



COBB COUNTY  
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000  
Phone: (770) 528-3305 Fax: (770) 528-2606

Michael H. Boyce  
Chairman

CERTIFIED MAIL  
7015 0640 0001 4999 4249

June 5, 2018

The Honorable A. Max Bacon, Mayor  
City of Smyrna  
City Hall  
P.O. Box 1226 / 2800 King Street  
Smyrna, Georgia 30080

**Re: Petition for Annexation– Land Lots 0634 & 0663, 17<sup>th</sup> District, Parcels 0001 & 0002, 2<sup>nd</sup> Section, 1755 & 1837 Roswell Street, Cobb County, Georgia; Notice of Non-Objection**

Dear Mayor Bacon:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 1755 and 1837 Roswell Street. The subject properties are currently zoned R-20 and NS and are within an area identified as Medium Density Residential (MDR) according to the Cobb County Future Land Use Map. The applications indicate the sites will be rezoned to RM-12, and be utilized for an 81 unit townhome community. While the proposed zone change is incompatible with the future land use category, because the properties are located in an island, this is a Non-objectionable request based on our HB 489 Intergovernmental Agreement pertaining to land use.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. The comments from the Cobb County Water System and the Department of Transportation are attached for your consideration. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

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Sincerely,



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Michael H. Boyce, Chairman

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Ken Suddreth, Director Community Development, City of Smyrna  
Rusty Martin, Senior Planner, City of Smyrna

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[signature page continued]

Sincerely,



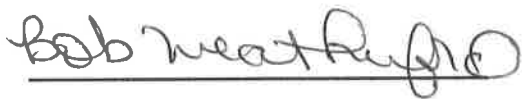
Lisa Cupid, District 4 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
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[signature page continued]

Sincerely,

A handwritten signature in black ink that reads "Bob Weatherford". The signature is written in a cursive style and is positioned above a horizontal line.

Bob Weatherford, District 1 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Ken Suddreth, Director Community Development, City of Smyrna  
Rusty Martin, Senior Planner, City of Smyrna

## Northrup, Jay

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**From:** Davidson, Timothy  
**Sent:** Wednesday, May 30, 2018 2:43 PM  
**To:** Northrup, Jay  
**Subject:** RE: ANNEXATION REVIEW: 1755 & 1837 Roswell Street, Smyrna

**Water service for these properties is currently provided and will continue to be provided by the City of Smyrna.**

**Wastewater flow from the site will continue to be treated at the R.L. Sutton WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.**

**Because Smyrna will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure gain or loss.**

Tim Davidson  
Cobb County Water System  
660 South Cobb Drive  
Marietta, GA 30060  
770-419-6312

ANNEXATION/REZONING

APPLICANT: Smyrna  
634/17

PETITION NO : \_\_\_\_\_ :

PRESENT ZONING: R20, NS

PETITION FOR: RM-12 :

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**TRANSPORTATION COMMENTS &  
RECOMMENDATIONS**

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Roswell St is classified as a Minor Collector road. R/W does not appear to meet the minimum requirements.

Reviewed plans do not show future plans or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Roswell St, 30' from road centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

One entry only with Decel and left turn lane are required.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk entire property frontage.

Plans to be submitted for Cobb County Plan Review and approval.

