

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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July 2, 2018

VIA HAND DELIVERY AND VIA EMAIL

Mr. Eric Randall, P.E.
City Engineer
City of Smyrna
2190 Atlanta Road
Smyrna, GA 30080

Re: Applications of Quintus Development, L.P. to Annex and Rezone an approximate 8.64 Acre Tract from R-20 & NS (Cobb County) to RM-12 (City of Smyrna) - No. Z18-010)

Dear Eric:

As a follow up to our discussions last week, enclosed please find a Traffic Impact Study (“TIS”) prepared by the Foresite Group. The TIS includes a Signal Warrant Analysis and other pertinent information and documentation relative to the proposed development.

As you can see, the Foresite Group has concluded that the installation of traffic signalization at the intersection of Windy Hill Road and Roswell Street is warranted for existing (“no-build”) conditions, and of course, in a “build” scenario if the townhome project is developed as proposed.

I recently reviewed the City of Smyrna’s “Neighborhood Traffic Calming Program”, dated January 2018. I am aware that there are specific SPLOST funds which are potentially applicable with respect to the installation and synchronization of signalization; and that the City has encouraged monetary participation by all segments of the public sector in order to meet the ultimate goal of addressing warranted traffic/transportation issues. In that regard, my client is amenable to initiating a discussion regarding its participation concerning this identified public infrastructure system improvement.

As you know, the rezoning application was unanimously approved by the Planning Commission and is now scheduled to be heard and considered by the Mayor and City Council on July 16, 2018. In the interim, I would appreciate it if you and I could more fully discuss this TIS and its ramifications in between now and the final zoning hearing date.

SAMS, LARKIN, HUFF & BALLI

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VIA REGULAR MAIL AND VIA EMAIL

Mr. Eric Randall, P.E.

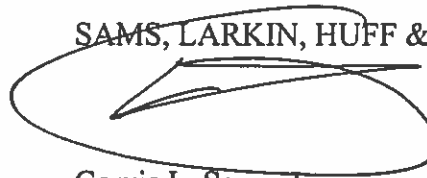
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With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to read "Garvis L. Sams, Jr.", is written over a circular stamp or seal. The signature is somewhat stylized and overlaps the text of the stamp.

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

GLS/lkj
Enclosure

cc: Mr. Jeff Carter, Quintus Development L.P. (via email w/attachment)
Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachment)
Mr. Ken Suddreth, Community Development Director (via email w/attachment)