



## COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET, SUITE 300  
MARIETTA GEORGIA 30090-7000  
Phone: (770) 528-3305 Fax: (770) 528-2606

Michael H. Boyce  
*Chairman*

CERTIFIED MAIL  
7015 0640 0001 4999 8865

June 22, 2020

The Honorable Derek Norton  
Mayor  
City of Smyrna  
City Hall  
P.O. Box 1226 / 2800 King Street  
Smyrna, Georgia 30080

**Re: Petition for Annexation– Land Lot 0264, 17<sup>th</sup> District, Parcel 0003, 2<sup>nd</sup> Section, 171 Concord Road, Cobb County, Georgia; Notice of Non-Objection.**

Dear Mayor Norton:

We are in receipt of the above-referenced annexation request. Please accept this response to the annexation proposal for 171 Concord Road. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential according to the Cobb County Future Land Use Map. The application indicates the site will be utilized for single-family residential use. Based on our HB 489 Intergovernmental Agreement, this is a non-objectionable request.

This response cannot be made without expressing the concern that it could cause confusion with service delivery, because it will be the only parcel in Smyrna on the one side of the road for a considerable stretch. So, 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 Water System and Department of Transportation. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

**Re: Petition for Annexation– Land Lot 0264, 17<sup>th</sup> District, Parcel 0003], 2<sup>nd</sup> Section, 171 Concord Road, Cobb County, Georgia; Notice of Non-Objection.**

Sincerely,

A handwritten signature in black ink, appearing to read 'M. H. Boyce', written over a horizontal line.

Michael H. Boyce, Chairman

cc: Jackie McMorris, 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  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

**Re: Petition for Annexation– Land Lot 0264, 17<sup>th</sup> District, Parcel 0003], 2<sup>nd</sup> Section, 171 Concord Road, Cobb County, Georgia; Notice of Non-Objection.**

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Sincerely,



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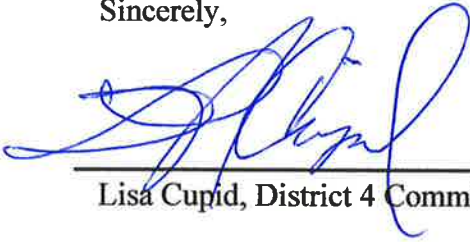
Keli Gambrell, District 1 Commissioner

cc: Jackie McMorris, 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  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

**Re: Petition for Annexation– Land Lot 0264, 17<sup>th</sup> District, Parcel 0003], 2<sup>nd</sup> Section, 171 Concord Road, Cobb County, Georgia; Notice of Non-Objection.**

[signature page continued]

Sincerely,



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Lisa Cupid, District 4 Commissioner

cc: Jackie McMorris, 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  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

**From:** Davidson, Timothy

**Sent:** Thursday, June 11, 2020 8:44 AM

**To:** Northrup, Jay <Jay.Northrup@cobbcounty.org>

**Subject:** RE: ANNEXATION: for Review and Comment for 171 Concord Road, into Smyrna

**Water service for 171 Concord Road is provided by the existing CCWS water main in Concord Road.**

**Wastewater for the parcels 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 gain or loss.**

**Tim Davidson**

**Plan Review Engineer**

**Cobb County Water System**

**660 South Cobb Drive**

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ANNEXATION/REZONING  
PETITION NO: \_\_\_\_\_

APPLICANT: Smyrna

LL/LD: 264/17

PRESENT ZONING: R-20

PETITION FOR: R-20

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<p><b>TRANSPORTATION COMMENTS &amp; RECOMMENDATIONS</b></p>
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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.

Concord Rd is classified as a major road. R/W does not appear to meet the minimum requirements.

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 Concord Road 40' from road centerline.

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.








Plans to be submitted for Cobb County Plan Review and approval.

# De/Annexation Location Map

June 2020

17th District  
Land Lot 0264  
Parcels 0003

## Legend

-  Annexed Areas
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
- Unincorporated

