



city of  
powder springs

## Rezoning Request Application Checklist

### Applicant Information

Name	*Traton, LLC	Phone	[REDACTED]
Mailing Address	720 Kennesaw Avenue, Marietta, GA 30060	Email	[REDACTED]

### Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- 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.
- Sketch Plan/ Architectural Rendering, if applicable
- Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.  
 List additional attachments: 2023 Cobb County Property Tax Receipts; Constitutional Challenge

### Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



**city of  
powder springs**  
**Rezoning Request**  
**Application Form**

**Applicant Information**

Name <b>*Traton, LLC</b>	Phone [REDACTED]
Mailing Address <b>720 Kennesaw Avenue, Marietta, GA 30060</b>	Email [REDACTED]

**Rezoning Request Property Information**

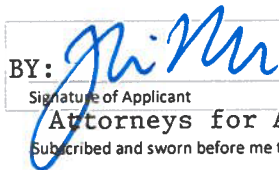

Address <b>5525 and 5535 Elliott Road</b>	Parcel ID / Lot# <b>19067400030</b> <b>19066000050</b>	Acreage <b>30.4+/-</b>
Present Zoning <b>R-20 (Cobb County)</b>	Proposed Zoning <b>PUD-R (City of Powder Springs)</b>	
Source of Water Supply <b>Cobb County Water</b>	Source of Sewage Disposal <b>Cobb County Water &amp; Sewer</b>	
Proposed Use <b>Peak Hour Trips Generated</b>	Source	


**Additional Information, If Applicable**

Elementary School and School's Capacity <b>Varner Elementary - 194 under</b>	Middle School and School's Capacity <b>Tapp Middle - 244 under</b>
High School and School's Capacity <b>McEachern High - 203 under</b>	

**Notary Attestation**

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

BY: 	<u>J. Kevin Moore</u>	<u>September 24, 2024</u>
Signature of Applicant	Printed Name	Date
<b>Attorneys for Applicant and Property Owners</b>		
Subscribed and sworn before me this <u>24th</u> day of <u>Sept.</u> 20 <u>24</u>		
	<u>Carolyn E. Cook</u>	<u>January 10, 2027</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



\*See Exhibit "A" for Contact Information for Applicant, Property Owners, and Representative.

**For Official Use Only**

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



**city of  
powder springs**  
**Rezoning Request**  
**Notice of Intent**

### Applicant Information

Name <b>*Traton, LLC</b>	Phone [REDACTED]
Mailing Address <b>720 Kennesaw Avenue, Marietta, GA 30060</b>	Email [REDACTED]

### Notice of Intent

**PART I. Please indicate the purpose of this application :**

The purpose of this Application for Rezoning is to rezone and develop the Property into a single-family residential community.

**PART II. Please list all requested variances:**

See attached List of Variances.

**Part III. Existing use of subject property:**

The Property is undeveloped; excepting only two single residences.


**Part IV. Proposed use of subject property:**

Single-family residential community containing a maximum of forty-four (44) residences, active and passive recreation areas, and open space areas.

**Part V. Other Pertinent Information (List or attach additional information if needed):**

Several creeks traverse the Property, a pond is located on the Property, and a portion of the Property is located within a flood zone, all of which decrease the developable area of the Property. The proposed zoning category and layout sought by Applicant takes these features into consideration to allow for a quality community which preserves the uniqueness of the Property.

### Applicant Signature

BY: 	<b>*Traton, LLC/J. Kevin Moore</b>	<b>September 24, 2024</b>
Signature of Applicant	Printed Name	Date

**Attorneys for Applicant and Property Owners**

\*See Exhibit "A" for Contact Information for Applicant, Property Owners, and Representative



city of powder springs

# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name **\*Traton, LLC**

Phone [REDACTED]

Mailing Address **720 Kennesaw Avenue, Marietta, GA 30060**

Email [REDACTED]

### 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 district is compatible with the purposes and intent of the City's Comprehensive Plan as the proposed development will provide quality housing; as well as, allow residential zoning and development to be adjacent to similar developments.

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 proposed, quality single-family residential community, are suitable uses for the Subject Property in view of uses of the surrounding properties. Adjacent and surrounding properties are primarily residential uses. The proposed community would be a quality development consistent with surrounding neighborhoods.

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.

No adjacent or nearby properties will be adversely or negatively impacted by rezoning the Subject Property to the proposed PUD-R zoning classification and development of a quality single-family residential community.

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.

There is adequate public facilities and infrastructure in place to sufficiently service the proposed single-family residential community.

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 existing R-20 zoning does not reflect changing conditions of the surrounding area. If the Property were developed pursuant to the existing R-20 (Cobb) classification, the surrounding communities may be adversely impacted.

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 proposed PUD-R zoning classification, together with the quality single-family residential community, is a more reasonable use of the Property, and provides a better overall promotion of public health, safety, morality and general welfare of area residents and neighborhoods.

### Applicant Signature

BY:   
Signature of Applicant

\*Traton, LLC/J. Kevin Moore  
Printed Name

September 24, 2024  
Date

5 Attorneys for Applicant and Property Owners

Form Version: 06152020

\*See Exhibit "A" for Contact Information for Applicant, Property Owners, and Representative



city of  
powder springs

# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

<b>Applicant's Name</b> *Traton, LLC	<b>Applicant's Address</b> 720 Kennesaw Avenue, Marietta, GA 30060
<b>Applicant's Attorney</b> Moore Ingram Johnson & Steele, LLP - J. Kevin Moore	<b>Attorney's Address</b> 326 Roswell Street, Emerson Overlook - Suite 100, Marietta, GA 30060

### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)     
  Corporation     
  Partnership     
  Limited Partnership     
  Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

Willard S. Blunski, Jr.	_____	_____
Stephanie Beth Sigman	_____	_____
_____	_____	_____

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None	_____	_____

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
Not Applicable	Not Applicable	Not Applicable



# city of powder springs

## Rezoning Request

### Owner's Authorization Form

### Owner's Authorization

Applicant Name **\*Traton, LLC** Applicant's Address **720 Kennesaw Avenue, Marietta, GA 30060**  
 Property Address **5525 Elliott Road** Powder Springs, GA Property PIN **19067400030**

This is to certify that I am  ~~owner~~ the owner of a majority interest in the subject property 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 all that apply:

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

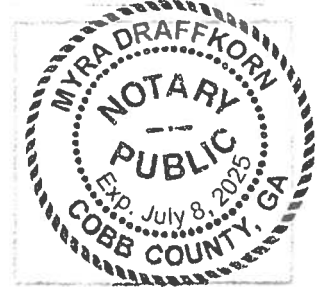
### Signature of Property Owner(s)

  
 Signature of Owner **Willard S. Blunschi, Jr.** Printed Name **September 18, 2024** Date

State of GA, County of Paulding  
 This instrument was acknowledged before me this 18 day of September

20 24 by GA DL Identification Presented:

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



Signature of Owner \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_\_ by \_\_\_\_\_ Identification Presented:

Signature of Notary Public \_\_\_\_\_ Name of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Form Version 06152020

\*See Exhibit "A" for Contact Information for Applicant, Property Owners, and Representative



CITY OF  
POWDER SPRINGS

# Rezoning Request Owner's Authorization Form

## Owner's Authorization

Applicant Name **\*Traton, LLC**

Applicant's Address **720 Kennesaw Avenue, Marietta, GA 30080**

Property Address **5535 Elliott Road**

Powder Springs, GA

Property PIN **19066000050**

This is to certify that I am  the owner of a majority interest in the subject property 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 all that apply:

Rezoning

Special Use

Hardship Variance

Special Exception

Flood Protection Variance

Appeal of Administrative Decision

## Signature of Property Owner(s)

*Stephanie Beth Sigman*  
Signature of Owner

Stephanie Beth Sigman  
Printed Name

September 18, 2024  
Date

State of GA, County of Cobb

This instrument was acknowledged before me this 18 day of September

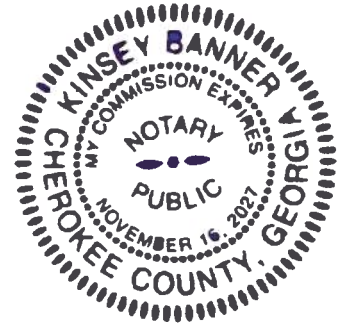
2024 . by

Identification Presented: Personally Known

*Kinsey Banner*  
Signature of Notary Public

Kinsey Banner  
Name of Notary Public

11/16/27  
My Commission Expires



Signature of Owner

Printed Name

Date

State of \_\_\_\_\_, County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_\_ by

Identification Presented: \_\_\_\_\_

Signature of Notary Public

Name of Notary Public

My Commission Expires

\*See Exhibit "A" for Contact Information for Applicant, Property Owners, and Representative

**EXHIBIT "A" – ATTACHMENT TO REZONING APPLICATION REQUEST**

**Application No.:** \_\_\_\_\_  
**Planning Commission Hearing:** **October 28, 2024**  
**City Council Hearing:** **November 4, 2024**

**Applicant:** **Traton, LLC**  
**Titleholders:** **Willard S. Blunschi, Jr. and**  
**Stephanie Beth Sigman**

**Applicant:** Traton, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
[REDACTED]  
Attention: Clif Poston  
Richard Parvey  
E-mail: [REDACTED]

**Property Owners:** Willard S. Blunschi, Jr.  
5525 Elliott Road  
Powder Springs, Georgia 30127  
E-mail: [REDACTED]

Stephanie Beth Sigman  
Post Office Box 1150  
Jacksonville, Alabama 36265  
E-mail: [REDACTED]

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



## **ATTACHMENT TO REZONING APPLICATION REQUEST**

**Application No.:** \_\_\_\_\_  
**Planning Commission Hearing:** October 28, 2024  
**City Council Hearing:** November 4, 2024

**Applicant:** Traton, LLC  
**Titleholders:** Willard S. Blunski, Jr. and  
Stephanie Beth Sigman

### **NOTICE OF INTENT**

**Part II.** Please list all requested variances:

- (1) Waiver to allow more than fifty (50) percent of flood plain to count towards required Open Space (*see* UDC § 1-35);
- (2) Waiver to allow dead end roads per submitted Zoning Plan;
- (3) Waiver to allow minimum lot size of 3,500 square feet (*see* UDC § 2-15);
- (4) Waiver of requirement to maintain seventy-five (75) percent of existing tree canopy (*see* UDC § 12-13);
- (5) Waiver to allow a minimum horizontal road centerline radius of seventy-five (75) feet; and
- (6) Waiver to allow more than eight (8) acres to be cleared at one time (*see* UDC § 12-13).

**DESCRIPTION OF PROPERTY  
OVERALL (TRACTS 1 & 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:

**BEGINNING** AT 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);
8. 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;
9. 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) AND 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 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;
6. NORTH 25°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT
7. NORTH 29°05'42" WEST FOR A DISTANCE OF 277.59 FEET TO A POINT;
8. NORTH 29°29'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
9. NORTH 29°18'44" WEST FOR A DISTANCE OF 333.41 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING ±29.88705 ACRES, OR ±1,301,880 SQUARE FEET.



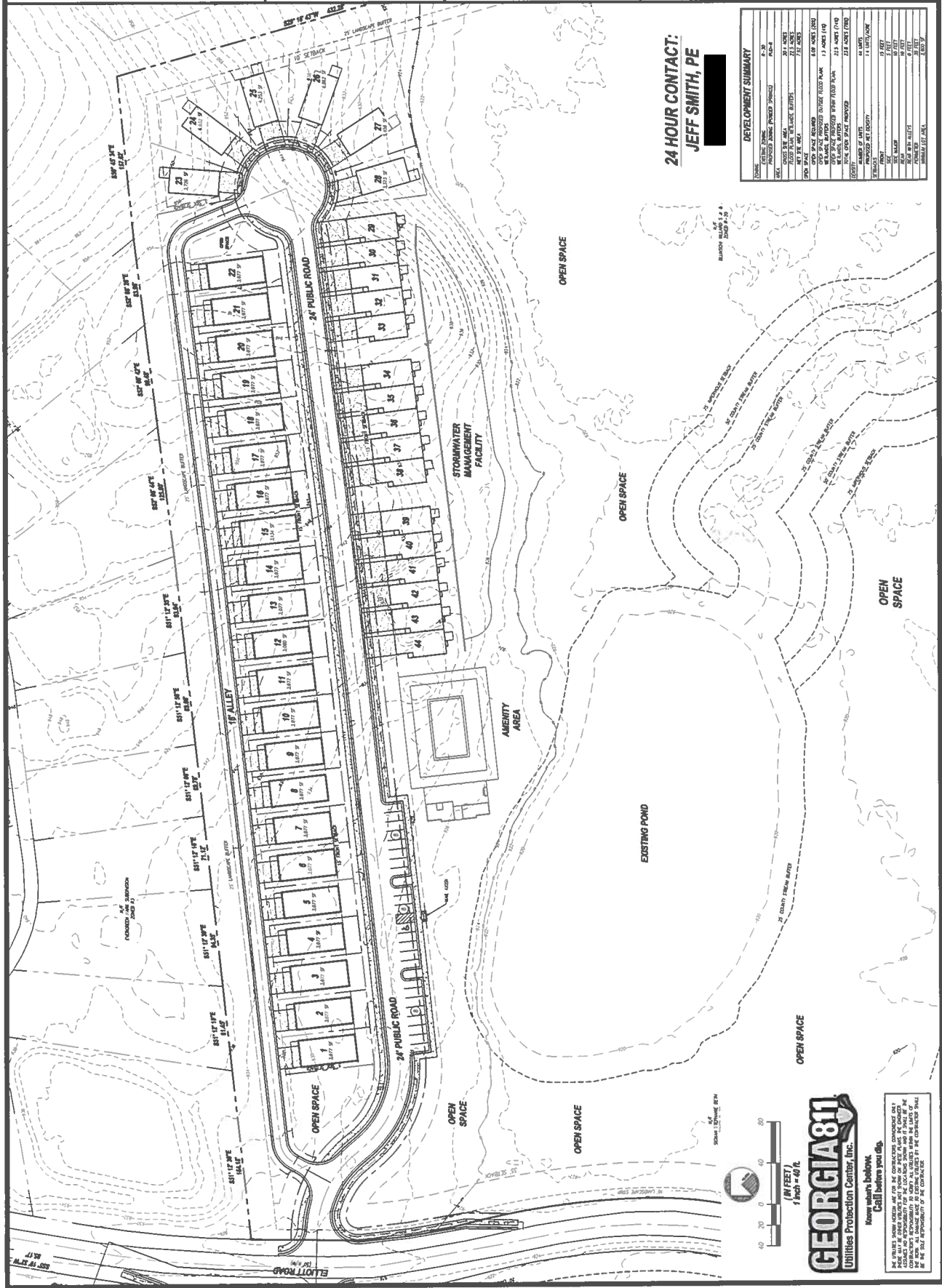


RIDGE PLANNING AND ENGINEERING  
6234 OLD HIGHWAY 9  
SUITE D9-850, MARIETTA, GA 30067  
PHONE: (770) 426-1179

ZONING PLAN  
ELLIOTT ROAD SUBDIVISION  
LAND LOTS 586, 589, 590, 591, & 591  
18TH DISTRICT  
CITY OF POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER  
**TRATON** HOMES  
720 KENNEDY AVENUE  
MARIETTA, GA 30069  
PHONE: (770) 426-1179

LAND PLAN  
**LP8**



24 HOUR CONTACT:  
**JEFF SMITH, PE**

DEVELOPMENT SUMMARY

DATE	DATE
PROJECT NAME	PROJECT NAME
PREPARED BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
SCALE	SCALE
PROJECT NO.	PROJECT NO.
SHEET NO.	SHEET NO.
TOTAL SHEETS	TOTAL SHEETS
CONTRACT NO.	CONTRACT NO.
CLIENT	CLIENT
LOCATION	LOCATION
AREA	AREA
PERMITS	PERMITS
STATUS	STATUS
REVISIONS	REVISIONS
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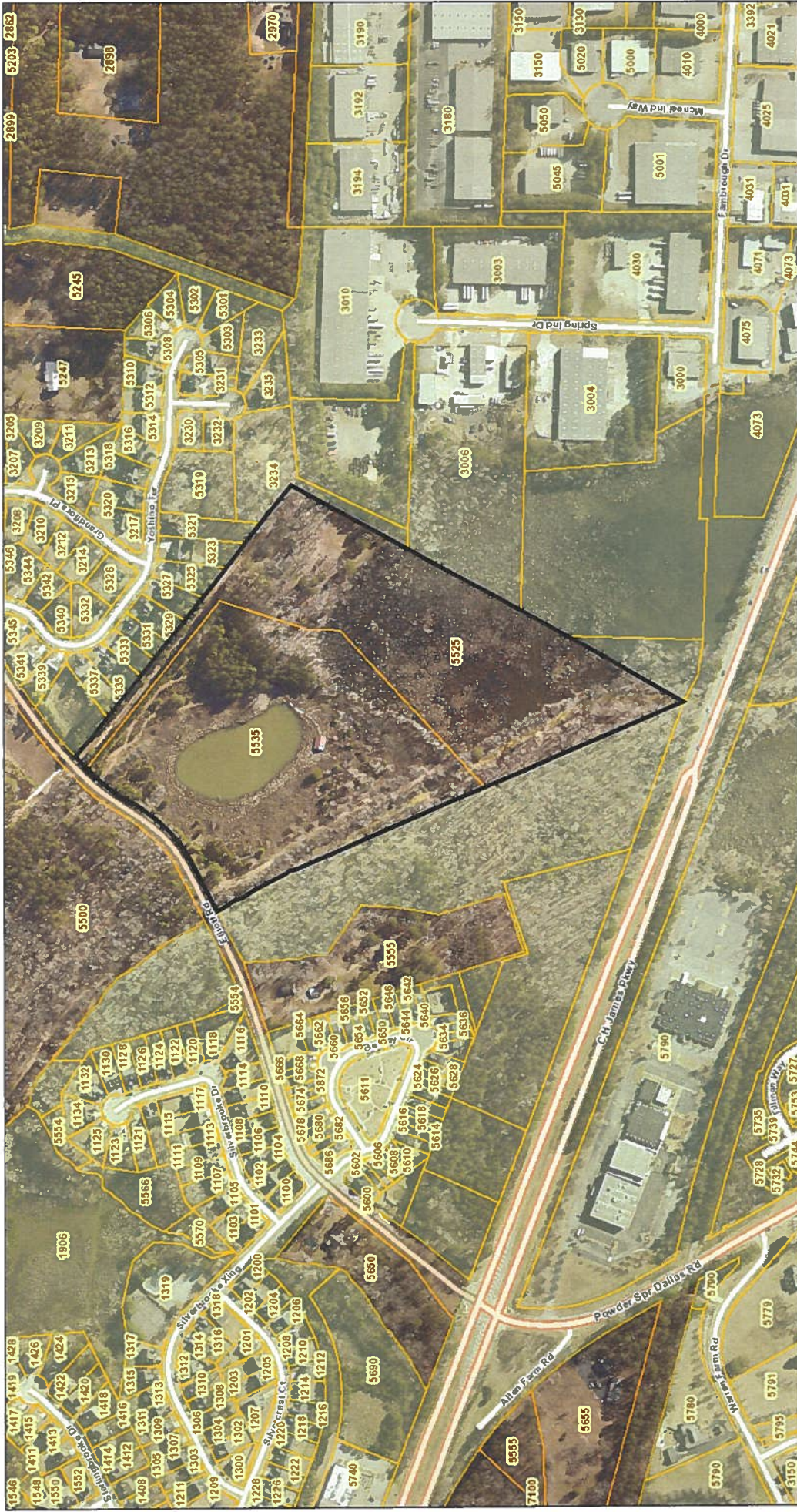
1 IN FEET / 1 INCH = 40 FT.

**GEORGIA811**  
Utilities Protection Center, Inc.

Know your bedrock.  
Call before you dig.

THE USER OF THIS SERVICE SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES.

# 5525 and 5535 Elliott Road



9/23/2024, 2:37:27 PM

Commissioner Districts	Cobb Roads	Local-Private
District Four. (SW Cobb) Monique Sheffield	Interstates	Ramps
Cites	Arterials	ORTHOS
Powder Springs	Major Collectors	Red: Band_1
Cobb Parcels	Minor Collectors	Green: Band_2
Main rail line	Local	Blue: Band_3

Scale: 1:4,514

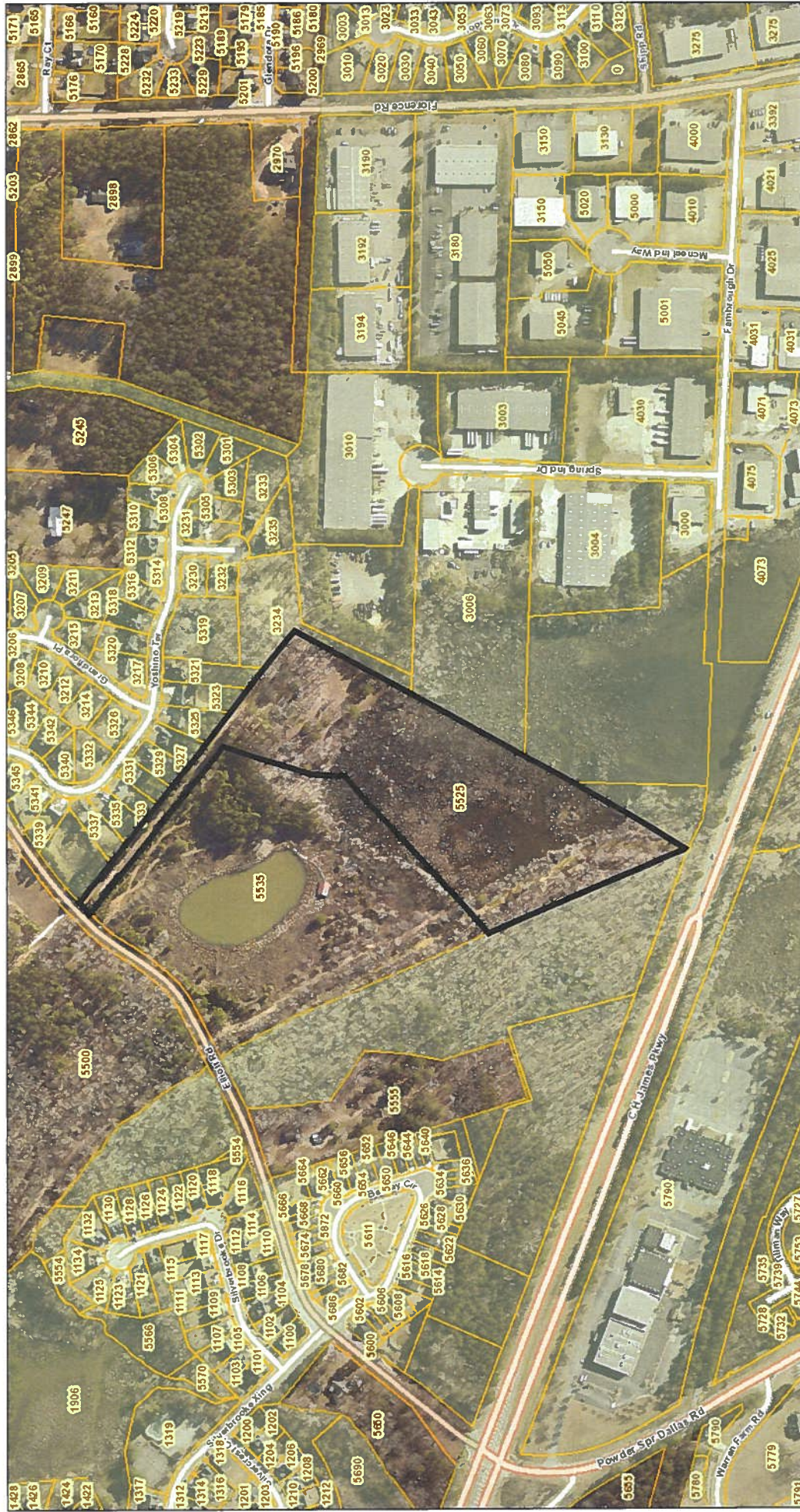
0 0.04 0.09 0.15 0.18 mi

0 0.07 0.15 0.3 km

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 SafeGraph, Geotechnologies, Inc, METI/NASA, USGS,  
 EPA, NPS, US Census Bureau, USDA, USFWS, Cobb

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 Cobb County GIS

# 5525 Elliott Road



9/8/2024, 5:20:28 PM

Commissioner Districts	Cobb Roads	Interstates	Local-Private
Cities	Arterials	Major Collectors	Ramps
Powder Springs	Minor Collectors	Local	ORTHOS
Cobb Parcels	Red: Band_1	Green: Band_2	Blue: Band_3
Main rail line			

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 EPA, NPS, US Census Bureau, USDA, USFWS, Cobb

This map is a user generated static output from an internet mapping  
 Cobb County GIS

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 0 0.07 0.15 0.3 km

# 5535 Elliott Road



9/8/2024, 5:17:47 PM

	Commissioner Districts		Cobb Roads		Local-Private
	District Four: (SW Cobb) Monique Sheffield		Interstates		Ramps
	Cities		Arterials		ORTHOS
	Powder Springs		Major Collectors		Red: Band_1
	Cobb Parcels		Minor Collectors		Green: Band_2
	Main rail line		Local		Blue: Band_3

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This map is a user generated static output from an internet mapping  
 Cobb County GIS



Perrie & Cole, LLC  
400 Northridge Road  
Suite 725  
Atlanta, GA 30350  
Post Closing Department

RECORD  
1 SA

Deed Book 13920 Pg 3071  
Filed and Recorded Jan-26-2004 01:43pm  
2004-0015285  
Real Estate Transfer Tax \$0.00

J.C. Stephenson  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

FOR AFF SEE  
DE Book 15545 Page 4924

1200  
Return Recorded Document to:  
PERRIE & COLE, LLC  
5775-D GLENRIDGE DRIVE SUITE 150  
ATLANTA, GEORGIA 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF Fulton

FILE #: 32157M01

THIS INDENTURE, Made the 9th day of January, 2004, between W.S. BLUNSCHI, JR. A/K/A WILLARD S. BLUNSCHI, JR. of the County of, and the State of, as party or parties of the first part, hereinafter called Grantor, and WILLARD S. BLUNSCHI, JR. AND LUCI B. BLUNSCHI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the county of COBB, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

W.S. Blunschi, Jr. (Seal)  
W.S. BLUNSCHI, JR. A/K/A WILLARD S. BLUNSCHI, JR.

Barbara Allred  
(Unofficial witness)

\_\_\_\_\_ (Seal)

Allison E. Horne  
(Notary Public)

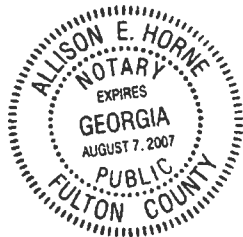


EXHIBIT "A"

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

BEGINNING AT A POINT ON THE LINE COMMON TO LAND LOTS 673 AND 734 OF THE 19<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA, SAID POINT BEING LOCATED NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 211.58 FEET FROM THE CORNER COMMON TO LAND LOTS 673, 674, 733 AND 734, AFORESAID DISTRICT, SECTION AND COUNTY, AS MEASURED ALONG THE LINE COMMON TO LAND LOTS 673 AND 734, AFORESAID; AND RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID LINE COMMON TO LAND LOTS 673 AND 734, A DISTANCE OF 26.26 FEET TO THE POINT OF INTERSECTION OF SAID LAND LOT LINE WITH THE CENTER LINE OF BIG POWDER SPRINGS CREEK; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION, ALONG THE CENTER LINE OF SAID BIG POWDER SPRINGS CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREE 25 MINUTES 00 SECONDS EAST A DISTANCE OF 141.42 FEET TO A POINT; NORTH 06 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 192.01 FEET TO A POINT; NORTH 26 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 150.87 FEET TO A POINT; NORTH 31 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 281.80 FEET TO A POINT; AND NORTH 30 DEGREES 08 MINUTES 00 SECONDS WEST A DISTANCE OF 41.16 FEET TO A POINT; THENCE NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 22.39 FEET, MORE OR LESS, TO AN IRON PIN PLACED; THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 960.30 FEET TO AN IRON PIN FOUND; THENCE NORTH 54 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 802.0 FEET TO A POINT IN THE CENTER LINE OF ELLIOT ROAD (A GRAVEL ROAD HAVING A 40 FOOT RIGHT-OF-WAY); THENCE NORTH 40 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 50.21 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD; THENCE SOUTH 54 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 1199.28 FEET TO AN IRON PIN PLACED; THENCE SOUTH 26 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 1495.95 FEET TO THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLARD S. BLUNSCHI, JR. BY ROBERT G. VANSANT, REGISTERED LAND SURVEYOR, DATED FEBRUARY 7, 1979, AND REVISED FEBRUARY 10, 1984, WHICH SAID PLAT OF SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.





After Recording Return To  
DON F DEFOOR, P C  
3144 GOLF RIDGE BLVD  
Suite 201  
Douglasville, Georgia 30134

*MIL*

Deed Book 15545 Pg 4924  
Filed and Recorded Jun-12-2018 12:02pm  
2018-0075537  
Real Estate Transfer Tax \$0.00  
Georgia Intangible Tax Paid \$0.00

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

5/1  
18/2

**AFFIDAVIT**

In re. Property of W S. BLUNSCHI, JR, A/K/A WILLARD S. BLUNSCHI, JR., and LUCI B BLUNSCHI, Joint Tenants With Right of Survivorship and not as Tenants in Common Cross Reference to: Deed Book 13920, Page 3071, COBB County, Georgia Records. Property being known as 5525 ELLIOTT ROAD, POWDER SPRINGS, GA. 30127 and Tax Parcel No. 19067400030.

STATE OF GEORGIA

COUNTY OF COBB

BEFORE ME THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned deponent, who being duly sworn deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Deponent makes the following statement under oath as being relevant and material to the ownership of said property

On JANUARY 30, 2018, LUCI ANN BLUNSCHI, a/k/a LUCI B BLUNSCHI, departed this life owning that certain tract or parcel of real property more fully shown on the Quit-Claim Deed attached hereto as Exhibit "A" and incorporated herein by reference as Joint Tenants With Right of Survivorship and not as Tenants in Common, recorded in Deed Book 13920, Page 3071, COBB County, Georgia Records.

Attached hereto and incorporated herein by reference thereto as Exhibit "B" is a copy of the Certificate of Death of LUCI ANN BLUNSCHI, deceased, late of COBB County, Georgia.

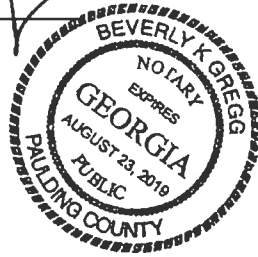
Deponent is aware of the fact that the within affidavit will be relied upon by prospective purchasers or lenders, title insurance companies and others in the future conveyance of said real property.

Further this deponent sayeth not

Sworn to and subscribed before me  
this 9<sup>th</sup> day of April, 2018

*Alan J. De Fure*  
Witness

*Bey K. Greg*  
Notary Public



*W.S. Blunsch, Jr.* (Seal)  
W. S. BLUNSCHI, JR., A/K/A  
WILLARD S. BLUNSCHI, JR.,  
DEPONENT

EXHIBIT "A"

Deed Book 15545 Pg 4926

Perric & Cole, LLC  
400 Northridge Road  
Suite 725  
Atlanta, GA 30350  
Post Closing Department

RECORD  
*1 SA*

Deed Book 13920 Pg 3071  
Filed and Recorded Jan 25 2004 01:43pm  
2004-0015285  
Real Estate Transfer Tax 40.00

*J.C. Stephenson*  
J.C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to  
PERRIC & COLE, LLC  
5775-D GLENBRIDGE DRIVE SUITE 150  
ATLANTA, GEORGIA 30328

*1200*

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF *Fulton*

FILE #. 32157M01

THIS INDENTURE, Made the 9th day of January, 2004, between W S BLUNSCH, JR. A/K/A WILLARD S. BLUNSCH, JR of the County of, and the State of, as party or parties of the first part, hereinafter called Grantor and WILLARD S. BLUNSCH, JR AND LUCI B. BLUNSCH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the county of COBB, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written

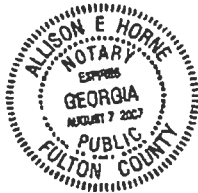
Signed, sealed and delivered in the presence of

*W.S. Blunsch, Jr.* (Seal)  
W.S. BLUNSCH, JR. A/K/A WILLARD S. BLUNSCH, JR.

*Sandra A. Allard*  
(Unofficial witness)

\_\_\_\_\_ (Seal)

*Alison E. Horne*  
(Notary Public)



Deed Book 13920 Pg 3072  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 669, 680, 673 AND 674 OF THE 19<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE LINE COMMON TO LAND LOTS 673 AND 734 OF THE 19<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA, SAID POINT BEING LOCATED NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 211 68 FEET FROM THE CORNER COMMON TO LAND LOTS 673, 674, 733 AND 734, AFORESAID DISTRICT, SECTION AND COUNTY, AS MEASURED ALONG THE LINE COMMON TO LAND LOTS 673 AND 734, AFORESAID, AND RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID LINE COMMON TO LAND LOTS 673 AND 734, A DISTANCE OF 26 26 FEET TO THE POINT OF INTERSECTION OF SAID LAND LOT LINE WITH THE CENTER LINE OF BIG POWDER SPRINGS CREEK, THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION, ALONG THE CENTER LINE OF SAID BIG POWDER SPRINGS CREEK, THE FOLLOWING COURSES AND DISTANCES NORTH 01 DEGREE 26 MINUTES 00 SECONDS EAST A DISTANCE OF 141 42 FEET TO A POINT, NORTH 08 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 182 01 FEET TO A POINT, NORTH 28 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 160 87 FEET TO A POINT, NORTH 31 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 281 80 FEET TO A POINT, AND NORTH 30 DEGREES 08 MINUTES 00 SECONDS WEST A DISTANCE OF 41 18 FEET TO A POINT, THENCE NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 22 39 FEET, MORE OR LESS, TO AN IRON PIN PLACED, THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 980 30 FEET TO AN IRON PIN FOUND, THENCE NORTH 64 DEGREES 67 MINUTES 00 SECONDS WEST A DISTANCE OF 802 0 FEET TO A POINT IN THE CENTER LINE OF ELLIOT ROAD (A GRAVEL ROAD HAVING A 40 FOOT RIGHT-OF-WAY), THENCE NORTH 40 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 60 21 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD, THENCE SOUTH 64 DEGREES 67 MINUTES 00 SECONDS EAST A DISTANCE OF 1188 28 FEET TO AN IRON PIN PLACED, THENCE SOUTH 26 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 1485 95 FEET TO THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLARD B. BLUNDSCHI, JR. BY ROBERT G. VANBANT, REGISTERED LAND SURVEYOR, DATED FEBRUARY 7, 1978, AND REVISED FEBRUARY 10, 1984, WHICH SAID PLAT OF SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION

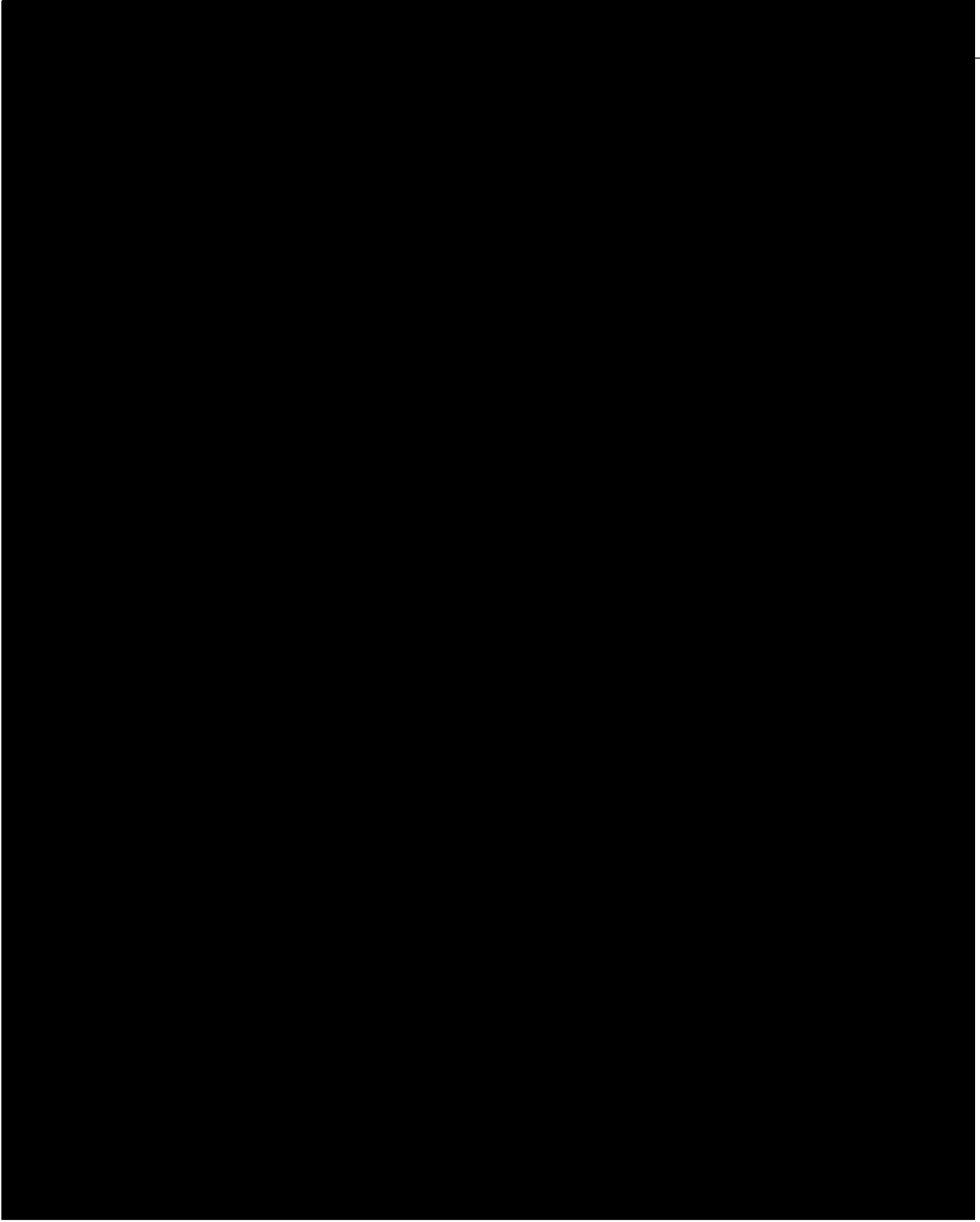
C:\Documents and Settings\jstephenson\My Documents\Public\Closing Files\deeds\13920\13920.dwg

1/1/2000

EXHIBIT "B"

GEORGIA DEATH CERTIFICATE

State File Number 2018GA000005796



3000  
WARRANTY DEED

GEORGIA, Cobb County, Office of Superior Court Clerk  
Filed 2-20-84 10:19 A.M. Rec 224 1984  
Deed Book 196 Page 196  
WILLIAM L. GRAHAM, Clerk  
COBB

STATE OF GEORGIA

THIS INDENTURE, Made the 24th day of FEBRUARY, in the year one thousand nine hundred and ~~eighty~~ EIGHTY-FOUR, between

WILLIAM JOE MOFFETT AND VIRGINIA MOFFETT

of the County of COBB, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD S. BLUNSCHI, JR.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lots 659, 660, 673, and 674, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the line common to Land Lots 673 and 734, 19th District, 2nd Section, Cobb County, Georgia, said point being located north 89 degrees 42 minutes 00 seconds west a distance of 211.58 feet from the corner common to Land Lots 673, 674, 733 and 734, aforesaid District, Section, and County, as measured along the line common to Land Lots 673 and 734, aforesaid; and running thence north 89 degrees 42 minutes 00 seconds west, along said line common to Land Lots 673 and 734, a distance of 26.26 feet to the point of intersection of said land lot line with the center line of Big Powder Springs Creek; thence in a northeasterly and northwesterly direction, along the center line of said Big Powder Springs Creek, the following courses and distances: north 01 degrees 25 minutes 00 seconds east a distance of 141.42 feet to a point; north 06 degrees 16 minutes 00 seconds west a distance of 192.01 feet to a point; north 26 degrees 23 minutes 00 seconds west a distance of 150.97 feet to a point; north 31 degrees 35 minutes 00 seconds west a distance of 281.80 feet to a point; and north 30 degrees 06 minutes 00 seconds west a distance of 41.16 feet to a point; thence north 37 degrees 13 minutes 00 seconds east a distance of 22.39 feet, more or less, to an iron pin placed; thence continuing north 37 degrees 13 minutes 00 seconds east a distance of 960.30 feet to an iron pin found; thence north 54 degrees 57 minutes 00 seconds west a distance of 802.0 feet to a point in the center line of Elliot Road (a gravel road having a 40foot rightofway); thence north 40 degrees 19 minutes 00 seconds east along the center line of said road, a distance of 50.21 feet to a point in the center line of said road; thence south 54 degrees 57 minutes 00 seconds east a distance of 1199.28 feet to an iron pin placed; thence south 26 degrees 44 minutes 17 seconds west a distance of 1495.95 feet to the point of beginning, and being more particularly shown on a plat of survey prepared for Willard S. Blunski Jr. by Robert G. Vansant, Registered Land Surveyor, dated February 7, 1979, and revised February 10, 1984, which said plat of survey is incorporated herein by this reference and made a part of this description.

SUBJECT TO restrictive covenants and easements of record. 82.40

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of

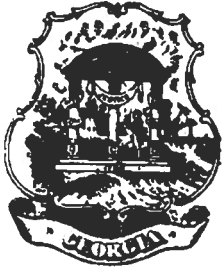
*William Joe Moffett* (Seal)  
WILLIAM JOE MOFFETT  
*Virginia Moffett* (Seal)  
VIRGINIA MOFFETT  
*Jennifer A. Jones* (Seal)  
JENNIFER A. JONES

Notary Public  
Cobb County, Georgia  
My Commission Expires Jan 5, 1988  
196  
Paid \$ 82.40  
WILLIAM L. GRAHAM  
Clerk of Superior Court



7.00

STANDARD WARRANTY DEED



STATE OF GEORGIA,

COBB County.

THIS INDENTURE, made this 25th day of JUNE

in the year of our Lord One Thousand Nine Hundred and NINETY-THREE

between ERNEST NEW, JR. AND ERNEST BALDWIN

of the State of GEORGIA and County of COBB of the first part

and STEPHANIE BETH SIGMAN

of the State of GEORGIA and County of COBB of the second part

WITNESSETH: That the said part IES of the first part, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged he VE granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part, Y of the second part, HER heirs and assigns, all that tract or parcel of land lying and being in

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

95.00

Cobb County, Georgia Real Estate Transfer Tax Paid 95.00 Date 10-29-93 Jay C. Steinhilber, Clerk of Superior Court

FILED AND RECORDED 93 JUN 29 AM 10:56 Jay C. Steinhilber

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 part Y of the second part, HER heirs and assigns forever, IN FEE SIMPLE.

And the said part IES 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 part Y of the second part, HER heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part IES of the first part he VE hereunto set THEIR hand S and affixed THEIR seal S, the day and year above written.

Signed, sealed and delivered in the presence of

WITNESS

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Ernest New, Jr. (Seal) ERNEST NEW, JR. (Seal)

Ernest Baldwin (Seal) ERNEST BALDWIN (Seal)

Notary Public (Seal)

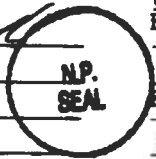


EXHIBIT "A"

TRACT I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 659, 660, 673, 674, 19th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southern right-of-way of Elliot Road with the center line of Powder Springs Creek; thence running along the center line of said creek South 30 degrees 00 minutes 18 seconds East a distance of 14.78 feet to a point and the TRUE POINT OF BEGINNING; thence running North 71 degrees 09 minutes 00 seconds East a distance of 155.43 feet to a point; thence running North 31 degrees 58 minutes 00 seconds East a distance of 94.60 feet to a point; thence running North 42 degrees 00 minutes 39 seconds East a chord distance of 152.15 feet (lineal distance of 152.89 feet) to a point; thence running North 31 degrees 23 minutes 31 seconds East a distance of 111.67 feet to a point; thence running North 36 degrees 42 minutes 57 seconds East a chord distance of 146.22 feet (lineal distance of 146.54 feet) to an iron pin; thence running South 54 degrees 54 minutes 26 seconds East a distance of 786.37 feet to a reinforcing rod and point; thence running South 37 degrees 13 minutes 00 seconds West a distance of 982.69 feet to an open top pipe and point; thence continuing South 37 degrees 13 minutes 00 seconds West a distance of 22.27 feet to a point located at the center line of Powder Springs Creek; thence running along the center line of said creek as follows: North 31 degrees 53 minutes 51 seconds West, 132.59 feet; North 31 degrees 38 minutes 38 seconds West, 99.14 feet; North 33 degrees, 18 minutes 02 seconds West, 119.63 feet; North 33 degrees 27 minutes 27 seconds West, 109.03 feet; North 24 degrees 51 minutes 42 seconds West, 91.40 feet; North 38 degrees 44 minutes 39 seconds West, 154.77 feet; North 31 degrees 45 minutes 51 seconds West, 70.65 feet; North 30 degrees 00 minutes 18 seconds West, 146.62 feet to a point and the TRUE POINT OF BEGINNING.

Being TRACT I containing 14.898 acres as shown on Plat of Survey for Ernest New, Jr. and Blanche New by Carlton Rakestraw, Jr., registered surveyor, dated December 16, 1992.

TRACT II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 660, 19th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southern right-of-way of Elliot Road with the center line of Powder Springs Creek; thence running along the right-of-way of said road North 61 degrees 43 minutes 34 seconds East a distance of 154.83 feet to a point; thence continuing along said right-of-way North 56 degrees 58 minutes 33 seconds East a distance of 81.36 feet to a point; thence running South 31 degrees 58 minutes 00 seconds West a distance of 94.60 feet to a point; thence running South 71 degrees 09 minutes 00 seconds West a distance of 155.43 feet to a point located on the center of Powder Springs Creek; thence running along the center line of said creek North 30 degrees 00 minutes 18 seconds West a distance of 14.78 feet to a point and the POINT OF BEGINNING.

Being TRACT II containing 0.132 acres as shown on Plat of Survey for Ernest New, Jr. and Blanche New by Carlton Rakestraw, Jr., registered surveyor, dated December 16, 1992.

BK7442PG0547



Printed: 8/29/2024

## Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: [REDACTED]  
Fax: [REDACTED]

Payer:  
WELLS FARGO REAL ESTATE TAX SERVICE

**BLUNSCHI WILLIARD S JR & LUCI B**

**Payment Date: 9/30/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	19067400030	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.65	\$0.00	



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



Printed: 9/23/2024

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: [REDACTED]  
Fax: [REDACTED]

Payer:  
William Sigman

**SIGMAN STEPHANIE BETH**

**Payment Date: 9/22/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	19066000050	10/15/2023	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$612.24	\$263.99	\$0.00	\$0.00	\$6,156.10	\$0.00



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

**ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Hearing Dates:** **October 28, 2024**  
**November 4, 2024**

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

**CONSTITUTIONAL CHALLENGE**  
**ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, TRATON, LLC (hereinafter referred to as “Applicant”), and Property Owners, WILLARD S. BLUNSCHI, JR. and STEPHANIE BETH SIGMAN (hereinafter collectively referred to as “Owners” or “Property Owners”), and assert the following:

1.

By Application for Rezoning dated and filed September 24, 2024, 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 Planned Unit Development – Residential (“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 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 Powder Springs (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 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 Powder Springs 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 Unified Development Code 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 24<sup>th</sup> day of September, 2024.

**MOORE INGRAM JOHNSON & STEELE, LLP**

BY:   
\_\_\_\_\_  
J. KEVINMOORE  
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners