



COBB COUNTY  
COMMUNITY DEVELOPMENT AGENCY

P.O. Box 649  
Marietta, GA 30061-0649  
Phone (770) 528-2128 Fax: (770) 528-2126  
[jessica.guinn@cobbcounty.org](mailto:jessica.guinn@cobbcounty.org)

Jessica Guinn, AICP  
Director

**DELIVERED**

Via E-Mail: 'dnorton@smyrnaga.gov'

August 29, 2022

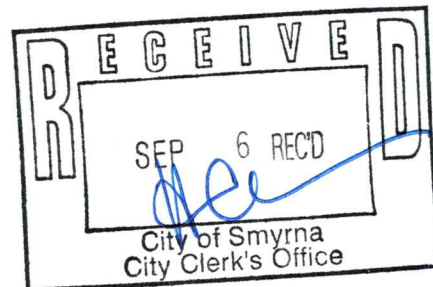
The Honorable Derek Norton  
Mayor  
City of Smyrna  
3180 Atlanta Road  
Smyrna Georgia 303380

**Re: Petition for Annexation— Land Lots 395, 396, 397, 398, 399, 467, 468 of the 17th District and land lot 48 of the 18th District, Parcel See "exhibit A" 2<sup>nd</sup> Section, Pebblebrook Road and Ridgecrest Road , Cobb County, Georgia; Notice of Non-Objection.**

Dear Mayor Norton:

We are in receipt of the above-referenced rezoning and annexation request. Please accept this response to the proposal for multiple tracts of land located near the intersection of Pebblebrook Road and Ridgecrest Road. The subject tracts of land are currently zoned R-20 and R-15 (Single Family Residential) and is within an area identified as LDR (Low Density Residential) according to the Cobb County Future Land Use Map. The subject property has the required contiguity with the existing Smyrna boundary for annexation. No unincorporated islands would be created or extended with the proposed annexation. There are no county buildings or facilities on the property. This property consists of 8 parcels, 2 of which contain a single family home. 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. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or [donald.wells@cobbcounty.org](mailto:donald.wells@cobbcounty.org).



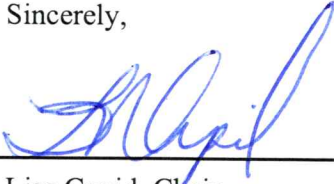
**Re: Petition for Annexation– Petition for Annexation– Land Lot 395, 396, 397, 398, 399, 467, 468 of the 17th District and 48 of the 18th District, Parcel *See “exhibit A”* 2<sup>nd</sup> Section, Pebblebrook Road and Ridgecrest Road , Cobb County, Georgia; Notice of Non-Objection.**

**Exhibit A**

PIN	Situs Address
17039800110	Pebblebrook Road
17039800100	810 Pebblebrook Road
17039800070	Pebblebrook Road
17039800120	Ridgecrest Road
17039800080	Ridgecrest Road
17039800060	754 Pebblebrook Road
17039800010	810 Pebblebrook Road (65.636 ac)
18004800060	Pebblebrook Road

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Sincerely,



Lisa Cupid, Chair

cc: Jackie McMorris, County Manager – VIA E-mail  
James Gisi, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Phillip Westbrook, Senior Planner – VIA E-mail  
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail  
Heather Corn, City of Smyrna, City Clerk- VIA E-mail  
Joey Staubes, City of Smyrna, Planner II- VIA E-mail

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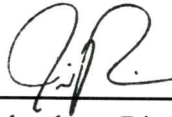
Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail  
James Gisi, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Phillip Westbrook, Senior Planner – VIA E-mail  
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail  
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Sincerely,



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Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail  
James Gisi, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Phillip Westbrook, Senior Planner – VIA E-mail  
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail  
Heather Corn, City of Smyrna, City Clerk- VIA E-mail  
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Sincerely,

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JoAnn K. Birrell, District 3 Commissioner

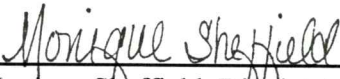
cc: JackiJackie McMorris, County Manager – VIA E-mail  
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Sincerely,

  
\_\_\_\_\_  
Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail  
James Gisi, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
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## **County Staff Comments and Recommendations**

**ANN-21-2022/ City of Smyrna  
Pebblebrook Road and Ridgecrest Road**

### **Water System- Tim Davidson**

Water service for the Pebblebrook Road/Ridgecrest Road parcels is provided primarily by the existing CCWS water mains in Pebblebrook Road and Ridgecrest Way.

Wastewater for the parcels is 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.

### **Planning- Historic Preservation-Mandy Elliott**

No comments.

### **GIS- Brad Gordon**

No objections from a GIS/addressing perspective.

### **Stormwater Management- Carl Carver**

No comments

### **Cemetery Preservation Committee- Helga Hong**

Mount Harmony Memorial Gardens Cemetery is located at 581 Veterans Memorial Highway. This Cemetery is contiguous to the subject property. Mount Harmony Baptist Church Cemetery is located at 561 Veterans Memorial Highway and is contiguous to Mount Harmony Memorial Gardens. Cobb County Code requires a 50-foot buffer for any new developments adjacent to existing cemeteries.

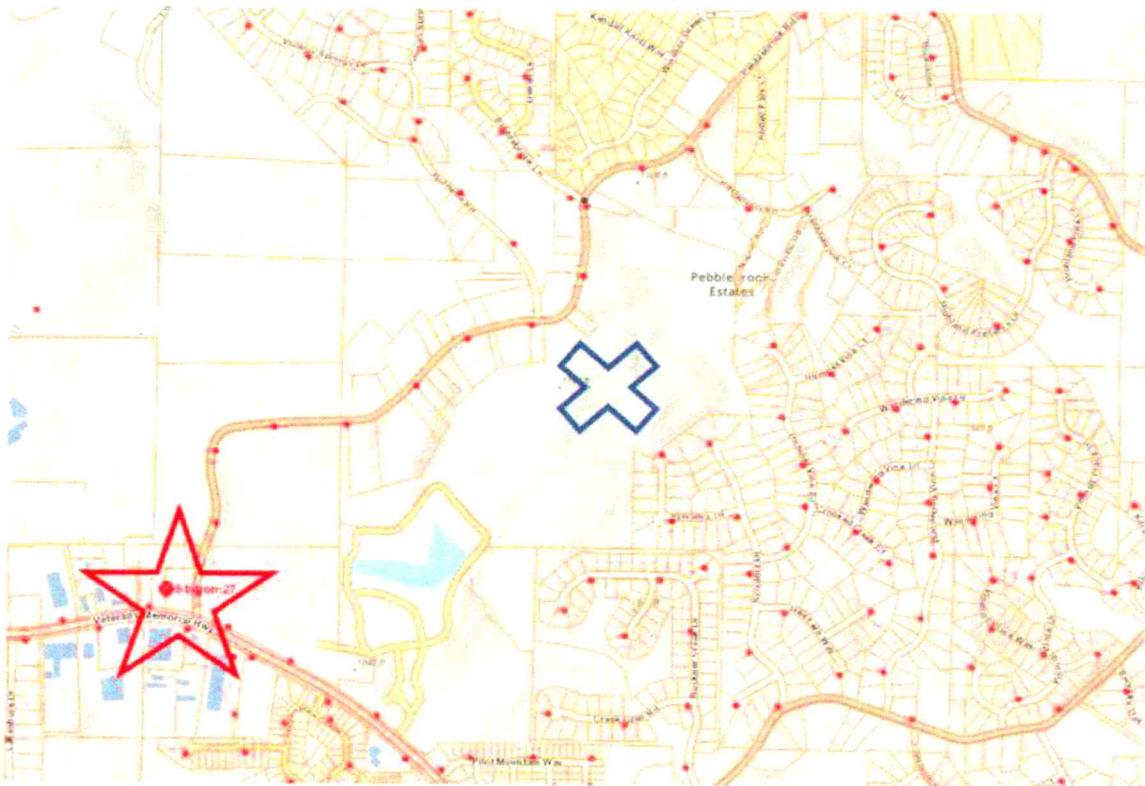


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Pebblebrook Road and Ridgecrest Road

### **Cobb County Fire Marshal's Office-Rock Toler**

Emergency response to the parcels of land listed herein will be adversely affected based on current logistical comparisons between a City of Smyrna Fire Station and the Cobb County Fire Station that is less than one-half mile from subject property.



### **Cobb DOT-James Washington**

Curb, gutter, and sidewalk along Pebblebrook Road frontage. Curb, gutter, and sidewalk along Ridgecrest Road frontage.