



Community Development Dept.
4181 Atlanta Street
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: *Traton, LLC

Address: 720 Kennesaw Avenue, Marietta, GA 30060

Phone: [REDACTED] (Applicant/Owner's Representative)

Email: [REDACTED]

Property Owner ☒

Elector ☐

Primary Contact Person ☒

Property Owner Information

Complete if different than applicant.

Name: Stephanie Beth Sigman

Address: Post Office Box 1150, Jacksonville, AL 36265

Phone:

Email: [REDACTED]

Property Information

Address: 5535 Elliott Road

Parcel ID Number: 19066000050

Land Lot: 659, 660, 673, 674

District: 19

Number of Acres: 14.92719±

Current County Zoning: R-20 (Cobb County)

If residential, how many residents? 0

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

(City),

(State).

Stephanie Beth Sigman
Signature of Applicant

Stephanie Beth
Sigman
Printed Name

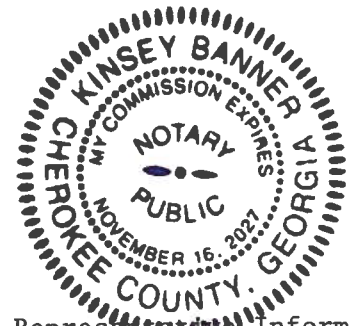
September 18, 2024
Date

Subscribed and sworn before me this 18 day of September 2024.

Kinsey Banner
Signature of Notary Public

Kinsey Banner
Name of Notary Public

11/16/27
My Commission Expires



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

EXHIBIT “A” – ATTACHMENT TO ANNEXATION APPLICATION REQUEST

Application No.: _____
Planning Commission Hearing: October 28, 2024
City Council Hearing: November 4, 2024

Applicant: Traton, LLC
Titleholder: Stephanie Beth Sigman

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

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

**Applicant's and
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
[REDACTED] (Office)
E-mail: [REDACTED]

**LEGAL DESCRIPTION
(TRACT 1)**

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);

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 784.80 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 40°11'55" WEST FOR A DISTANCE OF 980.88 FEET TO A POINT AT THE AFORESAID CENTERLINE OF POWDER SPRINGS CREEK; THENCE FOLLOWING THE MEANDERINGS OF POWDER SPRINGS CREEK THE FOLLOWING COURSES AND DISTANCES:

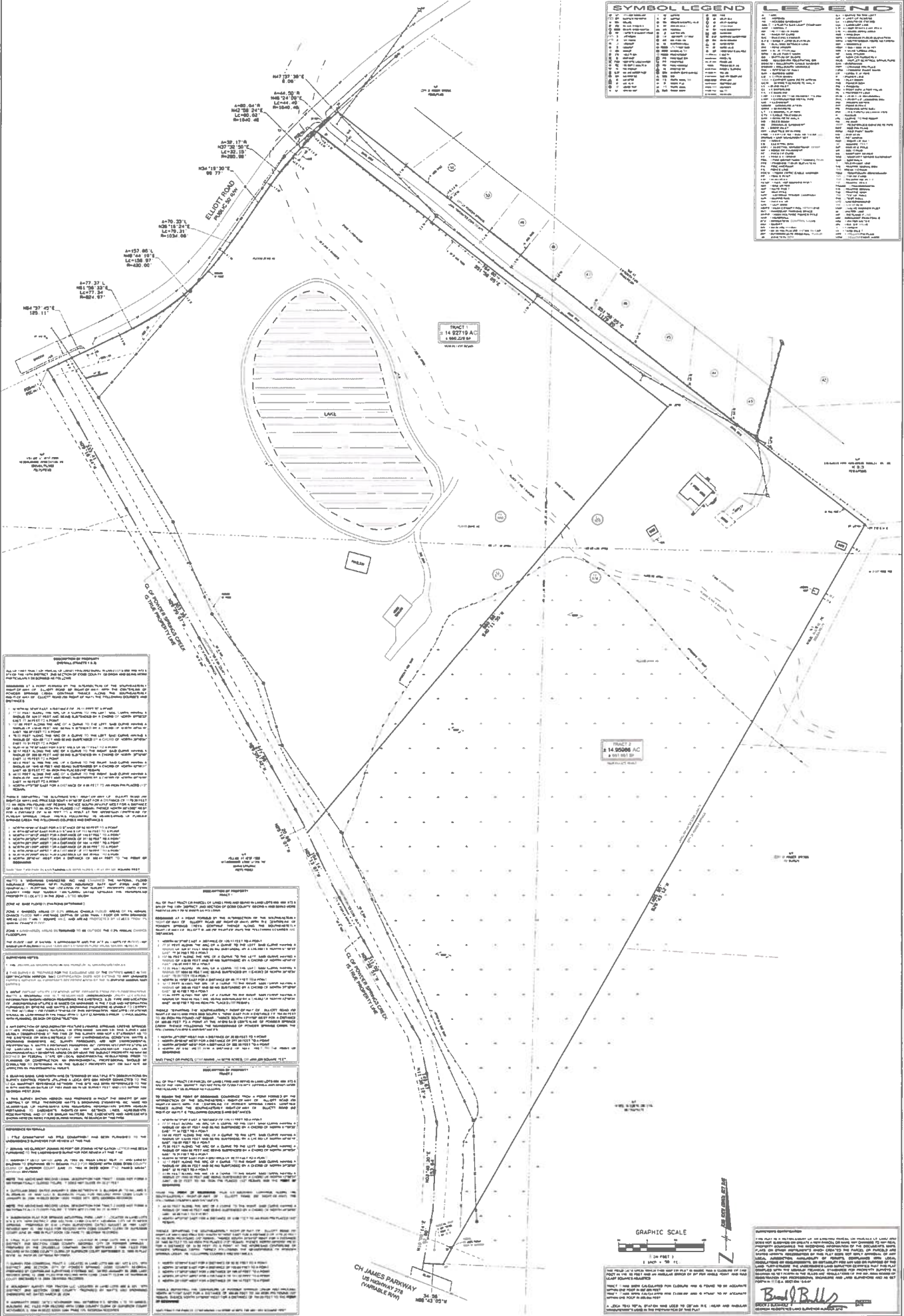
1. NORTH 25°13'07" WEST FOR A DISTANCE OF 20.69 FEET TO A POINT;
1. NORTH 29°05'42" WEST FOR A DISTANCE OF 277.59 FEET TO A POINT;
2. NORTH 29°29'07" WEST FOR A DISTANCE OF 303.39 FEET TO A POINT;
3. NORTH 29°18'44" WEST FOR A DISTANCE OF 333.41 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING ± 14.92719 ACRES, OR $\pm 650,228$ SQUARE FEET.

BOUNDARY SURVEY FOR
TRATON, LLC
LOCATED IN
LAND LOTS 659, 660, 673 & 674
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SYMBOL LEGEND	
1. Surveyed boundary line	2. Unsurveyed boundary line
3. Easement boundary line	4. Right-of-way boundary line
5. Property line	6. Corner monument
7. Iron pipe	8. Iron nail
9. Iron rod	10. Iron spike
11. Iron pin	12. Iron bolt
13. Iron screw	14. Iron washer
15. Iron nut	16. Iron plate
17. Iron band	18. Iron chain
19. Iron wire	20. Iron rope
21. Iron cable	22. Iron pipe
23. Iron nail	24. Iron rod
25. Iron pin	26. Iron bolt
27. Iron screw	28. Iron washer
29. Iron nut	30. Iron plate
31. Iron band	32. Iron chain
33. Iron wire	34. Iron rope
35. Iron cable	36. Iron pipe
37. Iron nail	38. Iron rod
39. Iron pin	40. Iron bolt
41. Iron screw	42. Iron washer
43. Iron nut	44. Iron plate
45. Iron band	46. Iron chain
47. Iron wire	48. Iron rope
49. Iron cable	50. Iron pipe

LEGEND	
1. Surveyed boundary line	2. Unsurveyed boundary line
3. Easement boundary line	4. Right-of-way boundary line
5. Property line	6. Corner monument
7. Iron pipe	8. Iron nail
9. Iron rod	10. Iron spike
11. Iron pin	12. Iron bolt
13. Iron screw	14. Iron washer
15. Iron nut	16. Iron plate
17. Iron band	18. Iron chain
19. Iron wire	20. Iron rope
21. Iron cable	22. Iron pipe
23. Iron nail	24. Iron rod
25. Iron pin	26. Iron bolt
27. Iron screw	28. Iron washer
29. Iron nut	30. Iron plate
31. Iron band	32. Iron chain
33. Iron wire	34. Iron rope
35. Iron cable	36. Iron pipe
37. Iron nail	38. Iron rod
39. Iron pin	40. Iron bolt
41. Iron screw	42. Iron washer
43. Iron nut	44. Iron plate
45. Iron band	46. Iron chain
47. Iron wire	48. Iron rope
49. Iron cable	50. Iron pipe



1. The survey was made by the undersigned, a duly qualified and licensed Surveyor of the State of Georgia, and the same was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

2. The survey was made for the purpose of determining the boundaries of the land of Traton, LLC, and the same was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

3. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

4. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

5. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

6. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

7. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

8. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

9. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

10. The survey was made in accordance with the provisions of the Georgia Surveying and Mapping Act of 1909, as amended, and the rules and regulations of the Georgia Board of Surveying and Mapping.

W&B
WILLIAMS & BULL
SURVEYING & MAPPING
1145 N. 11TH ST. SUITE 200
MARIETTA, GEORGIA 30067
770.426.1111
www.williamsandbull.com



Overview



Legend

- Cities**
 - Acworth
 - Austell
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
 - Unincorporated
 - Mableton
- Administrative Facilities**
 - Libraries
 - Police Stations
 - Fire Stations
- Parks**
 - County Parks
 - Federal Parks
- Parcels**
- Roads**
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

Parcel ID 19066000050
 Class Code R5 - Residential Large Tracts
 Taxing District (9) UNINCORPORATED
 Acres 15.0

Physical Address 5535 ELLIOTT RD
 Owner SIGMAN STEPHANIE BETH
 PO BOX 1150
 JACKSONVILLE AL 36265

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 9/23/2024
 Last Data Uploaded: 9/22/2024 7:54:24 AM

Developed by **Schneider**
 GEOSPATIAL