



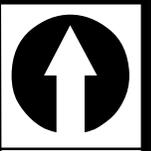
LAND CASES

AV
AX
DX
HBR
SLUP
ZV

LU
RZ2017-05 PVC w/stip
AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance

LAND USE OR ZONING	
FROM	TO
R-10	PVC w/stip ammended
ZONING	KENNESAW CITY LIMITS
ZONING	COBB COUNTY
ZONING	LAND LOT

2155 Cobb Pkwy
Land Lot 175 Tax Parcel 111
 Subject Properties



CITY OF KENNESAW
 PLANNING & ZONING DEPT.
 770-590-8268

Diana Estess
 MAYOR

Dolores Taylor
 CITY CLERK

Scale: 1" = 200'
 Print Date: 3/6/2017
 RZ2017_05_Aerial_ap



REZONING APPLICATION
Required Fee \$375.00

Date Received 2.22.17
Staff's Initials dlw

Is this property located within the Kennesaw Historic District (yes) _____ (no)

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

REZONING PROPERTY ADDRESS 2155 Cobb Parkway

Land Lot _____ Tax Parcel 20017501110 Lot Size 3.79 acres

Resident Population N/A Housing Units N/A Other Buildings N/A

Zoning Request from:

Present Zoning PVC To: PVC Amended

For the purpose of: To amend the approved plan to allow a convenience store with fuel sales.

APPLICANT Speedway LLC

APPLICANT EMAIL jcron@speedway.com

Applicant address 500 Speedway Drive, Enon, OH 45323

(Home#) _____ (Fax#) _____ (Work#) _____

(Cell#) 615-504-4421

Applicant Signature Gregory S. Whitman, Director, Real Estate and Operations Planning Date 2/9/17

Signed, sealed and delivered in presence of: Katherine S. Bergwald Notary Date 2-9-17

REPRESENTATIVE Richard W. Calhoun, Attorney

(Fax #) 770-426-6155 (Work#) 770-422-1776 (Cell#) _____

Representative Signature Richard W. Calhoun Date _____

Signed, sealed and delivered in presence of: Sulyana Sam Notary Date 2/17/17

TITLEHOLDER: Ellison Lakes Partners, LLC Telephone: 404-626-1518

Signature: _____ Address: 2771 Lawrenville Rd

Signed, sealed and delivered in presence of: Patsy M. Coy Notary Date 2/20/17





Community Development Department
 2529 J. O. Stephenson Avenue
 Kennesaw, GA 30144
 770-590-8268

CAMPAIGN CONTRIBUTIONS

The undersigned Applicant herein certifies that they **have** **have not** made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of its knowledge, information, and belief, the Mayor, any member of the Planning Commission **does** **does not** .

- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- 3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner:

CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT,
 THIS 9th DAY OF February, 2017

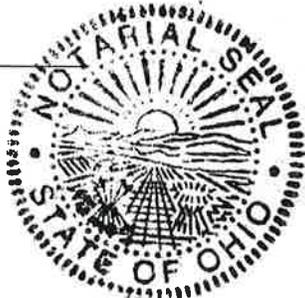
Gregory S. Whitman
 APPLICANT'S SIGNATURE Gregory S. Whitman, Director, Real Estate and Operations Planning



Applicant means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

Katherine S. Borgwald 2-9-17
 Notary Date

Commission expires: 3-16-19



KATHERINE S. BORGWALD
 NOTARY PUBLIC • STATE OF OHIO
 My commission expires 3/16/19

Project Description - Speedway Store #100862
Zone Change Request – 2251 Cobb Parkway
Southwest Corner of Cobb Parkway and Ellison Lakes Drive

Speedway has a contract to purchase 3.78 acres at the southwest corner of Cobb Parkway and Ellison Lakes Drive from Ellison Lakes Partners, LLC. This property is parcel #20017501110 (also known as Parcel/Tract B) and has an address of 2155 Cobb Parkway in the City of Kennesaw. The site is currently vacant, except of an existing billboard. After purchase and necessary zoning approvals, Speedway proposes to create two parcels – a 2.2 acre parcel to be developed by Speedway and a 1.58 acre residual parcel to be sold/developed in the future to another user. The property is zoned “PVC” Planned Village Commercial District. A zone change is requested to amend the approved PVC master plan to allow for the proposed Speedway store and future development.

Speedway proposes to construct a new 4,608 square foot convenience store with ten dispenser islands for passenger vehicle fuel sales under a canopy in front (east) of the store (6,748 square feet). The store will be open 24 hours daily and will include food service operated by Speedway called Speedy Café. A masonry dumpster enclosure is proposed to the north side the store, and underground fuel tanks are proposed on the north side of the store. A total of 30 parking spaces are proposed for the store. An outside seating area is proposed on the south side of the store.

Access to the site is proposed from a right-in/right-out driveway on Cobb Parkway. This driveway will also be used for the future development/residual lot. Cross access agreements will be created between the proposed parcels. A full access driveway will be constructed on Ellison Lakes Drive to align with the existing commercial driveway on the south side of the street. Cross access agreements will also be created to allow future access from the residual property to Ellison Lakes Drive. A traffic impact study has been prepared and submitted to the City for review. The study finds that the proposed access is suitable and will not have negative impacts on traffic circulation.

There will be a front door on the east elevation facing Cobb Parkway and a side door on the south building elevation facing Ellison Lakes Drive. A rear door is provided on the west side of the store. Deliveries are typically made through the front door of the store. Proposed color building elevations have been submitted with the zone change.

A preliminary landscape plan is included in the zone change application. Speedway will work with the City to develop a more detailed plan during the plan review process. The site has been designed to have a detention area behind the store that has been sized to accommodate both the Speedway site and anticipated future development on the residual parcel. Speedway intends to remove the existing billboard on the site subject to obtaining necessary development approvals from Kennesaw. A site lighting plan has been submitted. Speedway will utilize energy efficient LED lights and will have cut-off light fixtures, reducing glare while providing safe lighting conditions. Speedway stores are corporately owned and operated. The store managers are trained to monitor the site for loitering, illegal parking, and to patrol the site to control litter and debris. Speedway has a system of inside and outside security to monitor activities on the site and will work with local law enforcement to create a safe retail location.

Thank you for reviewing our application. We believe that the proposed use is consistent with the commercial development along and across the street on Cobb Parkway, as well as the industrial uses to the north. We look forward to working with the City of Kennesaw on this project and to an opportunity to develop this site. We respectfully request approval of the amendment to the PVC master plan.

February 21, 2017

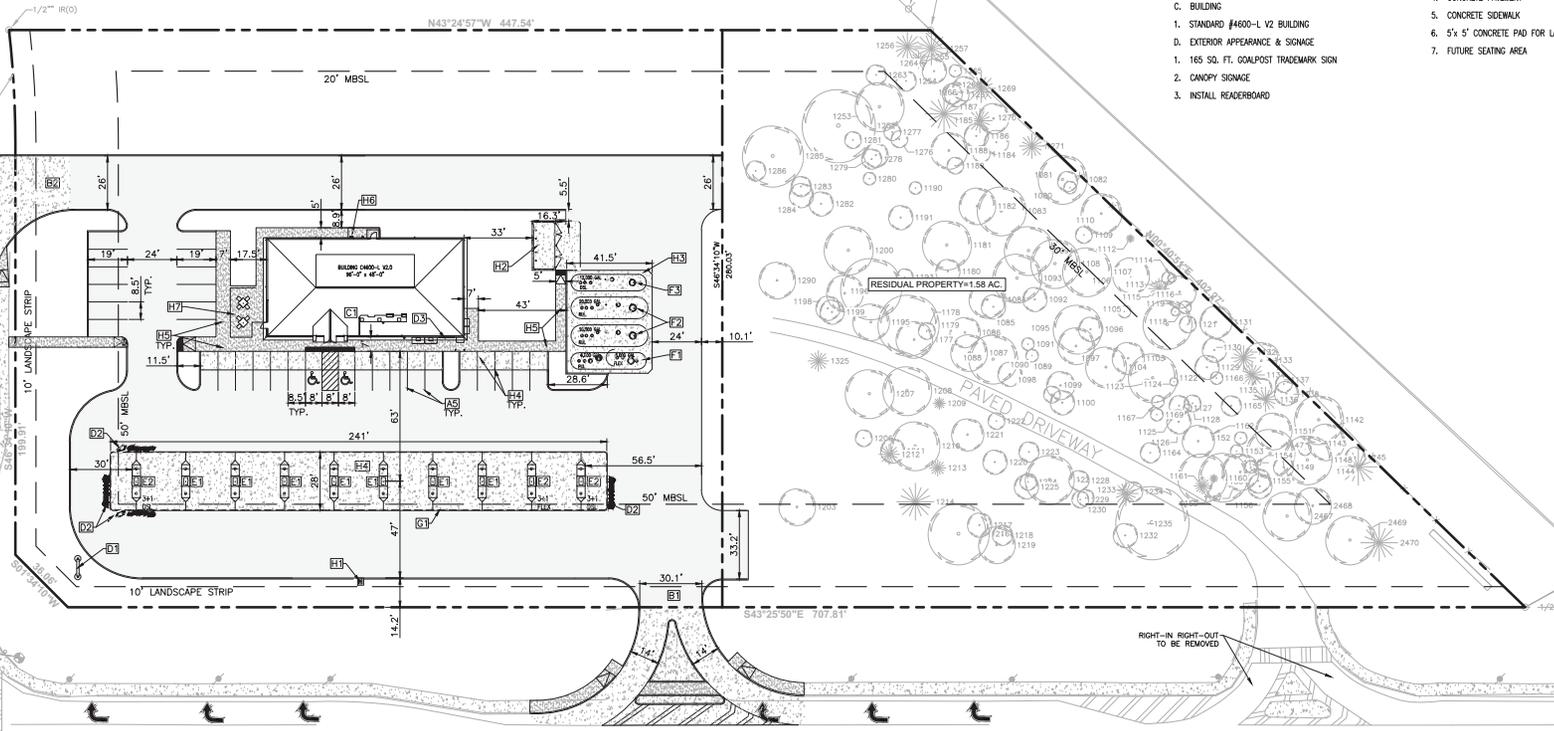
PAVEMENT LEGEND

-  LIGHT DUTY ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  CONCRETE WALK



Δ=6°25'15"
R=489.25'
L=54.83'
T=27.44'
CHD=54.80'
S43°21'14"W

ELLISON LAKES DRIVE
(PUBLIC R/W VARIES)



- A. GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING, DISPENSERS AND PARKING
 - TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF USE'S
 - FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS
 - TOTAL PROPERTY SIZE: 164,648 SQ.FT.± / 3.78 AC.±
PROPOSED PROPERTY SIZE: 95,832 SQ.FT.± / 2.2 AC.±
RESIDUAL PROPERTY SIZE: 68,816 SQ.FT.± / 1.58 AC.±
TOTAL ACREAGE TO BE DETERMINED BY AN UPDATED SURVEY IN THE FUTURE.
 - PROVIDED PARKING: (2) ADA PARKING SPACES AND (28) STANDARD PARKING SPACES
 - THE ADJACENT INTERSECTION IS SIGNALIZED
- B. SITE WORK**
- PROPOSED RIGHT-IN/ RIGHT-OUT DRIVE APPROACH WITH MOUNTABLE CURB
 - EXISTING DRIVE APPROACH MODIFIED
 - BUILDING
 - STANDARD #4600-L V2 BUILDING
 - EXTERIOR APPEARANCE & SIGNAGE
 - 165 SQ. FT. GOALPOST TRADEMARK SIGN
 - CANOPY SIGNAGE
 - INSTALL READERBOARD
- E. DISPENSERS**
- (7) 3+0 DISPENSERS, SLUMPS AND ISLANDS
 - (3) 3+1 DISPENSERS, SLUMPS AND ISLANDS
 - (1) 12,000 GALLON TANK FOR PREMIUM & ETHANOL FLEX FUEL
 - (2) 20,000 GALLON TANKS FOR UNLEADED
 - (1) 12,000 GALLON TANK FOR AUTO DIESEL
 - CANOPY
 - 28' x 241' (10) ISLAND AUTO CANOPY PER CURRENT STANDARDS
- H. YARD**
- AIR ISLAND
 - TRASH ENCLOSURE WITH BOTTLE RETURN BUILDING
 - CONCRETE TANK SLAB
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - 5'x 5' CONCRETE PAD FOR LADDER
 - FUTURE SEATING AREA

RAGAN SMITH
LANDSCAPE ARCHITECTS & SURVEYORS
10000 W. WILSON AVENUE
SUITE 100
DENVER, CO 80231
TEL: 303.751.1100
WWW.RAGANSMITH.COM
JOB NO. 100862

Speedway
Prepared By:
Engineering and Construction Dept.
Elyria, OH 44023

NO.	DATE	DESCRIPTION

PLOT PLAN
NEW BUILD
2155 COBB PKWY &
ELLISON LAKE DR.

STATE OR BLDG NO. 100862
VERSION OR PROJECT ID 97548
SCALE 1" = 30'

DESIGN TEAM	DATE
DNK: JEF	2-6-17
PJMR: KDD	2-6-17
DRWBY: C.J.J.	2-6-17

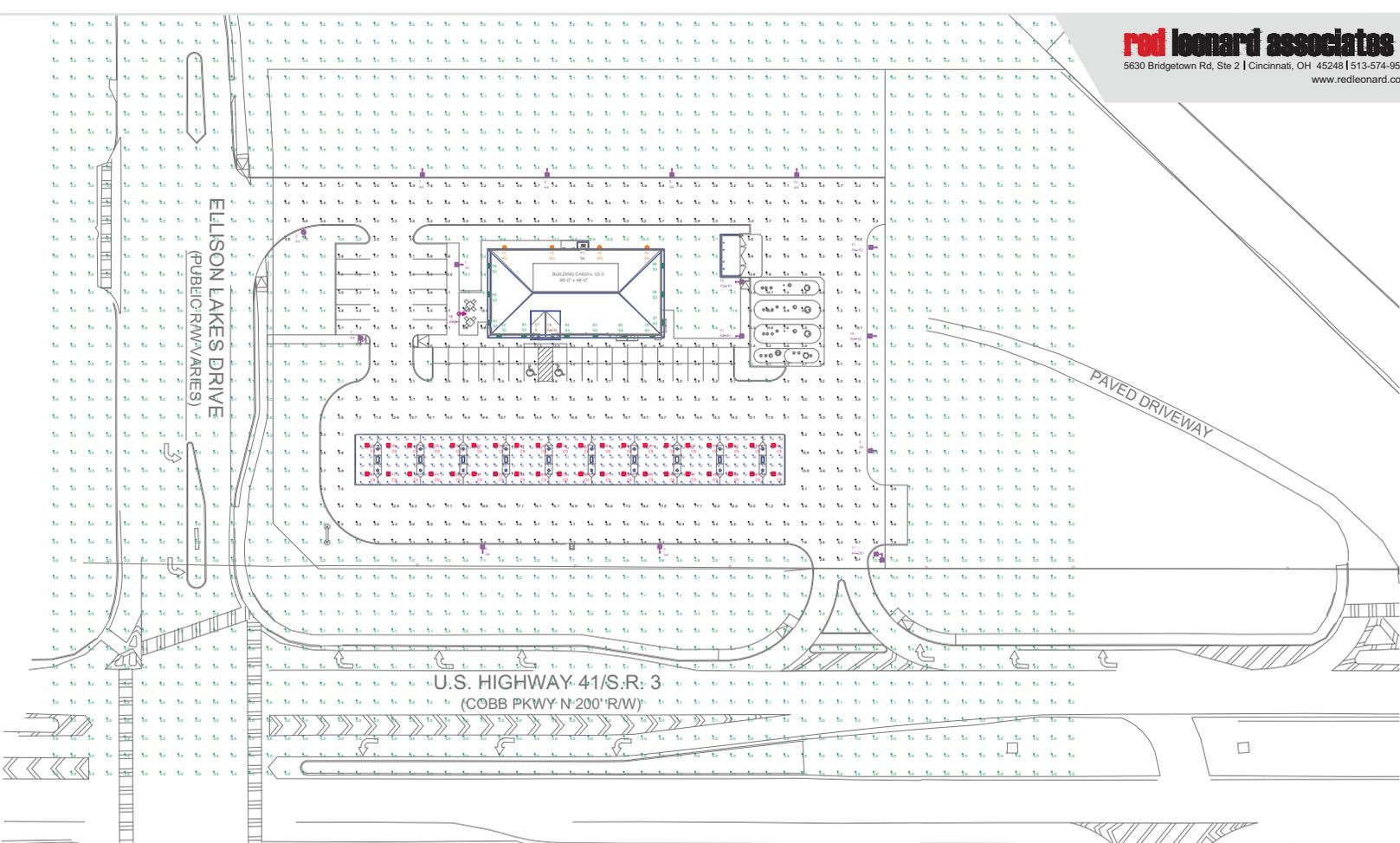
100862-P1

U.S. HIGHWAY 41/S.R. 3
(COBB PKWY N 200' R/W)

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION FROM RAGAN SMITH LANDSCAPE ARCHITECTS & SURVEYORS.

ALL AREA LIGHTS SHALL BE MOUNTED TO 15 FT. POLES ON 2 FT. CONCRETE BASES.

LUMEN	LABEL	MOUNTING HEIGHT
1	AA	17
2	AA	17
3	AA	17
4	AA	17
5	AA	17
6	AA	17
7	AA	17
8	AA	17
9	AA	17
10	AA	17
11	AA200	17
12	AAHD	17
13	AAHD	17
14	AAHD	17
15	AAHD	17
16	AAHD	17
17	CS	18.5
18	CS	18.5
19	CS	18.5
20	CS	18.5
21	CS	18.5
22	CS	18.5
23	CS	18.5
24	CS	18.5
25	CS	18.5
26	CS	18.5
27	CS	18.5
28	CS	18.5
29	CS	18.5
30	CS	18.5
31	CS	18.5
32	CS	18.5
33	CS	18.5
34	CS	18.5
35	CS	18.5
36	CS	18.5
37	CS	18.5
38	CS	18.5
39	CS	18.5
40	CS	18.5
41	CS	18.5
42	CS	18.5
43	CS	18.5
44	CS	18.5
45	CS	18.5
46	CS	18.5
47	CS	18.5
48	CS	18.5
49	CS	18.5
50	CS	18.5
51	CS	18.5
52	CS	18.5
53	CS	18.5
54	CS	18.5
55	CS	18.5
56	CS	18.5
57	R	19
58	REM	19
59	S	12
60	S	12
61	S	12
62	S	12
63	S	12
64	S	12
65	S	12
66	S	12
67	S	12
68	S	12
69	S	12
70	S	12
71	SA	8.57
72	SA	18.5
73	SA	18.5
74	SA	18.5
75	SA	18.5



NOTE: IN THE LUMINAIRE SCHEDULE BELOW, FOR FIXTURES 'R' AND 'REM' (THE MAXIITE FIXTURES), THE DESIRED IES FILE WAS NOT AVAILABLE. A CONVERSION FACTOR OF 1.400 WAS USED AS THE L.F. TO CONVERT THE LUMENS FROM 1.000 (FROM AN AVAILABLE IES FILE) TO 1.400, WHICH IS THE CORRECT INITIAL LUMEN OUTPUT FOR THE FIXTURE LISTED IN THE DESCRIPTION COLUMN.

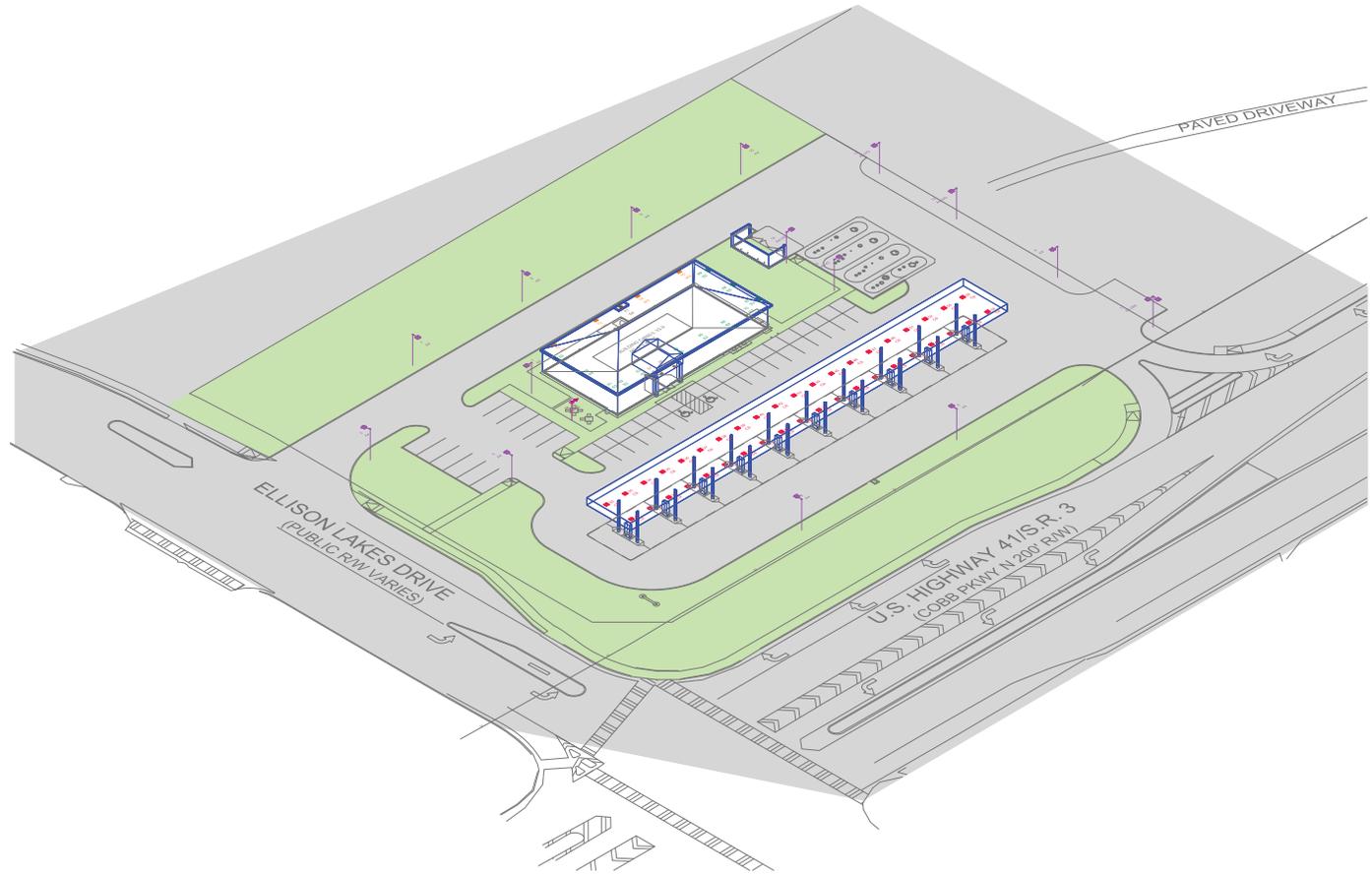
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	L.F.	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
10	1	AA	SINGLE	1400	1.000	278	278	CREE INC	DSXP-01T-04E-F-070AL-BE
11	1	AA200	2 @ 90 DEGREE	1400	1.000	278	278	CREE INC	DSXP-01T-04E-F-070AL-BE
14	4	AAHD	SINGLE	1800	1.300	360	468	CREE INC	DSXP01HD1-04E-1800-010L-BE
11	1	AAHD	SINGLE	1800	1.300	360	360	CREE INC	DSXP01HD1-04E-1800-010L-BE
40	40	CS	SINGLE	1300	1.000	26.31	1052.4	CREE INC	CP1250-A-DM-F-L-L-011
1	1	R	SINGLE	1500 (2025)	1.400	30	30	MAXIITE	REFRESHNOW ORDER CODE F088, 2025 L. (REFER TO NOTE ABOVE)
1	1	REM	SINGLE	1500 (2025)	1.400	30	30	MAXIITE	REFRESHNOW ORDER CODE F088, 2025 L. (REFER TO NOTE ABOVE)
12	12	S3	SINGLE	2000	1.000	37	444	CREE INC	SFT-228-0M-03-E-L-L-W-200-C
1	1	SA	SINGLE	800	1.000	41.98	41.98	CREE INC	DP1250-A-DM-F-L-L-B2
4	4	VS	SINGLE	400	1.000	42.96	171.84	CREE INC	NSP1000-04-E

LUMINAIRE LEVEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	0.27	2.3	1.3	4.8	17.82
UNDER PAVED	0.05	2.2	0.7	16.4	16.4
UNDER CANOPY	47.73	59	25	1.91	2.36





 AREA A4	 REFERENCE ONLY AREA A4-HO	 AREA AR6-4
 AREA A4-290	 SOFFIT S3	
 CANOPY C9	 SOFFIT R R-EM	
 WALL MOUNTED W3	 SOFFIT S4	



CLICK OR SCAN HERE FOR EXTERIOR OPTIONS



Section 1908 Standards for Decisions- Rezoning

Proposed Speedway Store – 2155 Cobb Parkway

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?

The proposed change to the PVC District modifies an area currently approved for retail and service use. The proposed amendment will allow an auto-oriented use consistent with the existing commercial uses in the vicinity.

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

The traffic study prepared for this project demonstrates that the proposed amendment will have no impact on traffic safety and congestion.

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

No change in fire safety is anticipated by the proposed amendment. A County Fire Station and Police Precinct Station are located directly across the road from the subject property

(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city?

The proposed amendment will leave no negative influence on the public health or general welfare. The current owner has been actively marketing the property for over 12 years based on the current zoning and has been unable to sell the property. The proposed amendment will result in creation of jobs and investment in private property.

The subject property has no reasonable use as zoned. The current zoning of the property (and all other zonings or conditions other than those proposed by applicant and owner) effect an uncompensated taking of the property owner's and applicant's property and a denial of equal protection in violation of Georgia Constitution Article 1, Section 1, Paragraphs 1 and 2 and Article 1, Section 3, Paragraph 1 and corresponding sections of the U.S. Constitution.

In contrast, when developed as proposed by the applicant, the subject property will add approximately \$3M in property value to the City's property tax base. In addition, approximately 15 employment positions will result from the proposed rezoning, including a store manager and 3 assistant managers.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?

The amendment would have no negative impact on adequate provision of light or air.

(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

The proposed amendment would include a specific site plan and would not result in overcrowding of land.

(7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the city-creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?

The proposed amendment will have no impact on population distribution or population density. The proposed amendment will allow a retail service use that will serve existing and future populations.

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

The proposed amendment will have no negative impacts on the public utility services. There are adequate existing water, sanitary sewer, transportation and other facilities to serve the proposed use.

(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?

The amendment is compatible with existing conditions. There are many existing retail and auto-oriented uses in the vicinity and the proposed amendment is consistent with those uses.

(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

No expenditures of public funds are anticipated to result from the proposed change.

(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?

The proposed amendment includes a site specific plan that is compatible with existing, surrounding commercial development and uses.

(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?

No measurable adverse economic effect is anticipated from the proposed change. The owner has been unsuccessful in his efforts to sell and/or develop the property under the current zoning.

(13) Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?

The proposed amendment would be consistent with the existing adjacent commercial zoning and uses in the area, and will be controlled by specific conditions established by Kennesaw.

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175 OF THE 20TH LAND DISTRICT, 2ND SECTION, IN THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, CONTAINING 3.78 ACRES OF LAND MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH METAL CAP ON THE LAND LOT LINE BETWEEN 175 AND 176 INTERSECTING WITH THE SOUTHERLY RIGHT OF WAY OF COBB PARKWAY, U.S. HIGHWAY 41 AND STATE ROUTE 3 HAVING A 200 FOOT RIGHT OF WAY, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY SOUTH 43 DEGREES 25 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 707.81 FEET TO A POINT; THENCE SOUTH 01 DEGREES 34 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 36.06 FEET TO A POINT ON THE RIGHT OF WAY OF ELLISON LAKES DRIVE HAVING A 50 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 34 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 199.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 489.25 FEET, HAVING AN ARC LENGTH OF 54.83 FEET, SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 21 MINUTES 14 SECONDS WEST HAVING A CHORD DISTANCE OF 54.80 FEET TO A ½ INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 43 DEGREES 24 MINUTES 57 SECONDS WEST A DISTANCE OF 447.54 FEET TO A ½ INCH REBAR ON THE WEST LAND LOT LINE OF LAND LOT 175; THENCE ALONG SAID LAND LOT LINE NORTH 00 DEGREES 40 MINUTES 51 SECONDS EAST A DISTANCE OF 402.27 FEET TO A REBAR WITH METAL CAP BEING THE TRUE POINT OF BEGINNING.

This parcel of Planned Village Community District being Tract "B" and portion of Tract "C" On Plat for Roadway Dedication for Ellison Lake Partners, LLC Ellison Lakes recorded in Plat Book 222 Page 35 in the Cobb County Records Dated 4/15/2004

YOUR TRIP TO:

2155 Cobb Pkwy NW, Kennesaw, GA, 30152-3627



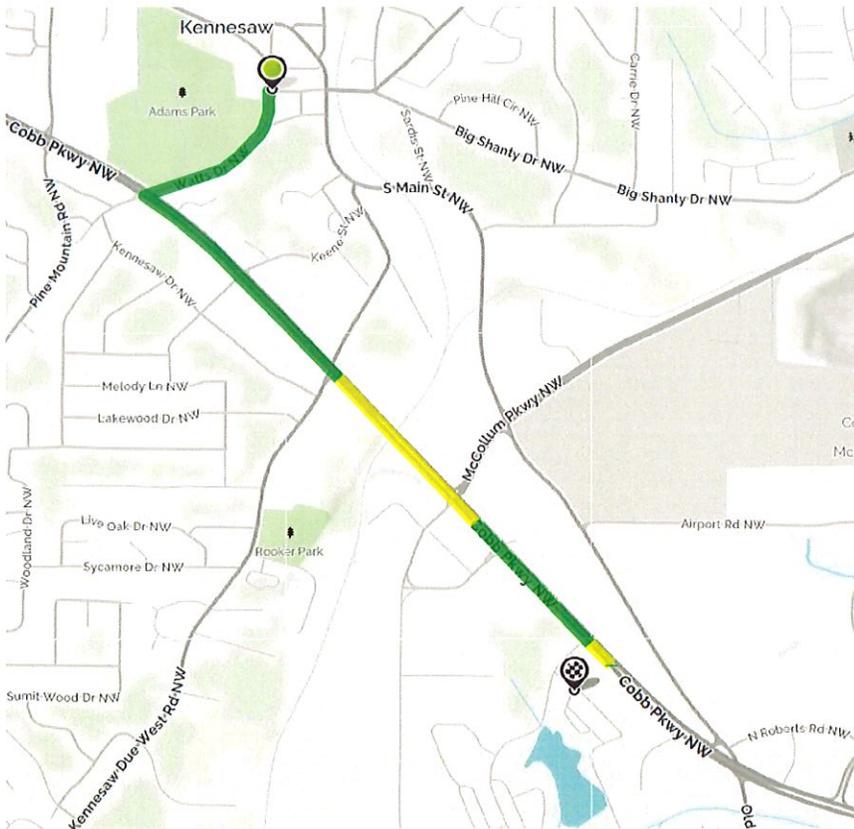
4 MIN | 1.8 MI

Est. fuel cost: \$0.15

Trip time based on traffic conditions as of 10:31 AM on February 20, 2017. Current Traffic: Heavy

1. Start out going west on J.O. Stephenson Ave NW toward Dallas St NW.
Then 0.01 miles 0.01 total miles
2. Turn left onto Dallas St.
Then 0.08 miles 0.09 total miles
3. Dallas St becomes Watts Dr NW.
Then 0.29 miles 0.38 total miles
4. Turn left onto Cobb Pkwy NW/US-41 S/GA-3.
Cobb Pkwy NW is just past US-41 N.
If you reach Pine Mountain Way you've gone a little too far.
Then 1.37 miles 1.75 total miles
5. 2155 Cobb Pkwy NW, Kennesaw, GA 30152-3627, 2155 COBB PKWY NW.
Your destination is just past Ellison Lakes Dr NW.
If you reach Attic Pkwy NW you've gone about 0.1 miles too far.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.



Printed: 2/20/2017



Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8800
 Fax: 770-528-8679

Payer:
JWB Realty

ELLISON LAKES PARTNERS LLC

Payment Date: 10/5/2016

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2016	20017501110	10/17/2016	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$10,887.62	\$0.00



Scan this code with your mobile phone to view this bill!!!



CITY OF KENNESAW

2529 J O STEPHENSON AVE

KENNESAW, GA 30144

(Return to Search)

Parcel Information			
Parcel:	20017501110	Statement:	638426
Sequence ID:		Nacis:	
Allow Split Billing:	<input checked="" type="checkbox"/>	Account Source:	RE
Cadastral:		Review Code:	
Subdivision:		Lien Amount Total:	\$0.00
Lot Size/Lot Type:	3 0	Jurisdiction:	
Nbhd:		Zoning Code:	
Foreclosure Date:		Foreclosure Number:	
Parent Parcel:			
Tract Description:	2155 COBB PKWY		
Primary Owner Information			
Primary Owner:	ELLISON LAKES PARTNERS LLC	Mailing Info:	
Address 1:		Loan Number:	
Address 2:	2771 LAWRENCEVILLE HWY SUITE 2	Mailing Name:	
City, State Zipcode:	DECATUR, GA 30033	Mortgage Name:	

Parcel Statements

Statement Number	Year	Status	Source	Assessed	Taxable	Billed Tax	Payment Date	Tax Due	Interest Due	Penalty Due	Fees Due	Total Balance
638426	2016	RE		378,700	378,700	3,597.65	11/23/2016	.00	.00	.00	.00	.00
508641	2015	RE		378,700	378,700	3,597.65	01/20/2016	.00	.00	.00	.00	.00
408731	2014	RE		378,700	378,700	3,597.65	11/25/2014	.00	.00	.00	.00	.00
307905	2013	RE		378,700	378,700	3,597.65	12/02/2013	.00	.00	.00	.00	.00
209174	2012	RE		378,700	378,700	3,597.65	12/05/2012	.00	.00	.00	.00	.00
108807	2011	RE		461,900	461,900	4,388.05	11/30/2011	.00	.00	.00	.00	.00
009046	2010	RE		461,900	461,900	4,388.05	05/24/2012	.00	.00	.00	.00	.00
907416	2009	RE		461,900	461,900	4,388.05	11/18/2009	.00	.00	.00	.00	.00
808568	2008	RE		461,900	461,900	4,388.05	12/09/2008	.00	.00	.00	.00	.00
708511	2007	RE		425,216	425,216	4,039.55	12/03/2007	.00	.00	.00	.00	.00
608535	2006	DELQ	RE	425,216	425,216	3,508.03	12/05/2006	.00	.00	.00	.00	.00

Parcel Owners

Owner	Name Code	Owner Type	Percent	Mailing Name	Mortgagee	Loan Number
ELLISON LAKES PARTNERS LLC	86143281	PRIMARY	100.00			

Parcel Lien Holders

Owner	Name Code	Owner Type	Percent	Mailing Name	Mortgagee	Loan Number
No records found						

Parcel Sales History

Instrument Number	Date	Instrument Type	Gross Sale Price	Adjustments	Net Sale Price	Accounts
No records found						