



COBB COUNTY
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-7000
770-528-3305 • fax: 770-528-2606
tleecobbcountry.org

Timothy D. Lee
Chairman

CERTIFIED MAIL
7010 1870 0003 0902 0871

January 3rd, 2014

The Honorable A. Max Bacon
Mayor, City of Smyrna
City Hall – Office of the Mayor
2800 King Street / P. O. Box 1226
Smyrna, Georgia 30081

Re: Petition for Annexation– Land Lot 543 and 542, 17th District, 1.6 acres of Parcel 2 and 2.2 acres of Parcels 6 and 7, as being known as 1514 Pebblebrook Road, 1401 and 1445 Pebblebrook Road, 2nd Section, Cobb County, Georgia; Notice of non-objection

Dear Mayor Bacon:

Please accept this response to the above-referenced annexation proposal. The property in question is currently zoned Residential (R-20) and is within an area recommended as Low Density Residential (LDR) according to the Cobb County Future Land Use Map. Residential use is appropriate within a LDR land use category based on our HB489 Intergovernmental Land Use Agreement. The subject parcels are adjacent to the city boundary. The application indicates no change in the zoning designation, but indicates a proposed educational/business (private school) use.

In summary, please accept this letter as formal notice of the County's **notice of non-objection** to the proposed annexation. Please see attached comments. If you need further information or have questions regarding these comments or attachment, please contact Keehren Baah, Intergovernmental Coordinator, at (770) 528-2199.

Sincerely,



Timothy D. Lee, Chairman

Helen C. Goreham, District 1 Commissioner

Bob Ott, District 2 Commissioner



Ann K. Birrell, District 3 Commissioner



Lisa Cupid, District 4 Commissioner

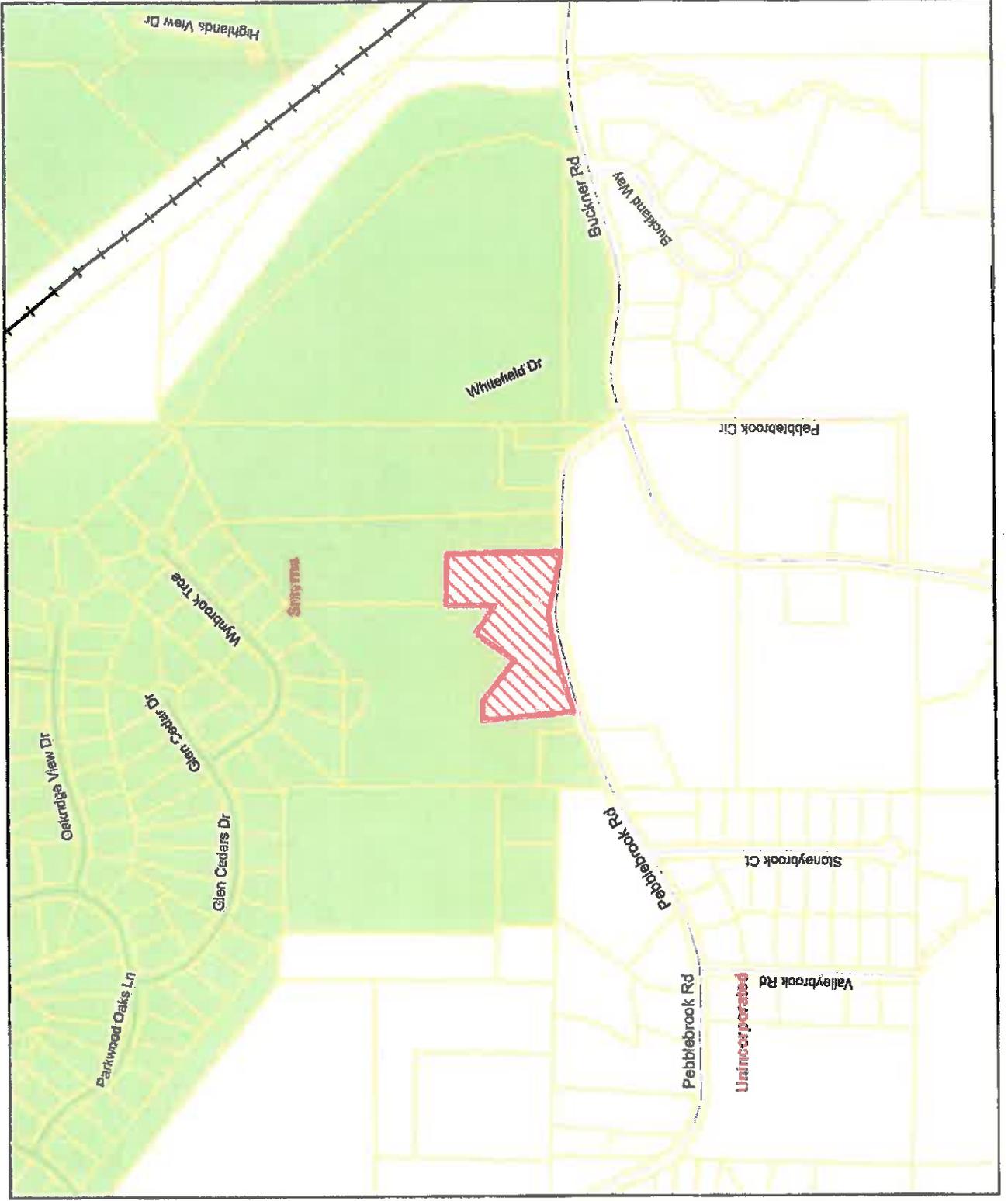
Attachment

cc: David Hankerson, County Manager
Judy Skeel, Executive Assistant to the County Manager
Rob Hosack, Director, Community Development
Dana Johnson, Planning Division Manager
Candy Ellison, Assistant County Clerk
Ken Suddreth, Community Development Director, City of Smyrna
Rusty Martin, Planning, City of Smyrna

Annexation: Smyrna

December 2013

17th Dist, Land Lot 542,543
Second Section;
Cobb County, GA



Legend

 Smyrna

 To be Annexed



ANNEXATION/REZONING

APPLICANT: Smyrna

PETITION NO : _____ :

543/17

PRESENT ZONING: ?

PETITION FOR: Private School :

**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.

Pebblebrook Rd is classified as a minor Collector road. R/W does not appear to meet the minimum requirements.

A traffic study may be required after final plan submittal.

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.

If access is requested, a maximum of one access to serve the total frontage, to be upgraded to commercial stds with a decel and left turn lane.

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

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.

**WATER SYSTEMS COMMENTS &
RECOMMENDATIONS**

Water service for these properties can be provided by the CCWS 8-inch line in Pebblebrook Road.

Wastewater flow from the site would 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