



COBB COUNTY  
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000  
770.528.3305 • fax: 770.528.2606

Lisa Cupid  
Chairwoman

CERTIFIED MAIL  
7014 1820 0000 0594 1013

January 7, 2021

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 0880, 17<sup>th</sup> District, Parcel 0030, 2<sup>nd</sup> Section, 2810 Spring 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 2810 Spring Road. The subject property is currently zoned OI and is within an area identified as Regional Activity Center/Office Sub-category (RAC/off) according to the Cobb County Future Land Use Map. The applicant is seeking to rezone the subject property along with two adjacent tracts totaling approximately 8.7 acres to MU-conditional for a mixed-use development consisting of retail/restaurant space, commercial office space, 350 apartments, and a 188-room hotel. According to our HB 489 Intergovernmental Agreement, the proposed zoning is compatible; however, the agreement mentions a maximum density of 12 units per acre for apartments. The subject property is located within the Cumberland Regional Activity Center, which in recent years has experienced development of multi-family housing at densities significantly higher than 12 units per acre. The County's Comprehensive Plan deems developments within Cumberland and the RAC Future Land Use category of the size, scale, and intensity comparable to that which has been proposed, to be appropriate. With these factors in mind, the County will not object to the pending 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 Water System, Department of Transportation and Stormwater Management Division. If you have questions or need any additional information, please contact the office of Jason Gaines, Planning & Economic Development Manager, at (770) 528-2018.

**Re: Petition for Annexation – Land Lot 0880, 17<sup>th</sup> District, Parcel 0030, 2<sup>nd</sup> Section, 2810 Spring Road, Cobb County, Georgia; Notice of Non-Objection.**

Sincerely,


  
\_\_\_\_\_  
Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

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[signature page continued]

Sincerely,

  
\_\_\_\_\_  
Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

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[signature page continued]

Sincerely,

A handwritten signature in blue ink, reading "Monique Sheffield", is written over a horizontal line.

Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Rusty Martin, Director of Community Development, City of Smyrna  
Joey Staubes, Planner II, City of Smyrna

**Water service for this property is currently provided by the CCWS 8-inch line in Spring Road.**

**Wastewater flow from the site is treated at the R. L. Sutton 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.**

Tim Davidson  
Plan Review Engineer  
Cobb County Water System  
770-419-6312

**APPLICANT: Smyrna**

**ANNEXATION/REZONING  
PETITION NO:**

**PRESENT ZONING: OI**

**PETITION FOR: MU-Conditional**

**LL/LD: 880/17**

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**TRANSPORTATION COMMENTS &  
RECOMMENDATIONS**

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.

Spring Road is classified as an arterial roadway and is under the City of Smyrna’s jurisdiction. Proposed access to Spring Road is subject to review and approval by the City of Smyrna.

Spring Hill Parkway is classified as a major roadway and is under the County’s jurisdiction. 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 Spring Hill Parkway 40’ from centerline of the roadway.

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 for potential driveway access onto Spring Hill Parkway. If it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk improvements along Spring Hill Parkway property frontage.

Recommend coordination with Georgia Department of Transportation because the property is adjacent to Interstate 285.

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

The stormwater on this site is private. Any redevelopment will need to provide stormwater management that will not adversely affect downstream storm drain systems within the County and State.

**L. Carl Carver, PE**  
Engineer IV

Cobb County Water System  
Stormwater Management Division  
680 South Cobb Drive  
Marietta, GA 30060-3113  
Office: (770) 419-6453