



P.O. Box 46  
4488 Pineview Drive  
Powder Springs, GA 30127  
Phone: 770-943-1666  
Fax: 770-222-6935

May 8, 2018

Pamela L. Mabry  
County Clerk  
100 Cherokee Street, Ste 355  
Marietta, GA 30090

Dear Ms. Mabry:

Please be advised that the City of Powder Springs, Georgia, has received an application for annexation submitted by Mission Outreach Ministries, Inc. located at 5461 Powder Springs Dallas Road. This letter has been sent to you certified mail, return receipt requested, requesting consideration and action by you on the proposed annexation.

As noted, the property is located at 5461 Powder Springs Dallas Road and is identified in the tax records as Parcel Identification Number 19074700030, deed for said property found at Deed Book 15504, Page 1048. The property is zoned R30 and is currently vacant, undeveloped land. The applicant has applied to have a R-30 zoning in the City.

Should you have any questions, please contact me at 770-943-1666.

Sincerely,

A handwritten signature in cursive script that reads 'Tina Garver'.

Tina Garver  
Community Development Director

C: Jay Northrup, Intergovernmental Coordinator

Powder Springs Application Form

REZONING

Applicant: MISSION Outreach Ministries, Inc. Telephone No.: 404-219-3751

Applicant's Address: 54 P.O. Box 711 30127

Property Location: 5401 Powder Springs Dallas Rd. Land Lot No.: 747

Applicant is: [ ] Property Owner [ ] Other: [ ] Attorney for Property Owner (Attach Owner's Authorization) [ ] Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: R30-county

Type of Application: [X] Rezoning to: R30-city

[ ] Change in Stipulations of Approval

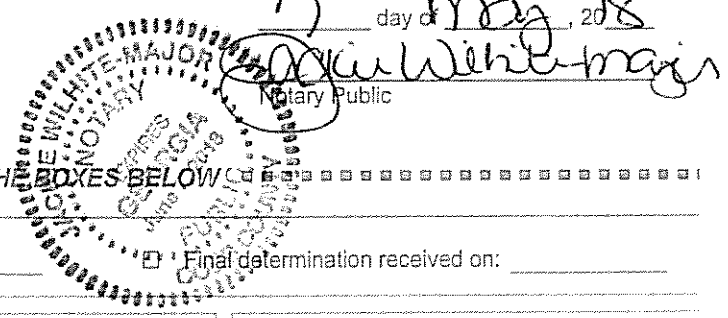
Attachments

- [X] Application Fee [ ] Review Checklist
[ ] Boundary Description [ ] Other:
[ ] Sketch Plan [ ] (Not Required)
[ ] Impact Studies [ ] (Not Required)
[ ] Campaign Contribution Form

I attest that this Application and its attachments are accurate to the best of my knowledge.

Signature of Applicant (to be notarized) [Handwritten Signature]

Sworn to and subscribed before me this 2 day of May, 2018



DO NOT WRITE IN THE BOXES BELOW

[ ] DRI [ ] Forms filed with ARC/DCA/GRTA on: [ ] Final determination received on:

Application Received Date: \_\_\_\_\_

Scheduled for Public Hearing on:

Planning Commission Date: \_\_\_\_\_

Mayor & City Council Date: \_\_\_\_\_

[ ] Signs Provided Date: \_\_\_\_\_

[ ] Newspaper Ad Date: \_\_\_\_\_

[ ] Affidavit Received Date: \_\_\_\_\_

Notes: \_\_\_\_\_

Planning Commission

Public Hearing: Date: \_\_\_\_\_

Tabled Until: Date: \_\_\_\_\_

Recommendation

[ ] Approval

[ ] Approval with Stipulations

[ ] Denial

[ ] No Recommendation

Mayor & Council

Public Hearing: Date: \_\_\_\_\_

Tabled Until: Date: \_\_\_\_\_

Returned to P.C. Date: \_\_\_\_\_

Final Action

[ ] Approved

[ ] Approved with Stipulations

[ ] Denied

[ ] Stipulations Attached



Application Withdrawn

[ ] By Planning Director

[ ] By P.C. or Mayor & Council

Date: \_\_\_\_\_

[ ] Without time restriction

[ ] Restriction: Cannot be refiled for \_\_\_\_\_ months

Applicant: \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Property Location: \_\_\_\_\_ Land Lot No. \_\_\_\_\_

**Standards for rezoning consideration**

The Planning Commission and the Mayor and City Council shall consider the following standards in considering any rezoning proposal, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

Standard	YES	NO	Comments
a. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	<input type="checkbox"/>	<input type="checkbox"/>	
d. Will the existing use or usability of adjacent or nearby property not be adversely affected by the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	
e. Are there substantial reasons why the property cannot or should not be used as currently zoned?	<input type="checkbox"/>	<input type="checkbox"/>	
f. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	
g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	<input type="checkbox"/>	<input type="checkbox"/>	
h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	<input type="checkbox"/>	<input type="checkbox"/>	

Prepared ...Date: \_\_\_\_\_, 20\_\_\_\_ for \_\_\_\_\_ Applicant

Date: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Powder Springs Staff

Date: \_\_\_\_\_, 20\_\_\_\_ by Other: \_\_\_\_\_

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 named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

( Check each that applies and  cross out each that does not apply)

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

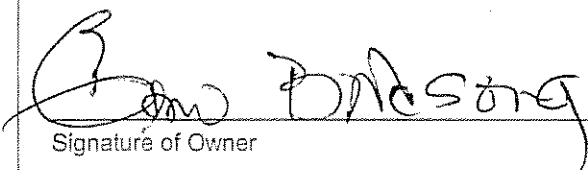
Applicant:

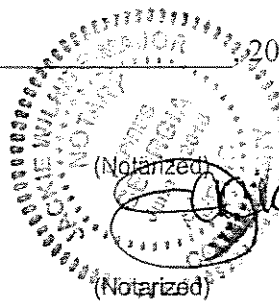
\_\_\_\_\_

Applicant's Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date this Authorization becomes null and void: \_\_\_\_\_, 20\_\_\_\_. ( Not applicable)

  
Signature of Owner





\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization

Applicant:

Applicant's Address:

Applicant's Attorney:


Attorney's Address:

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 venturers party to ownership of the property that is the subject of the attached application are listed below:

**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

**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



# APPLICATION FOR ANNEXATION

(Applicant or Agent Must be Present at all Public Hearings)

<i>For office use only:</i>	
Planning & Zoning Hearing:	Mayor & Council Hearing:

This application is a request that the City of Powder Springs annex out of the city the property described below:

Property Owner's Name (please print): Mission Outreach Ministries, Inc

Address of property to be annexed: 5461 Powder Springs Dallas Road

Landowner:  Yes  No Elector:  Yes  No

Land Lot: 747 District: 19 Parcel: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

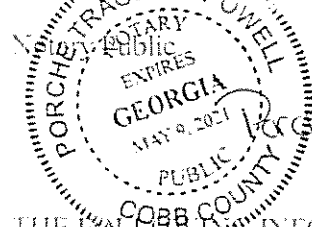
Current Zoning of property: \_\_\_\_\_ Current Land Use of property: vacant

If current Land Use of property is residential, how many people are living on the property: NA

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:

[Signature] 404 219 3956 3-27-18  
 Property owner's signature (to be notarized) Telephone Number Date

Sworn to and subscribed before me this 27 day of March 20 18.



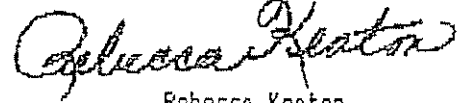
Porche Tracette Powell 3-27-18  
Commission Expires May 9 2021

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER:

1. Legal Description
2. 3 copies each of survey and tax plat (8 1/2 inches by 14 inches or less) prepared by a surveyor particularly delineating the aforesaid land and area and showing on same the legal owner(s) of all the property so included and also the existing corporate limits of the City at the place(s) where same adjoins or is contiguous to said property
3. Copy of the Certificate of Occupancy (CO) from City of Powder Springs Community Development Department or Cobb County Building Inspections (as applicable). If property is vacant no CO is necessary.

404 219 3956 - Fran Birdson

Deed Book 15504 Pg 1048  
Filed and Recorded Dec-28-2017 04:06pm  
2017-0144665  
Real Estate Transfer Tax \$25.00  
0332017031342



Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
6676 Broad Street  
Douglasville, GA 30134  
File No.: GA-DG-17-0523-CAS

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this 27th day of December, 2017, between

WILLIAM F HARRELSON

as party or parties of the first part, hereinafter called Grantor, and

MISSION OUTREACH MINISTRIES, INC.

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 AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

SEE ATTACHED EXHIBIT A

Subject to all easements and restrictions of record.

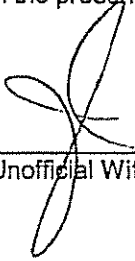
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

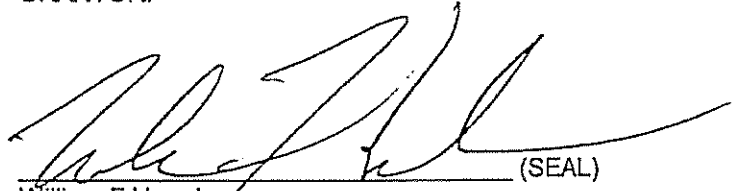
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

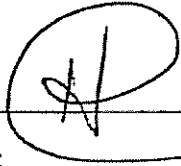
  
\_\_\_\_\_

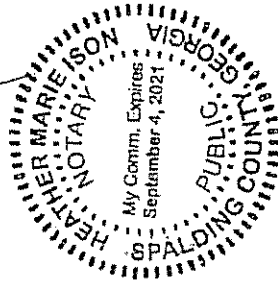
Unofficial Witness

  
\_\_\_\_\_ (SEAL)

William F Harrelson

Notary Public  
My Commission Expires: \_\_\_\_\_  
[Notary Seal]







LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 747 OF THE 19<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND AT THE INTERSECTION OF THE WEST LAND LOT LINE OF LAND LOT 747 AND THE NORTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF THE SOUTHERN RAILROAD SYSTEM (HAVING A RIGHT-OF-WAY OF 50 FEET AS MEASURED FROM THE CENTERLINE THEREOF); GO THENCE EASTERLY ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF THE SOUTHERN RAILROAD SYSTEM AN ARC DISTANCE OF 700.00 FEET TO AN IRON PIN FOUND; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82 DEGREES 51 MINUTES 09 SECONDS EAST WITH A CHORD DISTANCE OF 696.42 FEET, USING A RADIUS DISTANCE OF 1995.46 FEET; GO THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE COMMON PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599 PAGE 428 AND THE MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814 FOR A DISTANCE OF 125.00 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; GO THENCE NORTH 04 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE COMMON PROPERTY LINE OF H.P. ADAIR AS PER DEED BOOK 1599 PAGE 428 AND WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 A DISTANCE OF 259.60 FEET TO AN IRON PIN SET; SAID POINT BEING LOCATED ON THE SOUTHWESTERN MARGIN OF POWDER SPRINGS DALLAS ROAD (HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET); GO THENCE SOUTH 37 DEGREES 09 MINUTES 54 SECONDS EAST ALONG THE SOUTHWESTERN MARGIN OF POWDER SPRINGS DALLAS ROAD A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; SAID PIN BEING THE COMMON LOT CORNER OF THE PROPERTY FOR WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 AND THE MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814; GO THENCE SOUTH 55 DEGREES 02 MINUTES 24 SECONDS WEST ALONG THE COMMON PROPERTY LINE OF WILLIAM HARRELSON AS PER DEED BOOK 11803 PAGE 506 AND MISSION OUTREACH MINISTRIES, INC. AS PER DEED BOOK 13292 PAGE 2814 A DISTANCE OF 173.38 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.3977 ACRES (17,325.08 SQUARE FEET) AS SHOWN ON AN AS-BUILT RETRACEMENT SURVEY FOR WILLIAM F. HARRELSON PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC., DATED 12/18/17 AND SEALED BY REGISTERED PROFESSIONAL LAND SURVEYOR MARK G. LEE, #2522.

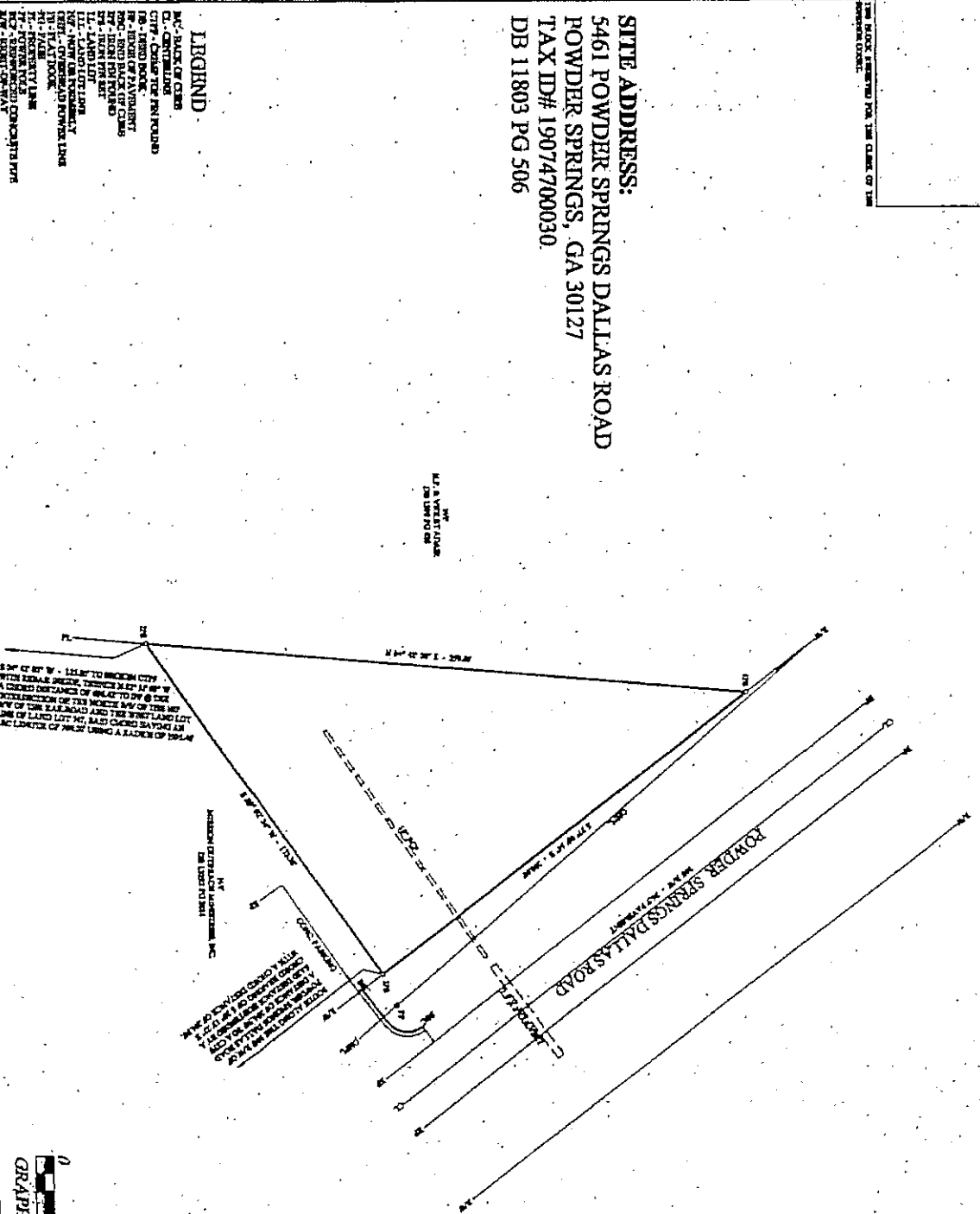
TRACT AREA = 0.3977 ACRES (17,325.08 S.F.)

THE BOOK REFERRED TO IN THE CASE OF THE  
PROPERTY OWNERS

**SITE ADDRESS:**  
5461 POWDER SPRINGS DALLAS ROAD  
POWDER SPRINGS, GA 30127  
TAX ID# 19074700030  
DB 11803 PG 506

Deed Book 15504 Pg 1051  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty, Ga.

NOTATED TO MATCH DEED  
REARMENT FOR WEST LINE



The plan is prepared by or under the supervision of a registered professional engineer or professional land surveyor. The engineer or land surveyor has examined the original and copies of all documents, records, and other data which he or she deems necessary to prepare this plan and has satisfied himself that the same are true and correct. He or she certifies that he or she is a duly licensed and registered professional engineer or land surveyor in the State of Georgia, and that he or she is not a party to any litigation in which the validity of this plan is in question. He or she further certifies that he or she has not been convicted of a crime involving moral turpitude within ten years of the date of this plan. He or she also certifies that he or she is not a party to any litigation in which the validity of this plan is in question. He or she further certifies that he or she has not been convicted of a crime involving moral turpitude within ten years of the date of this plan.

0 30 60 90  
GRAPHIC SCALE IN FEET

**WILLIAM F. HARRISON**

AS-BUILT RETAINMENT SURVEY FOR

LOCATED BY	NO.	DATE	REVISION	BY
LAND SURVEY				
REVISION AND				
DATE				
BY				

**PAULLEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
PLANNING - ENGINEERING - LAND SURVEYING  
5899 AUSTRIEL-POWDER SPRINGS ROAD, POWDER SPRINGS, GA 30127  
PH: (770) 459-4979  
EMAIL: paullee@paullee.com