

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30080
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5200 MARYLAND WAY
SUITE 301
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0028

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-6233

MECHANICSBURG, PENNSYLVANIA
5000 RITTER ROAD
SUITE 106
MECHANICSBURG, PENNSYLVANIA 17055
TELEPHONE (717) 790-2854

December 4, 2019

Via E-mail and Hand Delivered

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, Georgia 30080

RE: Application for Rezoning - Case No. Z19-019
Applicant: InLine Communities, LLC
Property Owner: Argyle Realty Company
Property: 23.80 acres, more or less, located on the south side of Spring Road, the southeast side of Campbell Road, north of CSX Railroad, being more particularly known as 2320 Campbell Road, Land Lots 775, 810, and 811, 17th District, 2nd Section, Cobb County, Georgia

Dear Rusty:

On behalf of the Applicant, InLine Communities, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Argyle Realty Company (hereinafter referred to as "Owner" or "Property Owner"), please accept this correspondence as our request to table the pending Application for Rezoning from the hearing before the City of Smyrna Planning and Zoning Board scheduled for Monday, December 9, 2019, and before the City of Smyrna Mayor and City Council on Tuesday, January 21, 2020. We respectfully request the Application be tabled and scheduled for hearing before the Planning and Zoning Board on Monday, January 13, 2020, at 6:00 p.m., and before the Mayor and Council on Monday, February 17, 2020, at 7:00 p.m.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me. We look forward to your response concerning this request.

MOORE INGRAM JOHNSON & STEELE

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
Page 2 of 2
December 4, 2019

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

c: InLine Communities, LLC

Joey Staubes

From: Kevin Moore <JKM@mijs.com>
Sent: Tuesday, January 07, 2020 5:10 PM
To: Russell G. Martin; Joey Staubes
Cc: Carolyn Cook
Subject: InLine Communities/Campbell and Spring

External: This came from outside of Smyrna's email system.

Rusty and Joey,

Please accept this email as the Applicant's formal request to table the pending Application from the January Planning and Zoning Board meeting to the February 10th meeting. The Applicant has submitted a revised site plan and the additional time will provide City Staff the opportunity to fully review the revisions and properly prepare its analysis. During this Staff review, please let me know if there are any questions, or, if we can meet with Staff to assist in preparation of the analysis and recommendation.

Please note we will also be submitting a traffic study performed by a professional traffic engineer; as well as, additional visual exhibits, which will assist Staff in its evaluation. These additional documents will be submitted as soon as they become available.

If you need anything further from us regarding this request to table the Application, please let me know.

With kindest regards,

Kevin

J. Kevin Moore

Partner

Moore Ingram Johnson & Steele, LLP



Main: 770-429-1499

Fax: 770-429-8631

JKM@mijs.com

[Attorney Biography](#)

Emerson Overlook
326 Roswell Street, Suite 100
Marietta, Georgia 30060

[MIJS Profile](#)

[Practice Areas](#)

[Events](#)

[Locations](#)

Confidentiality Notice

This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients as identified in the "To", "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. This email may contain privileged attorney-client communications or work product. Any dissemination of this email by or to anyone other than an intended recipient is strictly prohibited. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, if you are an unintended recipient, immediately DELETE and DESTROY all copies of the email and its attachments, in whatever form, and immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this email and its attachments. No duties or privileged relationships are intended or created by this communication where they do not otherwise exist. All rights of the sender for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521, is confidential and may be legally privileged.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Joey Staubes

From: Kevin Moore <JKM@mijs.com>
Sent: Wednesday, February 05, 2020 4:29 PM
To: Russell G. Martin
Cc: Joey Staubes; Carolyn Cook
Subject: InLine Communities/Campbell and Spring Rd

External: **This came from outside of Smyrna's email system.**

Rusty,

Please accept this correspondence as the Applicant's request to table the application from the February Planning and Zoning Board hearing on February 10th to the March agenda. We have recently received a request from City Public Works to update the submitted traffic study with additional traffic counts and analysis. In order to complete the updates to the traffic study in a timely manner, it is necessary to table the application in order to provide the traffic engineer time to complete the additional study and City staff adequate time to evaluate the results. We also continue to meet with area residents and incorporate additional revisions to the overall site plan which address those items of concern.

Thank you for consideration and for coordinating the table of this application.

Kevin

J. Kevin Moore

Partner

Moore Ingram Johnson & Steele, LLP



Main: 770-429-1499

Fax: 770-429-8631

JKM@mijs.com

[Attorney Biography](#)

Emerson Overlook

326 Roswell Street, Suite 100

Marietta, Georgia 30060

[MIJS Profile](#)

[Practice Areas](#)

[Events](#)

[Locations](#)

Confidentiality Notice

This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients as identified in the "To", "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. This email may contain privileged attorney-client communications or work product. Any dissemination of this email by or to anyone other than an intended recipient is strictly prohibited. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, if you are an unintended recipient, immediately DELETE and DESTROY all copies of the email and its attachments, in whatever form, and immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this email and its attachments. No duties or privileged relationships are intended or created by this communication where they do not otherwise exist. All rights of the sender for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521, is confidential and may be legally privileged.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
328 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1489

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 892-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0028

ORLANDO, FLORIDA
7360 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

HARRISBURG, PENNSYLVANIA
3908 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 9, 2020

Via E-mail and Hand Delivered

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, Georgia 30080

RE: Application for Rezoning - Case No. Z19-019
Applicant: InLine Communities, LLC
Property Owner: Argyle Realty Company
Property: 23.80 acres, more or less, located on the south side of Spring Road, the southeast side of Campbell Road, north of CSX Railroad, being more particularly known as 2320 Campbell Road, Land Lots 775, 810, and 811, 17th District, 2nd Section, Cobb County, Georgia

Dear Rusty:

On behalf of the Applicant, InLine Communities, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Argyle Realty Company (hereinafter referred to as "Owner" or "Property Owner"), please accept this correspondence as our request to table the pending Application for Rezoning from the hearing before the City of Smyrna Planning and Zoning Board scheduled for Monday, March 9, 2020, and before the City of Smyrna Mayor and City Council on Monday, April 20, 2020. We respectfully request the Application be tabled and scheduled for hearing before the Planning and Zoning Board on Monday, April 13, 2020, at 6:00 p.m., and before the Mayor and Council on Monday, May 18, 2020, at 7:00 p.m.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me. We look forward to your response concerning this request.

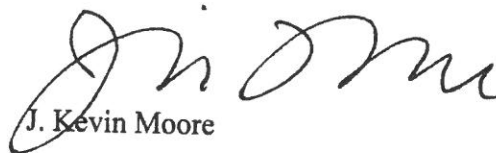
MOORE INGRAM JOHNSON & STEELE

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
Page 2 of 2
March 9, 2020

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP


J. Kevin Moore

JKM:cc

c: Joey Staubes, AICP
Planner II
Community Development Department
City of Smyrna

InLine Communities, LLC

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 428-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 426-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7360 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

August 7, 2020

Via E-mail Only

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, Georgia 30080

RE: Application for Rezoning - Case No. Z19-019
Applicant: InLine Communities, LLC
Property Owner: Argyle Realty Company
Property: 23.80 acres, more or less, located on the south side of Spring Road, the southeast side of Campbell Road, north of CSX Railroad, being more particularly known as 2320 Campbell Road, Land Lots 775, 810, and 811, 17th District, 2nd Section, Cobb County, Georgia

Dear Rusty:

On behalf of the Applicant, InLine Communities, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Argyle Realty Company (hereinafter referred to as "Owner" or "Property Owner"), please accept this correspondence as our request to table the pending Application for Rezoning from the hearing before the City of Smyrna Mayor and City Council scheduled for Monday, August 17, 2020. We respectfully request the Application be tabled and scheduled for hearing before the Mayor and Council on Monday, September 21, 2020, at 7:00 p.m. The additional time will allow further revisions to the proposed Site Plan to address community concerns.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me. We look forward to your response concerning this request.

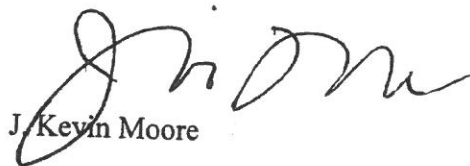
MOORE INGRAM JOHNSON & STEELE

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
Page 2 of 2
August 7, 2020

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

c: Joey Staubes, AICP
Planner II
Community Development Department
City of Smyrna

InLine Communities, LLC

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 892-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

December 17, 2020

Via E-mail Only

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, Georgia 30080

RE: Application for Rezoning - Case No. Z19-019
Applicant: InLine Communities, LLC
Property Owner: Argyle Realty Company
Property: 23.80 acres, more or less, located on the south side of Spring Road, the southeast side of Campbell Road, north of CSX Railroad, being more particularly known as 2320 Campbell Road, Land Lots 775, 810, and 811, 17th District, 2nd Section, Cobb County, Georgia

Dear Rusty:

On behalf of the Applicant, InLine Communities, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Argyle Realty Company (hereinafter referred to as "Owner" or "Property Owner"), please accept this correspondence as our request to table the pending Application for Rezoning from the hearing before the City of Smyrna Mayor and City Council scheduled for Monday, December 21, 2020. We respectfully request the Application be tabled and scheduled for hearing before the Mayor and Council on Tuesday, January 19, 2021, at 7:00 p.m. We have submitted a revised site plan which increases the setbacks and decreases the density. We believe additional time is needed to ensure proper Staff review; as well as adequate opportunity for the community.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

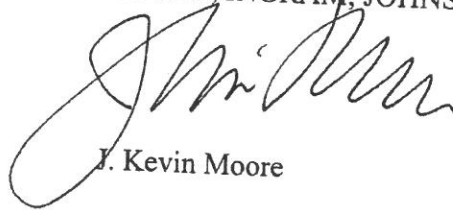
MOORE INGRAM JOHNSON & STEELE

Mr. Russell G. Martin, AICP
Community Development Director
Community Development Department
City of Smyrna
Page 2 of 2
December 17, 2020

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

c: Joey Staubes, AICP
Planner II
Community Development Department
City of Smyrna

InLine Communities, LLC