



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 4102

February 19, 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 Lot 0466, 17<sup>th</sup> District, Parcel 0003, 2<sup>nd</sup> Section, 990 Pebblebrook Road, Cobb County, Georgia; Notice of Non-Objection**

Dear Mayor Bacon:

We are in receipt of the above-referenced annexation request. Please accept this response to the annexation proposal for 990 Pebblebrook Road. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential according to the Cobb County Future Land Use Map. The application indicates the site will be utilized for a two (2) lot subdivision / dwelling units. Based on our HB 489 Intergovernmental Agreement, this is a Non-objectionable request.

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 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.

**Re: Petition for Annexation– Land Lot 0466, 17<sup>th</sup> District, Parcel 0003, 2<sup>nd</sup> Section, 990  
Pebblebrook Road, Cobb County, Georgia; Notice of Non-Objection**

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

**Re: Petition for Annexation– Land Lot 0466, 17<sup>th</sup> District, Parcel 0003, 2<sup>nd</sup> Section, 990  
Pebblebrook Road, Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,


  
\_\_\_\_\_  
Bob Ott, District 2 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

**Re: Petition for Annexation– Land Lot 0466, 17<sup>th</sup> District, Parcel 0003, 2<sup>nd</sup> Section, 990  
Pebblebrook Road, Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,



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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  
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:** Thursday, February 15, 2018 2:53 PM  
**To:** Northrup, Jay  
**Subject:** RE: ANNEXATION REVIEW: 990 Pebblebrook Road, Smyrna

**Water service for this parcel is provided by the existing CCWS water main in Pebblebrook Road.**

**Wastewater for the parcels can be treated at the South Cobb WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.**

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

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

ANNEXATION/REZONING

APPLICANT: Smyrna  
466/17

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

PRESENT ZONING: R-20

PETITION FOR: R-20 :

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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.

Peddlebrook Rd 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 Pebblebrook Rd, 30' from road centerline.

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

Sight Distance is limited vertically and horizontally in this area and ISD Easements are needed and drive location is critical. No new drives to be permitted without DOT review and approval of ISD plan and profiles. 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.

Joint use drives will likely be required. If ISD is met, 2 drive maximum will be considered.

Recommend curb, gutter and sidewalk entire property frontage.

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

# Annexation Application From City of Smyrna

February 2018

17th District  
Land Lots 0466  
Parcel: 0003

## Legend

-  Smyrna
-  Annexation

