



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

June 23, 2022

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

**Re: Petition for Annexation– Land Lot(s) 466, 471, 17<sup>th</sup> District, Parcel/s/ See “*exhibit A*”  
2<sup>nd</sup> Section, Vinings Brooke 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 Vinings Brooke subdivision. The subject property is currently zoned R-15 OSC 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-15 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.

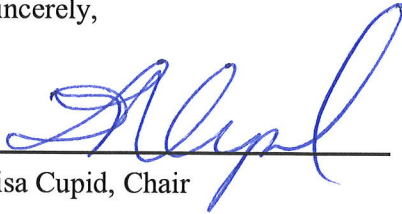
In summary, please accept this letter as the County’s formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental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

Exhibit A

Parcel ID	Address		
17046600440	5265 BLUESTONE CIR SE	17046600610	5371 BLUESTONE CIR SE
17046600470	5287 BLUESTONE CIR SE	17046600600	5365 BLUESTONE CIR SE
17046600550	5335 BLUESTONE CIR SE	17046600480	5293 BLUESTONE CIR SE
17046600580	5353 BLUESTONE CIR SE	17046600500	5305 BLUESTONE CIR SE
17046600700	5314 BLUESTONE CIR SE	17046600710	5308 BLUESTONE CIR SE
17046600520	5317 BLUESTONE CIR SE	17046600750	BLUESTONE CIR SE
17046600530	5323 BLUESTONE CIR SE	17046600490	5299 BLUESTONE CIR SE
17047100230	5377 BLUESTONE CIR SE	17046600630	5404 BLUESTONE CIR SE
17047100250	5389 BLUESTONE CIR SE	17046600640	5398 BLUESTONE CIR SE
17046600450	5275 BLUESTONE CIR SE	17046600590	5359 BLUESTONE CIR SE
17046600620	5416 BLUESTONE CIR SE	17046600740	BLUESTONE CIR SE
17046600510	5311 BLUESTONE CIR SE	17046600720	5302 BLUESTONE CIR SE
17046600650	5392 BLUESTONE CIR SE	17046600670	5374 BLUESTONE CIR SE
17047100240	5383 BLUESTONE CIR SE	17046600570	5347 BLUESTONE CIR SE
17046600680	5356 BLUESTONE CIR SE	17046600560	5341 BLUESTONE CIR SE
17047100220	5259 BLUESTONE CIR SE	17047100280	5413 BLUESTONE CIR SE
17046600460	5281 BLUESTONE CIR SE	17046600540	5329 BLUESTONE CIR SE
17046600660	5386 BLUESTONE CIR SE	17046600730	BLUESTONE CIR SE
17046600690	5320 BLUESTONE CIR SE	17047100270	5407 BLUESTONE CIR SE
		17047100260	5401 BLUESTONE CIR SE

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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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Sincerely,

*Keli A. Gambrill*

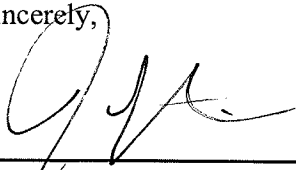
Keli Gambrill, District 1 Commissioner

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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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  
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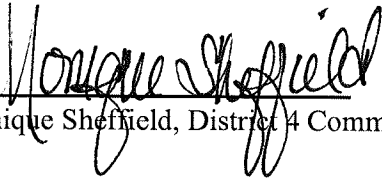
JoAnn K. Birrell, District 3 Commissioner

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  
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## **County Staff Comments and Recommendations**

ANN-15-2022

Vinings Brooke- City of Smyrna

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

Water service for Vinings Brooke subdivision is by the existing CCWS water main in Pebblebrook 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.

### **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**

No comment