

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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January 13, 2017

VIA HAND DELIVERY

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Application of The Ardent Companies, LLC to Rezone an 81.888 Acre Tract from Conditional MU to Conditional MU; Land Lots 61, 171, 172, 174, 175, 176 & 284 of the 18th District, City of Smyrna, Cobb County, Georgia.

Dear Ken:

As you know, this firm has been engaged by and represents The Ardent Companies, LLC ("Ardent") concerning the above-captioned Application for Rezoning.

By meeting today's deadline, it is my understanding that the Application will be heard by the Planning & Zoning Board on February 13, 2017 and by the Mayor and City Council on March 20, 2017. With respect to the foregoing, enclosed please find the original of the Application and supplemental documentation as follows:

1. Titleholder signatures and paid tax receipts indicating that taxes have been paid on the subject property with respect to both the City of Smyrna and Cobb County and the deeds reflecting the current Titleholders.
2. A legal description of the subject property, printed and provided in Word format.
3. A full-sized copy, an 11" x 17" sized copy and an 8½" x 11" copy of the Site Plan.
4. The Tree Protection/Replacement Plan was submitted with the former Applications for Annexation and Rezoning which were approved by the City (Case #Z-13-015).
5. A copy of comments from the Cobb County Water System regarding the availability of and accessibility to water and sewer to the site contained in the original rezoning analysis regarding Z-28 (Cobb County [2010]).

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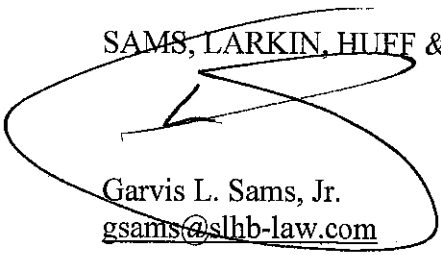
Mr. Kenneth Suddreth, Director
Community Development Department
January 13, 2017
Page 2

6. A Project Trip Generation Comparison dated December 22, 2016 and prepared by Kimley-Horn and Associates, Inc.
7. The January 5, 2017 notification from GRTA regarding a request for revision to an issued decision to Development of Regional Impact (DRI #2152) Riverview Landing (formally known as Riverview on the Chattahoochee).
8. Architectural renderings/elevations which substantially depict the architectural style and composition of portions of the proposed residential development.
9. A Constitutional Challenge.
10. A check made payable to the City of Smyrna in the sum of \$2,000.00 representing the Application fee.
11. A disc containing a pdf copy of this submittal and the legal description.

I will be contacting you and your staff to discuss potential stipulations/conditions of the Rezoning Request and to address any concerns which you or the staff may have regarding the Application. In the interim, should you have any questions or need any additional documentation or information, please do not hesitate to contact me. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



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

GLS/klk
Enclosures

cc: Listed on next page

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Mr. Kenneth Suddreth, Director
Community Development Department

January 13, 2017

Page 3

cc: Hon. A. Max Bacon, Mayor (via email w/attachments)
Mr. Ron Fennel, City Council Member (via email w/attachments)
Mr. Michael L. Jones, P.E., City Administrator (via email w/attachments)
Scott A. Cochran, Esq. (via email w/attachments)
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)
Mr. Scott Stokes, Public Works Director (via email w/attachments)
Ms. Terri Graham, City Clerk (via email w/attachments)
Mr. Russell Martin, AICP, Senior Planner (via email w/attachments)
Mr. John Walker, P.E., Kimley-Horn Associates (via email w/attachments)
Mr. Kenneth Wood, P.E., Planner & Engineers Collaborative (via email w/attachments)
Mr. Neville Allison, The Ardent Companies (via email w/attachments)