

City of Cumming Planning & Development

100 Main Street
Cumming, Georgia 30040
Phone: (770) 781-2024
Email: s.morgan@cityofcumming.net
Website: www.cityofcumming.net

Annexation Petition
into the
City of Cumming, GA

RECEIVED

JUL 22 2024

Annexation# 2024184

Please Print Clearly

Applicant's Name: Hollywood Properties of Atlanta LLC
42950 Bobbins Way

Applicant's Mailing Address: _____

City: Cumming State: GA Zip: 30041

Applicant's Telephone Number(s): 678-630-9605

Address of Property to be Annexed: 1630 Bettis Tribble Gap Rd

County Zoning Classification: A1

Requested City Zoning Classification: R1

Tax Map # _____ Parcel # C21061 Land Lot # 1036/1037

District # 3rd Size of Property in Acres: 9.98 AC

Current Use of Property: Residential

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Cumming, Georgia (**Attached hereto as Exhibit "A"**).
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed (**Attached hereto as Exhibit "B"**).
- Survey must be signed and sealed by a Registered Land Surveyor.
- If property is to be rezoned upon annexation, you must file a separate Re-Zoning Application along with this petition.

Please answer the following questions:

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____

2. Number of persons currently residing on the property: 0;
Number 18 years or older: N/A; Number registered to vote: N/A

3. The number of all residents occupying the property:

_____ American Indian	_____ Alaskan Native
_____ Asian	_____ Pacific Islander
_____ Black, not of Hispanic Origin	_____ Hispanic
_____ White, not of Hispanic Origin	

N/A

4. The U.S. Department of Commerce requires certain information for the purpose of Population Estimates. Please complete the attached **Exhibit "C"**.

5. Please briefly describe your reason for seeking annexation: city is easier to work with

I/We the undersigned, being the owner(s) of real property of the territory described herein, understanding that the City of Cumming has not sought this annexation but that the undersigned files this petition voluntarily of its own free will and volition, respectfully request that the Mayor and City Council of the City of Cumming, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I/We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

[Signature] 7/15/24

Property Owner's Signature Date

Phil Beniamino CEO
Property Owner's Printed Name *HP of Atlanta LLC*

[Signature] 7/15/24

Applicant's Signature Date

Phil Beniamino
Applicant's Printed Name

4895 bobkins way
Applicant's Address

Cumming GA 30041
678-630-9605
Applicant's Telephone Number

Annexation Application Checklist: Date Rec'd _____	Completed Application with Signatures
Rec'd _____	Exhibit "A" – Current Boundary Survey
Rec'd _____	Exhibit "B" – Legal Description
Rec'd _____	Exhibit "C" – Population Estimate Information
Date of Planning Commission Meeting (if rezone): _____	
Dates Advertised: _____	
Date of City Council Reading: _____	Approved: YES NO
Certified Mail: _____ County Board of Commissioner Chairman _____ County Manager _____ County Attorney	

Richard Collick
Retic Contracting

Office # 800. 391. 9190
phil@btbuilders.com

Exhibit "C" – Population Estimate Information

A. Number of existing housing units

1

B. List of Addresses for each housing unit in the annexed area at the time of the annexation

1630 Bettis Tribble Gap Rd

Cumming, GA 30040

C. Disposition of existing structures (e.g. to be demolished, moved or converted)

to be sold

D. Names of affected Subdivision

N/A

E. Name of affected Multi-Family Complex

N/A

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.)

N/A

G. Names of affected Duplexes

N/A

H. Names of Mobile Home Parks

N/A

**REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA**

Rezoning Request No. _____

Date Paid _____ Receipt# _____

Amount Paid _____

Property Owner: Name: Hollywood Properties of Atlanta

Address: 6535 shield rd ste c 200
Alpharetta, GA 30005

Phone: 678-630-9605

Applicant: Name: Phil Beniamine

(if different from owner) Address: 4295 bobkins way
Cumming GA 30041

Phone: 678-630-9605

Agent: (if applicable) Name: _____ Phone: _____

Existing Zoning: A1 county

Proposed Zoning: R1 city

Existing Use: single family home

Proposed Use: single family homes

Acreage of Site: 9.98 AC

Location of Property: 1630 Bettis Tribble Gap

(street address) Cumming, GA 30040

Tax Map and Parcel # C21 061

Applicants shall submit (22) sets of application as follows in order; Application 3 pages, letter of intent, legal description with metes and bounds, plat survey, required site plans, developments plans, elevation drawings to the Zoning Administrative Officer for distribution to the applicable bodies and/or review agencies. The Zoning Administrative Officer may require more or less copies depending on the nature and extent of required review.

All 22 sets must be on 8 1/2 x 11 inch paper. Do not staple!

Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved.
- 2) It is a legal requirement that the public hearing for this Rezoning, be advertised in the legal County organ in addition to posting a rezoning sign on the subject property.

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

Single Family Subdivision

2. The extent to which property values are diminished by the particular zoning restrictions.

they aren't

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

N/A

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

Nice homes

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

good

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

no idea

7. The zoning history of the subject property.

A1

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

10 homes

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

it is

Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

Signature of Property Owner: _____

Printed Name of Property Owner: _____

Date of Signature: _____

Survey Based Description All that tract or parcel of land lying and being in Land Lots 1036 & 1037 of the 3rd District, 1st Section, Forsyth County, Georgia and being more particularly described on a survey by Land Answers Consulting and sealed by Brian Dobbins, GA PLS 3167. Begin at a rock found corner found common to Land Lots 980, 981, 1036 & 1037 and having coordinates of SPC GA West (N:1540022.40, E:2306095.27); thence S 89°57'36" E along the Land Lot Line common to Land Lots 980 & 1037 a distance of 426.26' to the centerline of a branch; thence N 89°59'00" E a distance of 880.66' to a 1" Crimp Top pipe found common to Land Lots 979, 980, 1037 & 1038 (N:1540022.36, E:2307402.19); thence S 00°14'17" E along the Land Lot Line common to Land Lots 1037 & 1038 a distance of 209.30' to a 1" Crimp Top Pipe found; thence leaving said common Land Lot Line S 84°14'35" W a distance of 1558.93' to a 1/2" rebar found on the Easterly right-of-way (60') Bettis Tribble Gap Road; thence along said right-of-way with a curve turning to the right with an arc length of 257.84', with a radius of 941.66', with a chord bearing of N 09°43'14" E, with a chord length of 257.04' to a point; thence N 17°02'34" E a distance of 117.76' to a 1/2" rebar found where the Land Lot line common to Land Lots 981 & 1036 cross said right-of-way; thence leaving said right-of-way and following said common Land Lot line S 89°55'23" E a distance of 165.36' to The Point of Beginning Said tract contains 434,893 square feet or 9.98 acres

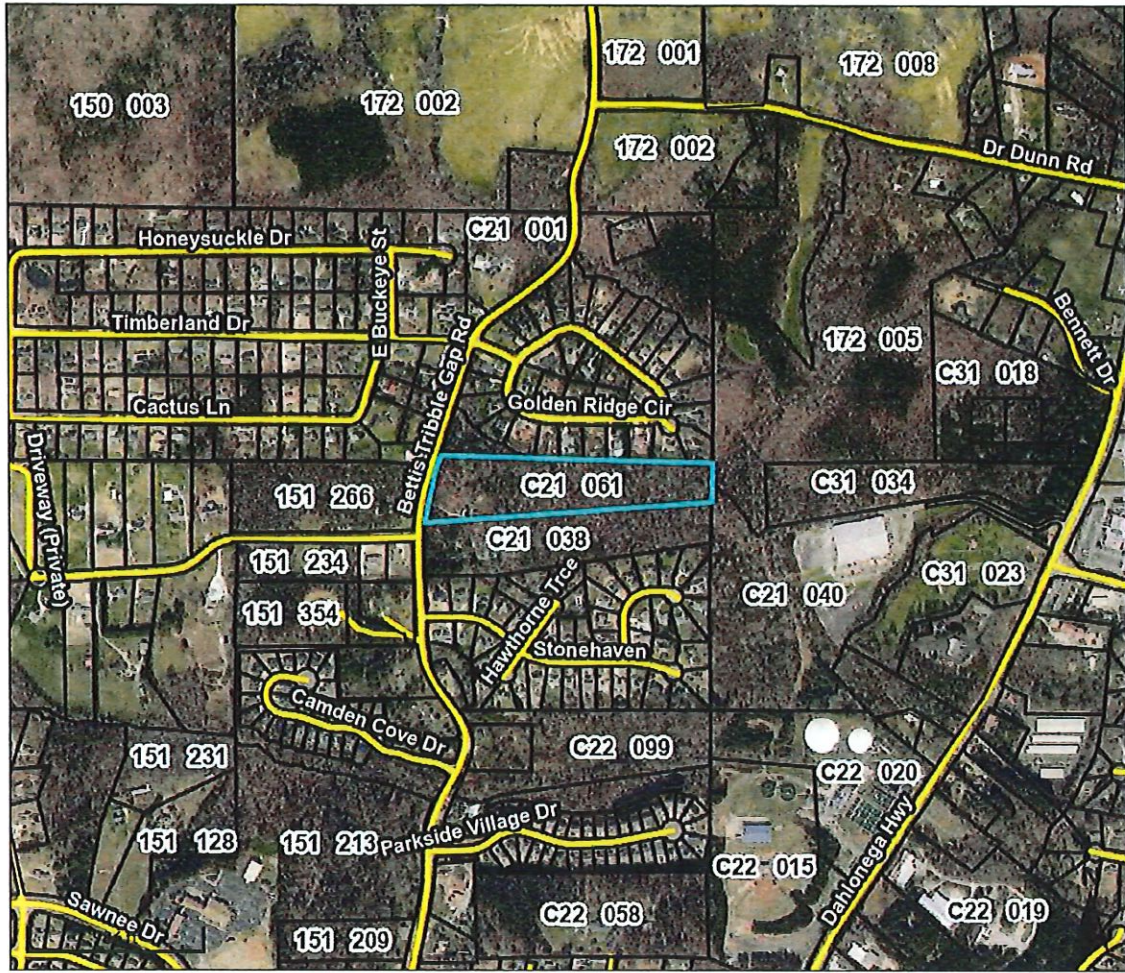
DATE OF SURVEY
10/19/90

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000. ALL FEET AND AN ANGULAR ERROR OF ONE SECOND PER CHAIN. THE PLAT HAS BEEN CALCULATED FOR COMPASS BEARING. THIS PLAT HAS BEEN CALCULATED FOR ONE FOOT IN 50,000. ALL FEET AND AN ANGULAR ERROR OF ONE SECOND PER CHAIN. THIS PLAT IS BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS TOPCON GTS-228.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP MAP NO. 13-117200055C, JULY 9, 1989. (EXCEPT WHERE NOTED)





- LEGEND**
- 1. 1/4" = 100'
 - 2. 1/8" = 50'
 - 3. 1/16" = 25'
 - 4. 1/32" = 12.5'
 - 5. 1/64" = 6.25'
 - 6. 1/128" = 3.125'
 - 7. 1/256" = 1.5625'
 - 8. 1/512" = 0.78125'
 - 9. 1/1024" = 0.390625'
 - 10. 1/2048" = 0.1953125'
 - 11. 1/4096" = 0.09765625'
 - 12. 1/8192" = 0.048828125'
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Overview

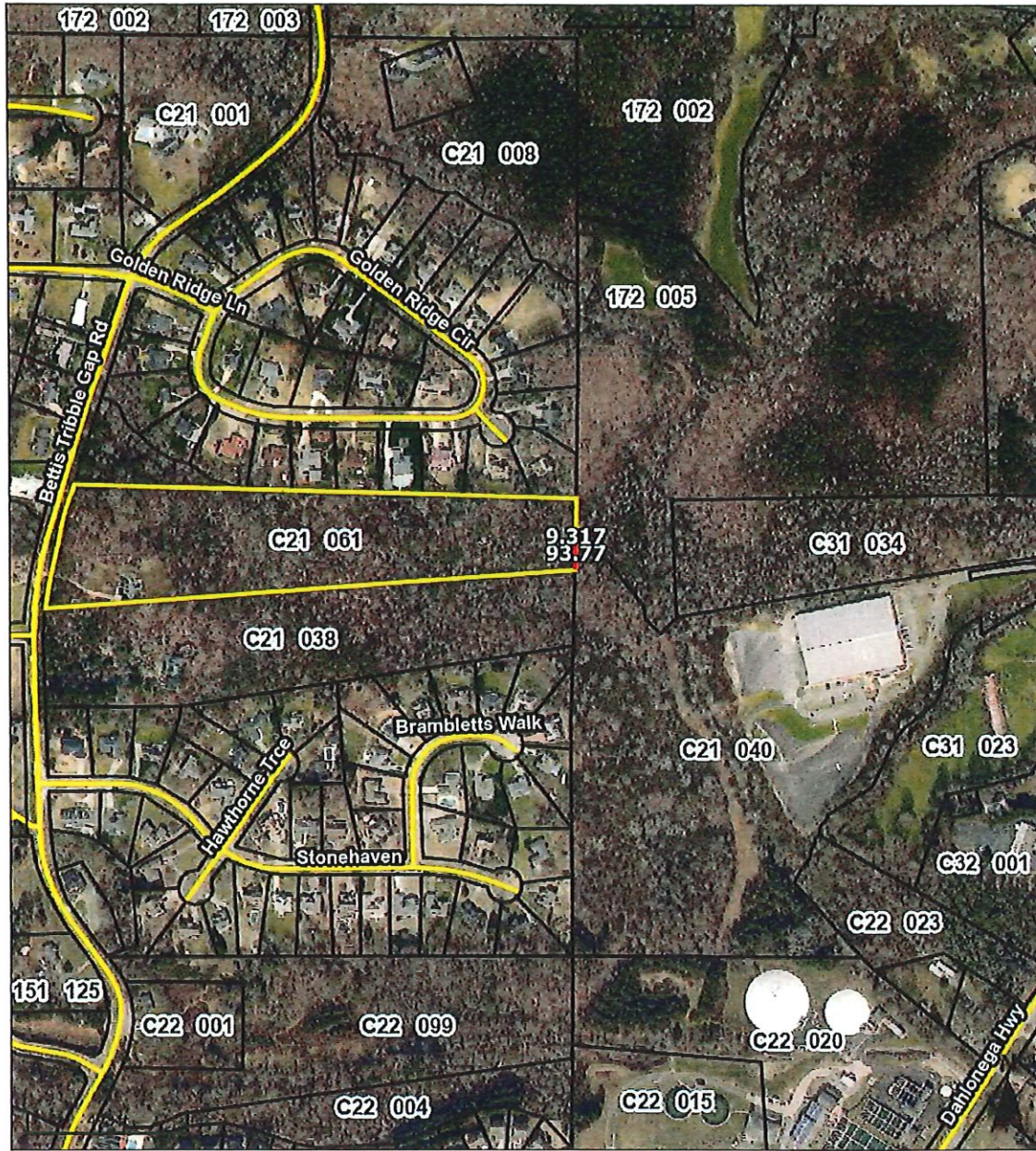


Legend

-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Roads

Parcel ID	C21 061	Alternate ID	00000233391	Owner Address	GRAVITT NADINE H
Sec/Twp/Rng	--	Class	R4		1630 BETTIS TRIBBLE GAP RD
Property Address	1630 BETTIS TRIBBLE GAP RD	Acreage	10.0		CUMMING, GA 30040
	CUMMING				
District	n/a	Value Information	820600	Last 2 Qualified Sales	
Brief Tax Description	3-1 1036-1037 TRACT 1			Date	Price
				n/a	0
				n/a	0
				Reason	Qual
				n/a	n/a
				n/a	n/a

Date created: 7/11/2024
 Last Data Uploaded: 7/11/2024 5:57:48 AM



Overview



Legend

- Parcels
- Parcel Numbers
- Address Numbers
- Roads

Date created: 6/28/2024
Last Data Uploaded: 6/28/2024 8:54:17 AM

Developed by  Schneider
GEOSPATIAL

