant's and Property 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
(770) 429-1499 (Office)
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com



- 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 19102000030
 Class Code R3 - Residential Lots
 Taxing District (9) UNINCORPORATED
 Acres 0.5

Physical Address DUGGER DR
 Owner JAMES S DUGGER PROPERTIES LLC
 11805 BIG CANOE
 JASPER GA 30143

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

Date created: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 PM



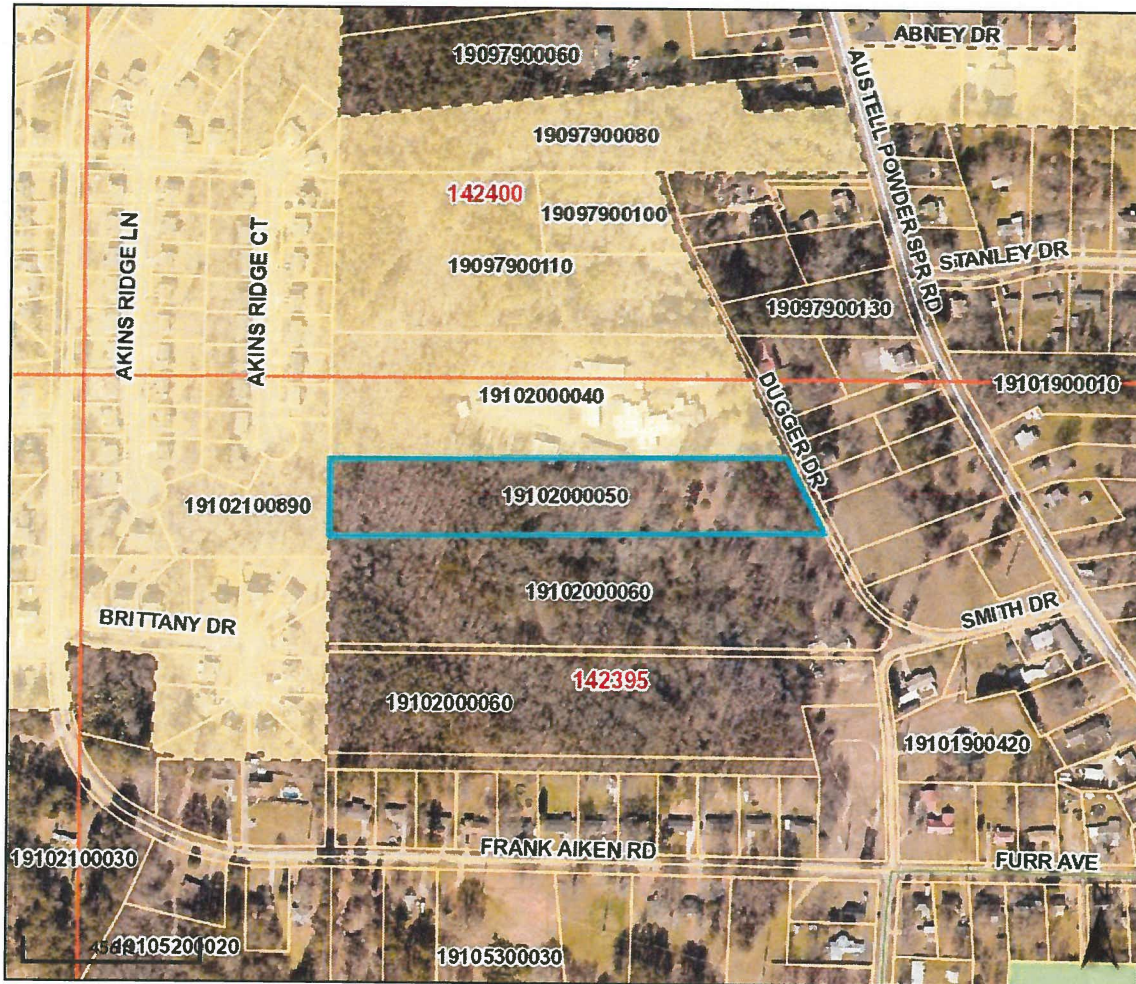
LEGAL DESCRIPTION – TRACT 3

(19-102000030)

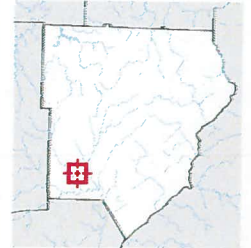
A parcel of land lying in Land Lot 1020, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Commence at a point being the intersection between the line common to Land Lot 1020 and 979 and the easterly right-of-way of Dugger Drive (20' right-of-way); thence leaving said common line, run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 126.29 feet to a point; thence run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 59.47 feet to a point; thence run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 133.50 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way, run North 68 Degrees 19 Minutes 27 Seconds East for a distance of 205.42 feet to a point; thence run South 30 Degrees 56 minutes 58 Seconds East for a distance of 116.29 feet to a point; thence run South 74 Degrees 01 Minutes 03 Seconds West for a distance of 217.30 feet to a point lying on the easterly right-of-way of Dugger Drive (20' right-of-way) said point being witnessed by a found 1/2" rebar lying 0.76' northeast and on line with the previous call; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 93.55 feet to the POINT OF BEGINNING.

Said parcel being 21,780 square feet, or 0.500 acres.



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 1910200050
 Class Code C5 - Commercial Large Tracts
 Taxing District (9) UNINCORPORATED
 Acres 7

Physical Address DUGGER DR
 Owner JAMES S DUGGER PROPERTIES LLC
 4370 DUGGER 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: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 PM

LEGAL DESCRIPTION – TRACT 5

(19-102000050)

A parcel of land lying in Land Lot 1020, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Commence at a set 5/8" capped rebar (L.S.F. #1322) being the intersection between the line common to Land Lot 979 and 1020 and the westerly right-of-way of Dugger Drive (20' right-of-way); thence leaving said common line, run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 285.00 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 207.53 feet to a point; thence run South 27 Degrees 59 Minutes 47 Seconds East along said right-of-way for a distance of 79.30 feet to a point; thence leaving said right-of-way, run South 89 Degrees 42 Minutes 35 Seconds West for a distance of 1,244.97 feet to a found 1/2" rebar lying on the line common to Land Lots 1020 and 1021; thence run North 00 Degrees 08 Minutes 03 Seconds West along said Land Lot Line for a distance of 265.99 feet to a point; thence leaving said Land Lot Line, run South 89 Degrees 47 Minutes 40 Seconds East for a distance of 1,115.64 feet to the POINT OF BEGINNING.

Said parcel being 307,728 square feet, or 7.064 acres.



- 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 19102000060
 Class Code R3 - Residential Lots
 Taxing District (9) UNINCORPORATED
 Acres 14.5

Physical Address 4300 DUGGER DR
 Owner JAMES S DUGGER PROPERTIES LLC
 4370 DUGGER 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: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 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 19102000070
 Class Code R3 - Residential Lots
 Taxing District (9) UNINCORPORATED
 Acres 1.1

Physical Address 4492 SMITH DR SW
 Owner JAMES S DUGGER PROPERTIES LLC
 4370 DUGGER 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: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 PM

LEGAL DESCRIPTION – TRACT 6

(19-102000060 & 19-102000070)

A parcel of land lying in Land Lots 1020 and 1019, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Begin at a set mag nail at the intersection between the westerly right-of-way of Dugger Drive (20' right-of-way) and the northerly right-of-way of Smith Drive (variable right-of-way); thence leaving said right-of-way of Dugger Drive, run South 75 Degrees 28 Minutes 17 Seconds West along said right-of-way of Smith Drive for a distance of 71.55 feet to a point, said point lying on a curve to the left, having a radius of 67.00 feet, a central angle of 82 Degrees 31 Minutes 28 Seconds, a chord bearing of South 34 Degrees 12 Minutes 33 Seconds West and a chord length of 88.37 feet; thence run along the arc of said curve and said right-of-way for a distance of 96.50 feet to a point; thence run South 07 Degrees 03 Minutes 11 Seconds East along said right-of-way for a distance of 140.81 feet to a point; thence leaving said right-of-way, run South 87 Degrees 39 Minutes 40 Seconds West for a distance of 187.41 feet to a point; thence run South 17 Degrees 22 Minutes 43 Second East for a distance of 114.77 to a 2" metal post; thence run North 88 Degrees 52 Minutes 58 Seconds West for a distance of 1,201.91 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run South 00 Degrees 40 Minutes 13 Seconds West for a distance of 200.00 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the northerly right-of-way of Frank Aiken Road (50' right-of-way); thence run North 88 Degrees 52 Minutes 52 Second West along said right-of-way for a distance of 25.00 feet to a set 5/8" capped rebar (L.S.F. #1322) at the intersection between said northerly right-of-way and the line common to Land Lots 1020 and 1021; thence leaving said right-of-way, run North 00 Degrees 40 Minutes 13 Seconds East along said Land Lot Line for a distance of 208.77 feet to a found 1/2" rebar; Thence run North 00 Degrees 06 Minutes 42 Seconds West along said Land Lot Line for a distance of 546.15 feet to a found 1/2" rebar; thence leaving said Land Lot Line, run North 89 Degrees 42 Minutes 35 Seconds East for a distance of 1,244.97 feet to a point lying on the westerly right-of-way of the aforementioned Dugger Drive; thence run South 28 Degrees 03 Minutes 34 Seconds East along said right-of-way for a distance of 46.05 feet to a point; thence run South 31 Degrees 08 Minutes 26 Seconds East along said right-of-way for a distance of 110.02 feet to a point, said point lying on a curve to the left, having a radius of 176.00 feet, a central angle of 36 Degrees 39 Minutes 32 Seconds, a chord bearing of South 49 Degrees 28 Minutes 12 Seconds East and a chord length of 110.70 feet; thence run along the arc of said curve and said right-of-way for a distance of 112.61 feet to a point; thence run South 67 Degrees 47 Minutes 58 Seconds East along said right-of-way for a distance of 80.60 feet to the POINT OF BEGINNING.

Said parcel being 761,222 square feet, or 17.475 acres.



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 19102000200
 Class Code R3 - Residential Lots
 Taxing District (9) UNINCORPORATED
 Acres 1.4

Physical Address 4645 FRANK AIKEN RD SW
 Owner JAMES S DUGGER PROPERTIES LLC
 4370 DUGGER DR
 POWDER SPRINGS GA 30127

Last 2 Sales			
Date	Price	Reason	Qual
8/23/1999	\$26000	VALID SALE	Q
8/8/1996	\$6500	VALID SALE	Q

Date created: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 PM

LEGAL DESCRIPTION – TRACT 7

(19-102000200)

A parcel of land lying in Land Lot 1020, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 5/8" capped rebar (L.S.F. #1322) at the intersection between the westerly right-of-way of Smith Drive (variable right-of-way) and the northerly right-of-way of Frank Aiken Road (50' right-of-way); thence leaving said right-of-way of Smith Drive, run North 87 Degrees 55 Minutes 32 Seconds West along said right-of-way of Frank Aiken Road for a distance of 169.52 feet to a Set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run North 01 Degrees 04 Minutes 29 Seconds East for a distance of 195.37 feet to a found 2" metal post; thence run North 17 Degrees 22 Minutes 43 Seconds West for a distance of 114.77 feet to a point; thence run North 87 Degrees 39 Minutes 40 Seconds East for a distance of 187.41 feet to a point lying on the westerly right-of-way of the aforementioned Smith Drive; thence run South 07 Degrees 03 Minutes 11 Seconds East along said right-of-way for a distance of 38.09 feet to a point; thence run South 01 Degrees 39 Minutes 02 Seconds East along said right-of-way for a distance of 280.96 feet to the POINT OF BEGINNING.

Said parcel being 52,567 square feet, or 1.207 acres.



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 19101900290
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.3

Physical Address 4420 AUSTELL POWDER SPRINGS RD SW
 Owner JAMES S DUGGER PROPERTIES LLC
 11805 BIG CANOE
 JASPER GA 30143

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

Date created: 12/22/2021
 Last Data Uploaded: 12/22/2021 5:11:05 PM

LEGAL DESCRIPTION – TRACT 8

(19-101900290 & 19-101900310)

A parcel of land lying in Land Lots 1020 and 1019, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.S.F #1322) at the intersection between the westerly right-of-way of Austell Powder Springs Road (50' right-of-way) and the northerly right-of-way of Smith Drive (variable right-of-way); thence leaving said right-of-way of Austell Powder Springs road, run South 76 Degrees 13 Minutes 43 Second West along said right-of-way of Smith Drive for a distance of 287.08 feet to a point at the intersection between said northerly right-of-way and the easterly right-of-way of Dugger Drive (20' right-of-way), said point lying on a curve to the right, having a radius of 200.00 feet, a central angle of 35 Degrees 58 Minutes 19 Seconds, a chord bearing of North 85 Degrees 47 Minutes 07 Seconds West and a chord length of 123.51 feet; thence run along the arc of said curve and said right-of-way for a distance of 125.57 feet to a point; thence run North 67 Degrees 47 Minutes 58 Seconds West along said right-of-way for a distance of 26.04 feet to a point, said point lying on a curve to the right, having a radius of 156.00 feet, a central angle of 36 Degrees 39 Minutes 32 Seconds, a chord bearing of North 49 Degrees 28 Minutes 12 Seconds West and a chord length of 98.12 feet; thence run along the arc of said curve and said right-of-way for a distance of 99.81 feet to a point; thence run North 31 Degrees 08 Minutes 26 Seconds West along said right-of-way for a distance of 109.48 feet to a point; thence run North 28 Degrees 03 Minutes 34 Seconds West along said right-of-way for a distance of 54.53 feet to a point; thence leaving said right-of-way, run North 76 Degrees 45 Minutes 12 Seconds East for a distance of 433.01 feet to a point lying on the westerly right-of-way of the aforementioned Austell Powder Springs Road (50' right-of-way); thence run South 33 Degrees 22 Minutes 35 Seconds East along said right-of-way for a distance of 92.54 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run South 69 Degrees 47 Minutes 58 Seconds West for a distance of 149.95 feet to a found 1" open top pipe; thence run South 31 Degrees 26 Minutes 39 Seconds East for a distance of 150.84 feet to a found Brass Monument; thence run North 69 Degrees 47 Minutes 23 Seconds East for a distance of 149.87 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the westerly right-of-way of the aforementioned Austell Powder Springs Road; thence run South 32 Degrees 53 Minutes 01 Seconds East along said right-of-way for a distance of 58.84 feet to the POINT OF BEGINNING.

Said parcel being 99,801 square feet, or 2.291 acres.

