

COMPLETED



2800 King Street
Smyrna, Georgia 30080
(770) 434-6600

City of Smyrna

www.SmyrnaGA.gov

November 26, 2024

County Clerk Pamela Mabry
Cobb County Clerk's Office
100 Cherokee Street, Suite 300
Marietta, Georgia 30090- 9679

**DELIVERED VIA CERTIFIED MAIL
7016 0340 0000 7965 7940**

Greetings:

This is to advise that the proposed annexation of approximately .21 Acre Tract – Parcel # 17049100410 - all that tract or parcel of land lying and being in Land Lot 491, 17th District, 2nd Section, Cobb County, Georgia – 0 Dixie Avenue, Smyrna, GA 30080. This property will be part of Ward 3 and will request rezoning (Z24-016) to MU (Mixed Use) with a MU (Mixed Use) future land use.

We would like to schedule this annexation for consideration by the Smyrna Mayor and Council at the January 6, 2025 meeting.

A copy of the file pertaining to the captioned annexation proposal is enclosed in its entirety.

Thank you for your attention to this matter.

Sincerely,

Heather K. Peacon-Corn
City Clerk

Enclosures

Mayor – Derek Norton

City Council: Ward 1 – Glenn Pickens / Ward 2 – Latonia P. Hines / Ward 3 – Travis Lindley / Ward 4 – Charles (Corkey) Welch
Ward 5 – Susan Wilkinson / Mayor Pro Tem ~ Ward 6 – Tim Gould / Ward 7 – Rickey Ogelsby, Jr.

City Administrator – Joseph Bennett / City Clerk – Heather K. Peacon-Corn / City Attorney – Scott Cochran
Chief Municipal Court Judge – Phyllis Gingrey Collins / Municipal Court Solicitor – Tim Williams



City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 631-5387 / Community Development

November 26, 2024
Cobb County

RE: 0 Dixie Avenue – 17049100410 – 021 Acres

Cobb County Government:

The City of Smyrna has received annexation applications for 100% of the landowners in the attached legal description.

The subject properties will request rezoning (Z24-016) to MU (Mixed Use) with a MU (Mixed Use) Future Land Use.

The anticipated date of the Mayor and Council is scheduled for January 6, 2025.

A map and legal description of the site to identify the area is attached.

Sincerely,

Russell Martin, AICP
Director
Community Development

Mayor – Derek Norton
City Council Ward 1 – Glen Pickens / Ward 2 – Latonia P. Hines / Ward 3 – Travis Lindley / Ward 4 – Charles Welch
Ward 5 – Susan Wilkinson / Ward 6 – Tim Gould / Ward 7 – Rickey Ogelsby, Jr.
City Administrator – Joe Bennett / City Clerk – Heather Peacon-Corn / City Attorney – Scott Cochran
Municipal Court Judge – Phyllis Gingrey Collins

Joey Staubes

From: Joey Staubes
Sent: Friday, November 22, 2024 1:47 PM
To: Wells, Donald
Cc: Heather Corn; Jill Head; Russell G. Martin
Subject: Annexation Application - 0 Dixie Ave - Parcel Id 17049100410
Attachments: Application_Z24-016.pdf; Site Plan_Z24-016.pdf; Elevations_Z24-016.pdf; Annexation Application_Z24-016_Windy Hill & Dixie Ave.pdf

Mr. Wells,

The City of Smyrna has received an annexation request under the 100% method for 0 Dixie Ave, Parcel Id 17049100410, approximately 0.21 acres, with a Cobb County zoning of HI (Heavy Industrial) and Industrial Compatible Future Land Use. The applicant plans to annex the property and rezone (Z24-016) to MU (Mixed Use) with a MU (Mixed Use) Future Land Use. The 0.21 acre parcel will be assembled with several other parcels for the development of 295 multi-family units, and a civic building of approximately 30,000 sq. ft. on approximately 9.8 acres. Attached is the annexation application as well as the rezoning application, site plan, and elevations.

The total assemblage consists of the following parcels:

Property Address	Parcel ID	Zoning	Acreage	Jurisdiction
1101 Windy Hill Rd	17049100350	GC	6.43	Smyrna
1278 Davis Rd	17049100560	GC	0.47	Smyrna
Atlanta Rd	17049100400	LI	2.64	Smyrna
Dixie Ave	17049100410	HI	0.21	Cobb County

This is only a preliminary notification to the Planning Department so you are aware of the requests for the purpose of scheduling. Please forward to any persons in your department that may need advance notice. The City Clerk will forward the annexation application via certified mail so you can process the application.

The annexation and rezoning application are scheduled to be heard on Monday, January 6, 2025 by the Mayor & Council. Please feel free to contact me at (678) 631-5355 or jstaubes@smyrnaga.gov if you need further information and we will promptly provide that information.

Joey Staubes, AICP
 Planner II
 Community Development
 678.631.5355

2024 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# 491; 17049100410 _____

City Ward# 3 Census Tract# 311.22

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

*THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS
INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY
SERVICE THROUGH OUR 911 SYSTEM.*

1. Is the property to be annexed vacant? Yes [X] No []
2. If NO, name of resident(s): _____
3. Complete street address: Dixie Ave
4. Telephone Number: 770-528-1000
5. Number of registered voters before annexation: Zero (0) 0
Number and type of minorities or minority language groups: Zero (0)
6. Number of registered voters after annexation: 450-500
Number and type of minorities or minority language groups: Unknown
7. Use of property before annexation (i.e., vacant, business, residential): Cobb County Storage
8. Zoning classification before annexation: Heavy Industrial
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: 295 apartments, aquatics and gymnastics center.
10. Zoning classification being requested (if any): Mixed-Use (MU)
11. Effect of change on members of racial or minority groups: None
12. Total number of acres being annexed: 0.23 acres

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

Parcel Id: 17049100410

0 Dixie Avenue SE

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Cobb County Government

Owner's Printed Name

Owner's Printed Name

100 Cherokee St, Ste 300 Marietta GA 30090

Address

Telephone#

Address

Telephone#

770-528-1000

Witness the hands and seals of the undersigned record title holders of the land described above:

Owner's Legal Signature/Date

Owner's Legal Signature/Date



APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS

11/12/24

Reference No. 22042



Overview



Legend

Cities

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton

Administrative Facilities

- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks

- House Number Labels
- Parcels
- Land Lots

Roads

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

Parcel ID 17049100410
 Class Code E1 - Exempt - Public Property
 Taxing District (9) UNINCORPORATED
 Acres n/a

Physical Address DIXIE AVE SE
 Owner COBB COUNTY
 100 CHEROKEE ST
 MARIETTA GA 30090

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 11/4/2024
 Last Data Uploaded: 11/3/2024 8:08:19 AM

ORDINANCE ANNEXING PROPERTY
INTO THE CITY OF SMYRNA

Ordinance Number: 2025-02
Land Lot: 491
Parcel #: 17049100410
Acres: 0.21 acres

WHEREAS, the City of Smyrna is authorized pursuant to Title 36, Article 2, of the Official Code of Georgia Annotated to allow annexation of property; and

WHEREAS, the owners of 100 percent of the land described in Exhibit "A" attached hereto have been notified of the City's desire that their property be annexed into the City of Smyrna as shown on said Exhibit; and

WHEREAS, the City of Smyrna has determined, and does hereby determine that the annexation of said property into the municipality would be in the best interests of the property owners of the area to be annexed and of the citizens of the municipality; and

WHEREAS, at a regular meeting of the City Council of Smyrna the motion to approve the annexation of said property passed by a majority vote without veto; and

NOW THEREFORE, BE IT ORDAINED, and it is hereby ordained that the Charter of the City of Smyrna be amended and the same is hereby amended by adding to the description of the City Limits the property herein annexed. Such legal description is attached hereto as Exhibit "A".

BE IT ALSO ORDAINED that the Official Map of the City of Smyrna be amended to show the annexation of said property.

SO, ORDAINED by the City Council of the City of Smyrna, this 6th day of January 2025.

Derek Norton, Mayor

ATTEST:

Heather K. Peacon-Corn, City Clerk
City of Smyrna

Scott A. Cochran, City Attorney

CITY SEAL:





COPY

2800 King Street
Smyrna, Georgia 30080
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City of Smyrna

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November 26, 2024

Ms. Jessica Guinn
Cobb County Community Development
Planning Division
1150 Powder Springs Street, Suite 400
Marietta, GA 30064

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