



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

Jessica Guinn, AICP
Director

CERTIFIED MAIL
7015 0640 0001 4999 8667

June 23, 2022

The Honorable Derek Norton
Mayor
City of Smyrna
3180 Atlanta Rd
Smyrna Georgia 30080

Re: Petition for Annexation– Land Lot(s) 191, 242, 243, 17th District, Parcel/s/ See “*exhibit A*” 2nd Section, Heritage Mill (was Norton Place) Subdivision , Cobb County, Georgia; Notice of Non-Objection.

Dear Mayor Norton:

We are in receipt of the above-referenced rezoning and rezoning request. Please accept this response to the annexation proposal for Heritage Mill (was Norton Place) subdivision. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential (LDR) 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. Sixty percent of the resident electors and the owners of sixty percent of the total acreage of land to be annexed have signed written applications. There are no county buildings or facilities on the property. There is no new development proposed. This property is an existing single-family subdivision. The Cobb County Future Land Use Plan designates this parcel as Low Density Residential. The City of Smyrna zoning of R-20 is acceptable according to appendix A of the HB 489 intergovernmental agreement. Based on our HB 489 Intergovernmental Agreement, this is a non-objectionable request.

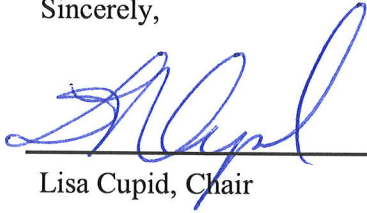
In summary, please accept this letter as the County’s formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.org.

Exhibit A

Parcel Number	Address	17024200020	4070 NORTON PL
17024200570	4049 NORTON PL	17024300190	4085 NORTON PL
17024200370	4056 NORTON PL	17024300070	4074 NORTON PL
17024200430	4068 NORTON PL	17024300060	4072 NORTON PL
17024200410	4064 NORTON PL	17024300160	4092 NORTON PL
17024200560	4051 NORTON PL	17024200390	4060 NORTON PL
17024300360	4019 BENELL CT	17024200590	4012 BENELL CT
17024300240	4073 NORTON PL	17024300170	4094 NORTON PL
17024200360	4054 NORTON PL	17024200500	4063 NORTON PL
17024200540	4055 NORTON PL	17024300350	4021 BENELL CT
17024300090	4078 NORTON PL	17024300040	4071 NORTON PL
17024200550	4053 NORTON PL	17024200440	4010 BENELL CT
17024200340	4050 NORTON PL	17024300220	4077 NORTON PL
17024300270	4020 BENELL CT	17024300130	4086 NORTON PL
17024300140	4088 NORTON PL	17024200400	4062 NORTON PL
17024300110	4082 NORTON PL	17024300210	4081 NORTON PL
17024200490	4065 NORTON PL	17024300050	4014 BENELL CT
17024200460	4015 BENELL CT	17024300100	4080 NORTON PL
17024300330	4025 BENELL CT	17024300310	4029 BENELL CT
17024200520	4059 NORTON PL	17024300200	4083 NORTON PL
17024200530	4057 NORTON PL	17024300280	4026 BENELL CT
17024200510	4061 NORTON PL	17024300410	4347 FAWN LN
17024200470	4013 BENELL CT	17024300260	4018 BENELL CT
17024200480	4011 BENELL CT	17024300320	4027 BENELL CT
17024200450	4017 BENELL CT	17024300120	4084 NORTON PL
17024300230	4075 NORTON PL	17024300420	4345 FAWN LN
17024200350	4052 NORTON PL	17024300390	4344 FAWN LN
17024300080	4076 NORTON PL	17024300440	4341 FAWN LN
17024300340	4023 BENELL CT	17024300150	4090 NORTON PL
17024200420	4066 NORTON PL	17024300290	4030 BENELL CT
17024200380	4058 NORTON PL	17024300300	4031 BENELL CT

**Re: Petition for Annexation– Land Lot(s) 191, 242, 243, 17th District, Parcel/s/ See
“*exhibit-A*” 2nd Section, Heritage Mill (was Norton Place) Subdivision , Cobb County,
Georgia; Notice of Non-Objection.**

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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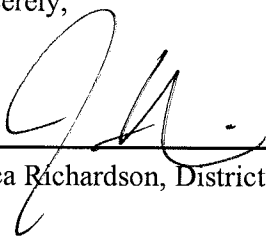
Keli Gambrill, District 1 Commissioner

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
Heather Corn, City of Smyrna, City Clerk- VIA E-mail
Joey Staubes, City of Smyrna, Planner II- VIA E-mail

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Sincerely,



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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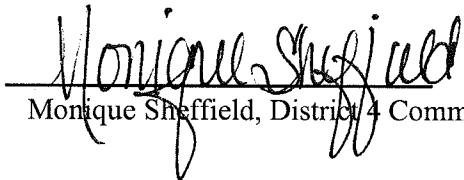
JoAnn K. Birrell, District 3 Commissioner

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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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
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
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JoAnn K. Birrell, Vice Chairman

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County Staff Comments and Recommendations

ANN-14-2022

Heritage Mill Subdivision- City of Smyrna

Water System- Tim Davidson

Water service for Heritage Mill subdivision is by the existing CCWS water main in Concord Hill Road and CCWS water mains within the subdivision.

Wastewater for the parcel can 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.

Planning- Historic Preservation-Mandy Elliott

No comments

Cobb County Fire Marshal's Office-Rock Toler

No comments

GIS- Brad Gordon

No objections from a GIS/Addressing perspective. **One thing to note is the dividing line between District 2 and District 4 appears to cut through parcels in northeastern and eastern portion of the subdivision. Unfortunately, these lines are drawn up by the State of Georgia, so we can't adjust them to align to the subdivision.

Stormwater Management- Carl Carver

All stormwater infrastructure and easement currently in favor of Cobb County shall be transferred to the City of Smyrna.

Cobb DOT-James Washington

County Staff Comments and Recommendations

ANN-14-2022

Heritage Mill Subdivision- City of Smyrna

No comment