

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

March 22, 2019

VIA HAND-DELIVERY:

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Application of The Ardent Companies, LLC to Amend/Revise the Site Plan and Elevations/Renderings approved in connection with No. Z17-003 – “Riverview Landing” (No. Z19-007)

Dear Ken:

As you know, this firm represents The Ardent Companies, LLC (“Ardent”) concerning the above-captioned Application. In that regard, on March 8, 2019, on behalf of Ardent, I submitted a letter of agreeable stipulations/conditions along with revised site plans; architectural renderings/elevations; and, the documentation, exhibits and correspondence relative to Ardent’s proposed amendment/revisions concerning Ardent’s mixed-residential development.

The application was originally scheduled to be heard and considered by the Mayor and City Council on March 18, 2019. However, the application was tabled until the April 1, 2019 meeting before the Mayor and City Council. With respect to the foregoing, enclosed please an original amended application form and additional/supplemental documentation as follows:

- 1) Paid tax receipts indicating that taxes have been paid on the Subject Property with respect to both the City of Smyrna and Cobb County and the deeds reflecting the current titleholders and the titleholder signatures.
- 2) A legal description of the Subject Property, printed and provided in Word format.
- 3) Full sized copies, 11” x 17” size copy and 8 ½” x 11” size copy of the site plans were submitted on March 8, 2019 and are file with the City.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY:

Mr. Kenneth Suddreth, Director
Community Development Department
March 22, 2019
Page 2

- 4) The tree protection/replacement plan was submitted and approved by the City of Smyrna (Case No. Z-13-015) and is on file with the City.
- 5) Comments from Cobb County Water System regarding the availability and accessibility to water and sewage the site contained in the original rezoning analysis by Cobb County regarding its 2010 rezoning of the Subject Property (No. Z-28) were submitted and approved in connection with the City's approval of No. Z-17-003 and is on file with the City.
- 6) The January 5, 2017 notification from GRTA regarding a request for revision to an issued decision to a Development of Regional Impact (DRI# 2152) Riverview Landing (formerly known as Riverview on the Chattahoochee) is on file with the City.
- 7) Architectural renderings/elevations which substantially depict the architectural style and composition of this current Multi-Family Phase (270) units) were submitted on March 8, 2019 and are on file with the City.
- 8) A Constitutional Challenge.
- 9) A disk containing a PDF copy of this submittal, the legal description as mentioned above and Ardent's submission of March 8, 2019. With kind regards I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./dls
Enclosures

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY:

Mr. Kenneth Suddreth, Director
Community Development Department
March 22, 2019
Page 3

cc: Honorable Mayor A. Max Bacon, Mayor (via email w/attachments)
Members, City of Smyrna City Council (via email w/attachments)
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)
Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachments)
Mr. Tom Boland, Economic Development Manager (via email w/attachments)
Scott A. Cochran, Esq. (via email w/attachments)
Mr. Kevin Moore, P.E., City Engineer (via email w/attachments)
Mr. Frank Martin, Public Works Director (via email w/attachments)
Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)
Ms. Terri Graham, City Clerk (via email w/attachments)
Mr. Kenneth Wood, P.E., LEED, AP Planners & Engineers Collaborative
(via email w/attachments)
Mr. Matt Kaczinski, P.E., Planners & Engineers Collaborative (via email w/attachments)
Mr. Chuck Young, Prestwick Companies (via email w/attachments)
Mr. Gregg Goldenberg, The Ardent Companies (via email w/attachments)
Mr. James Bikoff, The Ardent Companies (via email w/attachments)