

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: James Roy Storey (a/k/a James R. Storey)

Address: 5550 Story Road, Powder Springs, GA 30127

Phone: (770) 403-5429

Email: None

Property Information

Address: 5550 Story Road (portion); 5556 Story Road Parcel ID Number: 19088300010 (portion); 19088300150

Land Lot: 882, 883 District: 19th Number of Acres: 3.75+/-

Current County Zoning: R-30 (Cobb County) If residential, how many residents? 2 Proposed City Zoning: R-15 Conservation

Notary Attestation

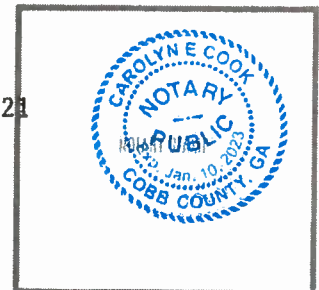
I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in Powder Springs (City), GA (State).

James Roy Storey James Roy Storey December 14th, 2021
 Signature of Applicant Printed Name Date

Subscribed and sworn before me this 14th day of December, 2021

Carolyn E. Cook Carolyn E. Cook January 10, 2023
 Signature of Notary Public Name of Notary Public My Commission Expires



*See Exhibit "A" 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: **David Pearson Communities, Inc.**
Titleholder: **James Roy Storey (a/k/a James R. Storey)**

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

LEGAL DESCRIPTION – NORTHERN TRACT
(2.50 ACRE CUT-OUT)

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

BEGINNING 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; having thus established the **TRUE POINT OF BEGINNING** leaving said point and right-of-way and running $N00^{\circ}04'49''E$ for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); thence running $N00^{\circ}02'19''W$ for a distance of 76.52 feet to an iron pin set (#4 rebar w/cap); thence running $N89^{\circ}57'41''E$ for a distance of 234.56 feet to an iron pin set (#4 rebar w/cap); thence running $N23^{\circ}25'45''E$ for a distance of 93.35 feet to an iron pin set (#4 rebar w/cap); thence running $N89^{\circ}57'41''E$ for a distance of 477.67 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 $S56^{\circ}40'03''W$ for a distance of 46.24 feet to a point; thence running in a southwesterly direction along a curve to the right for an arc length of 237.07 feet (said arc being subtended by a chord of $S61^{\circ}57'46''W$ – 236.38 feet to a point and having a radius of 896.02 feet) to a point; thence running $S70^{\circ}26'51''W$ for a distance of 98.34 feet to a point; thence running in a southwesterly direction along a curve to the left for an arc length of 322.52 feet (said arc being subtended by a chord of $S71^{\circ}03'25''W$ – 322.50 feet and having a radius of 7,348.08 feet) to a point; thence running $S69^{\circ}28'26''W$ for a distance of 111.62 feet to an iron pin set (#4 rebar) which is the **TRUE POINT OF BEGINNING**. Said tract contains ± 2.50 acres ($\pm 108,858$ sq. ft.)

LEGAL DESCRIPTION – SOUTHERN TRACT
(1.25 ACRE CUT-OUT)

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

BEGINNING 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); having thus established the **TRUE POINT OF BEGINNING** leaving said point and running in a generally northeasterly direction along and following the southeasterly right-of-way of said Story Road for the following courses and distances: thence running in a northeasterly direction 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; thence running N56°40'03"E for a distance of 169.83 feet to a point; thence running in a northeasterly direction 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 18,828.22 feet) to an iron pin set (#4 rebar w/cap) thence leaving said right-of-way and running S28°26'34"E for a distance of 273.07 feet to an iron pin set (#4 rebar w/cap); thence running N88°44'16"W for a distance of 163.03 feet to an iron pin found (#3 rebar); thence running N88°46'37"W for a distance of 225.64 feet to an iron pin found (#4 rebar) located on the east right-of-way of Riding Woods Drive; thence running N01°11'45"E along the east right-of-way of Riding Woods Drive for a distance of 64.06 feet to a point which is the **TRUE POINT OF BEGINNING**. Said tract contains ±1.25 acres (±54,442 sq. ft.).



5550 Story Road



1,504.7

752.33

1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Cobb County Georgia

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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
 Last Data Uploaded: 12/8/2021 5:17:05 PM



Overview



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- 📖 Libraries
- 👮 Police Stations
- 🚒 Fire Stations
- County Parks
- Federal Parks
- # House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19088300150
 Class Code R3 - Residential Lots
 Taxing District (9) UNINCORPORATED
 Acres 0.6887

Physical Address 5556 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

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