

Official Use Only

Planning & Zoning Hearing:

Mayor & Council Hearing:



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

# Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

## Applicant Information

Name: \*David Pearson Communities, Inc.

Address: Suite 400, 2000 First Drive, Marietta, GA 30062

Phone: (770) 321-5032 (Applicant); (770) 429-1499 (Applicant/Owners Representative)

Email: doug@davidpearsoncommunities.com; jkm@mijs.com

Property Owner  Elector  Primary Contact Person

## Property Owner Information Complete if different than applicant.

Name: Assemblies of God Foundation, a Missouri corporation, Trustee of The James R. Storey Charitable Remainder Unitrust (an irrevocable trust)

Address: 3900 S. Overland Avenue, Springfield, MO 65807

Phone: (855) 558-3900; (866) 621-1787

Email:

## Property Information

Address: 5550 Story Road Parcel ID Number: 19088300010 (portion)

Land Lot: 820, 821, 882, 883 District: 19th Number of Acres: 46.023+/-

Current County Zoning: R-30 (Cobb County) If residential, how many residents? 0 Proposed City Zoning: R-15 Conservation

## 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 Springfield (City), MO (State).

[Signature] William A. Hunt, Jr., VP December 10, 2021  
 Signature of Applicant Printed Name Date

Subscribed and sworn before me this 10<sup>th</sup> day of December, 2021.

[Signature] Kristi L. Willoughby 10/18/2022  
 Signature of Notary Public Name of Notary Public My Commission Expires

KRISTI L. WILLOUGHBY  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Greene County  
 My Commission Expires Oct. 18, 2022  
 Commission #14427595

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

Form Version: 07/01/2021

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR ANNEXATION**

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

**Applicant:** David Pearson Communities, Inc.  
**Titleholder:** Assemblies of God Foundation,  
a Missouri corporation, Trustee of  
The James R. Storey Charitable Remainder  
Unitrust (an irrevocable trust)

**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](mailto:jkm@mijs.com)

**LEGAL DESCRIPTION**  
**(NORTHERN ANNEXATION TRACT)**

*All that tract or parcel of land lying and being in Land Lots 820, 821, 882 and 883 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:*

*To find the **TRUE POINT OF BEGINNING** commence at an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of Story Road (50' right-of-way) said iron pin being located 375.79 feet from the intersection of the said northwesterly right-of-way of Story Road and the northeasterly right-of-way of Hiram Lithia Springs Road (50' right-of-way) as measured in a northeasterly direction along the said northwesterly right-of-way of Story Road; thence leaving said right-of-way and running N00°04'49"E for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); running thence N00°02'19"W for a distance of 76.52 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running N00°02'19"W for a distance of 206.48 feet to an iron pin set (#4 rebar); thence running N00°14'42"E for a distance of 186.55 feet to an iron pin found (3/4" crimped-top-pipe); thence running N00°47'38"W for a distance of 232.73 feet to an iron pin found (1/2" open-top-pipe) located on the common line between Land Lot 883 and 820 of the said 19th District; thence leaving said Land Lot Line and running N00°56'49"W for a distance 208.27 feet to an iron pin found (#4 rebar); thence running N00°49'40"W for a distance of 34.61 feet to an iron pin found (#4 rebar); thence running N00°54'28"W for a distance of 134.42 feet to an iron pin found (#4 rebar disturbed); thence running N00°56'47"W for a distance of 139.74 feet to an iron pin found (1/2" open-top-pipe); thence running N86°08'37"W for a distance of 97.61 feet to an iron pin found (#4 rebar); thence running N01°22'21"E for a distance of 139.94 feet to an iron pin found (1/2"*

open-top-pipe); thence running  $N00^{\circ}24'42''E$  for a distance of 38.82 feet to an iron pin found (#4 rebar); thence running  $S85^{\circ}25'25''E$  for a distance of 741.51 feet to an iron pin set (#4 rebar); thence running  $S88^{\circ}38'59''E$  for a distance of 680.39 feet to an iron pin found (#4 rebar); thence running  $S00^{\circ}23'53''W$  for a distance of 819.02 feet to an iron pin set located on the northwesterly right-of-way of said Story Road; thence running in a generally southwesterly direction along and following the northwesterly right-of-way of said Story Road for the following courses and distances: running thence  $S58^{\circ}49'02''W$  for a distance of 225.83 feet to a point; thence running in a southwesterly direction along a curve to the left for an arc length of 307.99 feet (said arc being subtended by a chord of  $S58^{\circ}15'23''W - 307.99$  feet and having a radius of 18,878.22 feet) to a point; thence running  $S56^{\circ}40'03''W$  for a distance of 171.30 feet to an iron pin set (#4 rebar w/cap) thence leaving said right-of-way and running  $S89^{\circ}57'41''W$  for a distance of 477.67 feet to an iron pin set (#4 rebar w/cap); thence running  $S23^{\circ}25'45''W$  for a distance of 93.35 feet to an iron pin set (#4 rebar w/cap); thence running  $S89^{\circ}57'41''W$  for a distance of 234.56 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said tract contains  $\pm 34.593$  acres ( $\pm 1,506,872$  sq. ft.).

**LEGAL DESCRIPTION**  
**(SOUTHERN ANNEXATION TRACT)**

*All that tract or parcel of land lying and being in Land Lots 821 and 882 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:*

*To find the **TRUE POINT OF BEGINNING** commence at a point located at the intersection of the southeasterly right-of-way of Story Road (50' right-of-way) and the easterly right-of-way of Riding Woods Drive (50' right-of-way) and running thence in a northeasterly direction along the southeasterly right-of-way of Story Road and following the curvature thereof along a curve to the left for an arc length of 59.85 feet (said arc being subtended by a chord of N56°15'24"E – 59.84 feet and having a radius of 946.02 feet) to a point; running thence N56°40'03"E along the southeasterly right-of-way of Story Road for a distance of 169.83 feet to a point; running thence in a northeasterly direction along the southeasterly right-of-way of Story Road and following the curvature thereof along a curve to the right for an arc length of 77.35 feet (said arc being subtended by a chord of N57°54'29"E – 77.35 feet and having a radius of 18828.22 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running in a generally northeasterly direction along the southeasterly right-of-way of Story Road for the following courses and distances; running thence along a curve to the right for an arc length of 229.34 feet (said arc being subtended by a chord of N58°22'29"E – 229.34 feet and having a radius of 18,828.22 feet) to a point; thence running N58°49'02"E for a distance of 368.51 feet to a point; thence running in a northeasterly direction along a curve to the left for an arc length of 165.52 feet (said arc being subtended by a chord of N54°35'06"E – 165.35 feet and having a radius of 1035.60 feet) to a point; thence running N48°23'48"E for a distance of 111.58 feet to an iron pin set (#4 rebar w/cap); thence leaving said right-of-way and*

running  $S00^{\circ}31'40''W$  for a distance of 157.03 feet to an iron pin set (#4 rebar); thence running  $S89^{\circ}44'01''E$  for a distance of 300.00 feet to an iron pin found (#4 rebar) located on the common line between Land Lot 882 and 881, said iron pin being located  $S00^{\circ}33'37''W$  a distance of 96.01 feet from an iron pin found (1" open-top-pipe) which is the common corner of Land Lots 821, 822, 881 and 882 of the said 19th District; thence running  $S01^{\circ}07'02''W$  along the common line between Land Lots 881 and 882 for a distance of 362.69 feet to an iron pin found (#4 rebar); thence continuing along said Land Lot Line  $S01^{\circ}00'55''W$  for a distance of 219.59 feet to an iron pin found (#5 rebar); thence leaving said Land Lot Line and running  $N88^{\circ}44'16''W$  for a distance of 886.49 feet to an iron pin set (#4 rebar w/cap); thence running  $N28^{\circ}26'34''W$  for a distance of 273.07 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said tract contains  $\pm 11.43$  acres ( $\pm 497,875$  sq. ft.).





# 5550 Story Road



1,504.7

752.33

1,504.7 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Cobb County Georgia

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:9,028



Map Notes:





**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
- Parcels
- Roads**

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

Parcel ID 19088300010  
 Class Code V5 - Conservation - large tract  
 Taxing District (9) UNINCORPORATED  
 Acres 48.18

Physical Address 5550 STORY RD  
 Owner STOREY JAMES ROY  
 5550 STORY 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: 12/8/2021  
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