



Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

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

Zoning Administrator
Shauna Wilson-Edwards
Special Projects Coordinator for Zoning
sedwards@cityofpowdersprings.org
770-943-1666



Rezoning Request Application Checklist

Applicant Information

Name	Robert Taylor	Phone	404-934-2380	
Mailing Address	4420 Macedonia Rd, Powder Springs, GA 30127		Email	Robert@TheWindscreenFactory.com

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. 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.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

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.



Rezoning Request Application Form

Applicant Information

Name Robert Taylor	Phone 404-934-2380
Mailing Address 4420 Macedonia Rd, Powder Springs, GA 30127	Email Robert@TheWindscreenFactory.com

Rezoning Request Property Information

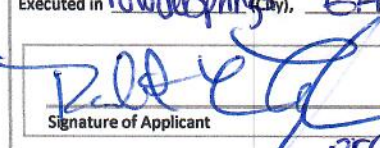
Address 4420 Macedonia Rd, Powder Springs, GA 30127	Parcel ID / Lot# 19072700200 / 726 & 7 Acreage 1.57
Present Zoning R-20 (with I-4 Tax Classification)	Proposed Zoning OI (Office/Light Ind)
Source of Water Supply Cobb County Water	Source of Sewage Disposal
Proposed Use Peak Hour Trips Generated	Source

Additional Information, If Applicable

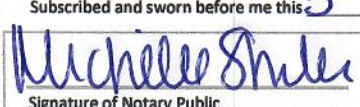
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	

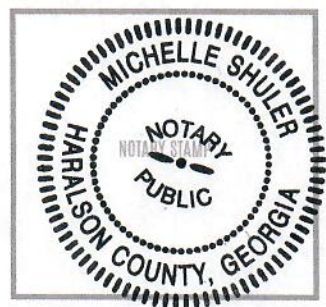
Notary Attestation

Executed in Powder Springs, GA (State).

	Robert L. Taylor	FEB 3RD, 2021
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 3rd day of Feb, 2021

	Michelle Shuler	April 21, 2023
Signature of Notary Public	Name of Notary Public	My Commission Expires



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 Robert Taylor	Phone 404-934-2380
Mailing Address 4420 Macedonia Rd, Powder Springs, GA 30127	Email Robert@TheWindscreenFactory.com

Notice of Intent

PART I. Please indicate the purpose of this application :

Request for Annexation into the City of Powder Springs

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Operation of business - Awning and Shade Fabrication

Office duties associated with same

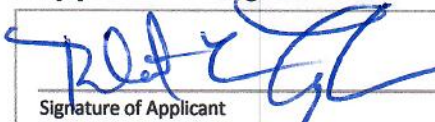
meeting point for installers to gather tools and head out to various jobsites

Part IV. Proposed use of subject property:

Same as above - No Change

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

Applicant Signature

	Robert Taylor	Feb 3 rd , 2021
Signature of Applicant	Printed Name	Date



city of powder springs

Rezoning Request

Applicant's Written Analysis

Applicant Information

Name **Robert Taylor**

Phone **404-934-2380**


Mailing Address **4420 Macedonia Rd, Powder Springs, GA 30127**

Email **Robert@TheWindscreenFactory.com**

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.
- 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.
- 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.
- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
- 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.
- 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.
- 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.

Applicant Signature


Robert Taylor
FEB 3RD, 2021

Signature of Applicant
Printed Name
Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name Robert Taylor	Applicant's Address 120 Spring Ridge Dr, Dallas, GA 30127
Applicant's Attorney	Attorney's Address

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:

Robert L Taylor	_____
Nina G Taylor	_____
_____	_____
_____	_____

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:

No

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:

No

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
_____	_____	_____



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name Robert Taylor	Applicant's Address 120 Spring Ridge Dr, Dallas, GA 30157
Property Address 4420 Macedonia Rd, Powder Springs, GA 30127	Property PIN

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is 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 <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

	Robert L. Taylor	Feb 3 rd , 2021
Signature of Owner	Printed Name	Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 3rd day of February, 2021, by Robert L. Taylor. Identification Presented: personally known

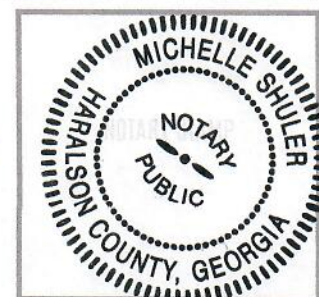


	Michelle Shuler	April 21, 2023
Signature of Notary Public	Name of Notary Public	My Commission Expires

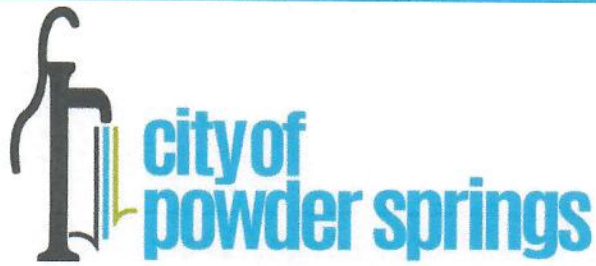
	Nina Golden Taylor	Feb 5 th , 2021
Signature of Owner	Printed Name	Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 3rd day of February, 2021, by Nina Golden Taylor. Identification Presented: personally known



	Michelle Shuler	April 21, 2023
Signature of Notary Public	Name of Notary Public	My Commission Expires



Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 4420 Macedonia Rd, Powder Springs, GA 30127

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on _____. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on _____. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Notary Attestation

Executed in _____ (City), _____ (State).

Signature of Applicant

Printed Name

Date

Subscribed and sworn before me this _____ day of _____ month, 20____.

Signature of Notary Public

Name of Notary Public

My Commission Expires

NOTARY STAMP



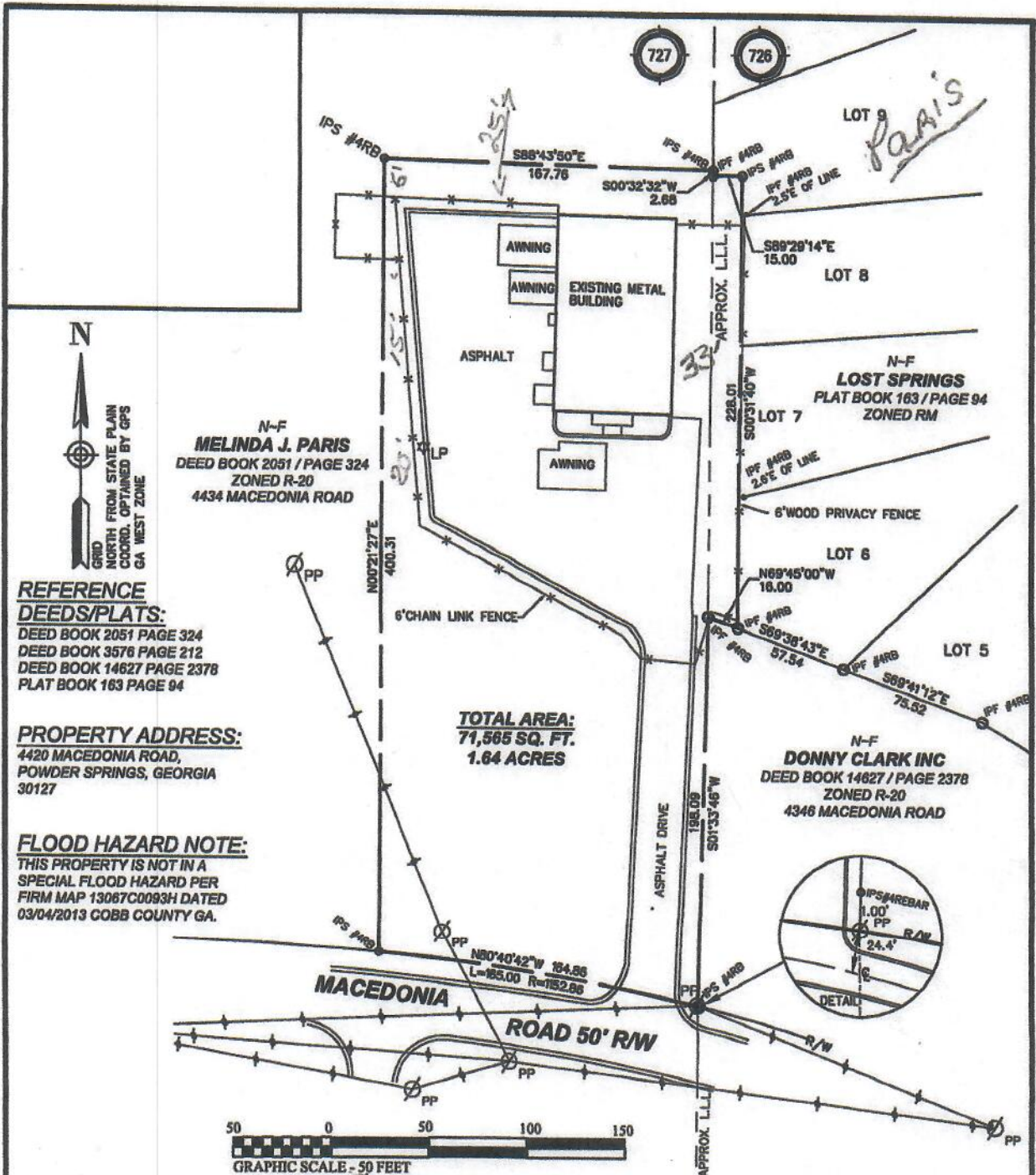
**city of
powder springs**

Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$ 250.00
Variance, commercial	\$ 450.00
Special Use	\$ 250.00
Rezoning Application, single family, 0-5 acres	\$ 250.00
Rezoning Application, single family, 6-10 acres	\$ 700.00
Rezoning Application, single family, 11-20 acres	\$ 1,000.00
Rezoning Application, single family, 21-100 acres	\$ 1,500.00
Rezoning Application, single family, =/> 101 acres	\$ 1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$ 2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$ 2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$ 2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00
Rezoning Application, developed non-residential, =/> 500,001 SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00





N
 GRID
 NORTH FROM STATE PLAIN
 COORD. OBTAINED BY GPS
 GA WEST ZONE

N-F
MELINDA J. PARIS
 DEED BOOK 2051 / PAGE 324
 ZONED R-20
 4434 MACEDONIA ROAD

REFERENCE DEEDS/PLATS:
 DEED BOOK 2051 PAGE 324
 DEED BOOK 3576 PAGE 212
 DEED BOOK 14627 PAGE 2378
 PLAT BOOK 163 PAGE 94

PROPERTY ADDRESS:
 4420 MACEDONIA ROAD,
 POWDER SPRINGS, GEORGIA
 30127

FLOOD HAZARD NOTE:
 THIS PROPERTY IS NOT IN A
 SPECIAL FLOOD HAZARD PER
 FIRM MAP 13067C0093H DATED
 03/04/2013 COBB COUNTY GA.

TOTAL AREA:
 71,565 SQ. FT.
 1.64 ACRES

N-F
DONNY CLARK INC
 DEED BOOK 14627 / PAGE 2378
 ZONED R-20
 4346 MACEDONIA ROAD



SURVEY NOTES:
 THIS PLAT WAS CALCULATED FOR
 CLOSURE AND FOUND TO BE
 ACCURATE IN EXCESS OF ONE FOOT
 IN 167,846 FEET.

INSTRUMENT USED: GEOMAX ZOOM 80
 ROBOTIC INSTRUMENT W/ CARLSON
 SURVEYOR 2 DATA COLLECTOR.

THE FIELD DATA UPON WHICH THIS
 PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 34,000
 FEET, AND ANGULAR ERROR OF 3" PER
 ANGLE POINT AND WAS ADJUSTED BY
 LEAST SQUARES METHOD.

THIS PLAT IS SUBJECT TO ALL
 LEGAL EASEMENTS AND RIGHTS
 OF WAY BOTH PUBLIC AND
 PRIVATE.

ALL MATTERS OF TITLE
 EXCEPTED.

THIS SURVEY WAS PREPARED
 FOR THE EXCLUSIVE USE OF
 THE PERSON OR ENTITY NAMED
 HEREON. EDITING OR
 REPRODUCTION WITHOUT THE
 CONSENT OF THE SURVEYOR IS
 PROHIBITED.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND
 AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES
 TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE
 DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE
 PARCEL OR PARCELS ARE STATED. RECORDATION OF THIS PLAT DOES NOT
 IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
 COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY
 FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED
 LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
 THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
 O.C.G.A SECTION 15-6-67.

EDWARD G. VICKREY RLS 2563 DATE

BOUNDARY SURVEY FOR:
MELINDA J. PARIS
LOYD G. PARIS

LAND LOTS	726, 727	SHEET NO.
DISTRICT	191R1	SHEET
SECTION	2ND	
COUNTY	COBB	



Exhibit A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 726 and 727 of the 19th District, 2nd Section, Cobb County, Georgia, being 1.64 acres according to a survey for Melinda J. Paris and Lloyd G. Paris by Land Systems, LLC, as certified by Edward G. Vickery, GRLS No 2563, dated May 8, 2019 and being more particularly described as follows: BEGINNING AT AN IRON PIN SET AT THE INTERSECTION of the North side of the right of way of Macedonia Road (50 foot right-of-way) and the east line of Land Lot 727; running thence west along the North side of the right of way of Macedonia Road along an arc to the left, said arc having a radius of 1152.86 feet and being subtended by a chord bearing North 80 degrees 40 minutes 42 seconds West for a chord distance of 164.86 feet, an arc distance of 165 feet to an iron pin set; running thence North 00 degrees 21 minutes 27 seconds East a distance of 400.31 feet to an iron pin set; running thence South 88 degrees 43 minutes 50 seconds East a distance of 167.76 feet to an iron pin set on the east line of Land Lot 727; running thence South 00 degrees 32 minutes 32 seconds East a distance of 2.68 feet to an iron pin found on the east line of Land Lot 727; running thence South 89 degrees 29 minutes 14 seconds East a distance of 15.00 feet to an iron pin set; running thence South 00 degrees 31 minutes 40 seconds West a distance of 228.01 feet to an iron pin found; running thence North 69 degrees 45 minutes 00 seconds West a distance of 16.00 feet to an iron pin found; running thence South 01 degrees 33 minutes 46 seconds West a distance of 198.09 feet to the point of BEGINNING.

BEING ONE IN THE SAME AS:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 727 of the 19th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: BEGINNING AT THE INTERSECTION of the North side of the right of way of Macedonia Road and the east line of Land Lot 727; running thence west along the north side of the right of way of Macedonia Road a distance of 165 feet; running thence north a distance of 420 feet; running thence east a distance of 165 feet to the east line of Land Lot 727; running thence South along the east line of Land Lot 727 a distance of 420 feet to north side of the right of way of Macedonia Road at the point of BEGINNING.

AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 726 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia, and being a strip of land as shown on plat of survey for Lloyd Paris, dated September 22, 1994, prepared by G. W. Crusselle, Sr., Professional Land Surveyors, George Willis Crusselle, Georgia Registered Land Surveyor No. 1373, and being more particularly described as follows: TO FIND THE TRUE POINT OF BEGINNING, commence at a 3/8 inch reinforcing rod located at the common corner of Land Lots 680, 681, 727, and 726, said district and

section; thence proceed south 01 degree 31 minutes 04 seconds east as measured along the westerly land lot line of Land Lot 726, said district and section, for a distance of 291.31 feet to a point and corner, said point being the TRUE POINT OF BEGINNING; thence running north 88 degrees 28 minutes 56 seconds east for a distance of 15.00 feet to a point and corner; thence running south 01 degree 31 minutes 04 seconds east for a distance of 228.08 feet to a point and corner; thence running north 71 degrees 43 minutes 05 seconds west for a distance of 15.94 feet to a point located on the westerly land lot line of Land Lot 726, said district and section; thence running north 01 degree 31 minutes 04 seconds west as measured along the westerly land lot line of Land Lot 726, said district and section, for a distance of 222.68 feet to the point of BEGINNING.

Results:

Parcel ID - 19072700200
Address - 4420 MACEDONIA RD
Owner - TAYLOR ROBERT L
Acres - 1.57



View: [Report](#) | [Pictometry Imagery](#) | [Upcoming Visits Results](#) | [2020 Undeliverable Notices Results](#) | [Google Maps](#) (opens in a new tab)

Parcel ID - P91900764
Address - 4420 MACEDONIA RD
Owner - WINDSCREEN FACTORY LLC THE



[multi-parcel feature]
View: [Report](#) | [Pictometry Imagery](#) | [Upcoming Visits Results](#) | [2020 Undeliverable Notices Results](#) | [Google Maps](#) (opens in a new tab)

3326 19072601030

3328 19072601020

3330 19072601010

3332 19072601000

4420 19072700200

3335

4346 19072600150

TRU

TAX CLASSIFICATION

Composite Summary

Parcel Number 19072700200
 Location Address 4420 MACEDONIA RD
 Property Class I4 - Industrial Small Tracts
 Total Acres 1.57
 Total Land SqFt 68389
 Neighborhood 27C -
 Tax District (9) UNINCORPORATED
 Subdivision



[View Map](#)

Owner

[Taylor Robert L.](#)
 120 SPRING RIDGE DR
 DALLAS GA 30157

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2020	I4	401	\$106,370	\$129,600	\$235,970

[Show Historical Appraised Values](#)

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2020	\$42,548	\$51,840	\$94,388

[Show Historical Assessed Values](#)

Notice of Assessment

- [2020 Notice \(PDF\)](#)
- [2019 Notice \(PDF\)](#)
- [2018 Notice \(PDF\)](#)
- [2017 Notice \(PDF\)](#)

Commercial Improvement Information

Card 1
 Year Built 1972
 Structure MFG/PROCESS
 Sqft 6000
 Structure Test MFG/PROCESSING

Accessory Information

Description	Year Built	Area
PAVING ASP	1972	14,000
CANOPY	1972	480

Sales Information

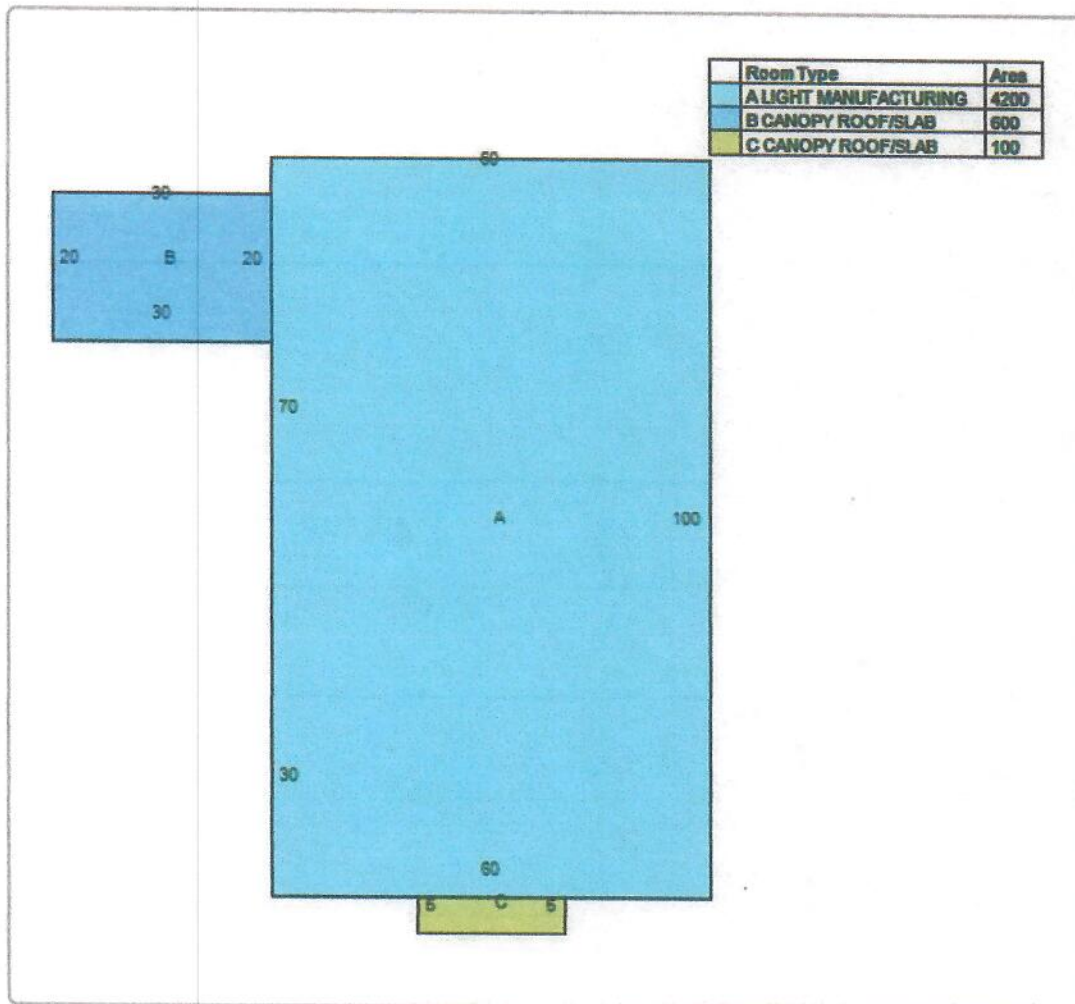
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
1/2/2020	\$400,000		15720	0906	VALID SALE	PARIS MELINDA	TAYLOR ROBERT L	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents.
Not all deeds display on the Tax Assessors' Website! For complete deed research, visit the Superior Court Clerk's website at <http://www.cobbsuperiorcourtclerk.org>

Photos



Sketches



No data available for the following modules: 2020 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Appraised Values - Personal Property, Residential Improvement Information, Appeals, Permits, Additions.

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

Return Recorded Document to:
Hallmark, Bowman & Hallmark, LLC
3818 Powder Springs Road
Powder Springs, Georgia 30127-2736

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA, COUNTY OF COBB

FILE #: 05051

THIS INDENTURE made this 2nd day of January, 2020, between Melinda Paris and Lloyd Paris, of the County of Cobb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Robert L. Taylor and Nina G. Taylor, Georgia residents, as joint tenants with survivorship and not as tenants in common as 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 NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, all that tract or parcel of land lying and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining and any interest Grantor may have in or to any land lying in or under the bed of any street, alley, road, right-of-way, opened or proposed, abutting or adjacent thereto (hereinafter collectively referred to as the "Property").

Tax ID#: 19072700200

This Deed is given subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, subject to the Exceptions, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

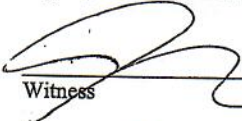
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

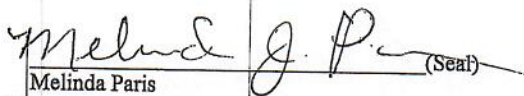
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named 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 presence of:


Witness

 (Seal)
Melinda Paris


Notary Public

 (Seal)
Lloyd Paris

