



**Z-28
(8008)**

Project No.	03000022
Drawn By	SM
Checked By	EM
Date	03/09/08
Scale	1" = 100'

REZONING EXHIBIT
WHITE ROAD TRACT
 LAND LOT 02, BISHOP DISTRICT
 CITY OF ATLANTA
 COUNTY OF DEKALB

1

SITE DATA

APPLICANT:
 M&L LUMBER COMPANY, LLC
 3155 W. LITTLE LANE, SUITE 200
 ALPHARETTA, GEORGIA 30005
 TEL: 770.240.1100
 FAX: 770.240.1101

ENGINEER/SURVEYOR:
 SOUTHERN ENGINEERING INC.
 2500 SACKETT PARKWAY, SUITE 400
 ALPHARETTA, GEORGIA 30005
 PHONE: 770.240.3000
 FAX: 770.240.3008

BOUNDARY: GOWEN COUNTY, GA

TODD REFERENCE: 38-14-20

FLOOD INFO: 38-14-20

TOTAL SITE AREA: 38.42 ACRES

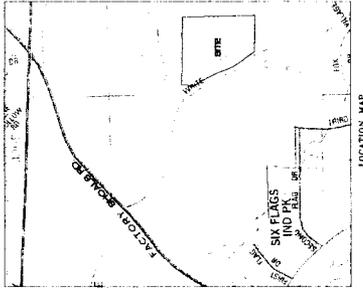
CURRENT ZONING: R-40

PROPOSED ZONING: H

SI STRUCTURE: H

MAX. FLOOR AREA: 50K SQUARE FEET
 75K INDUSTRIAL USES

FROM: 20'
REAR: 40'



CURVE TABLE

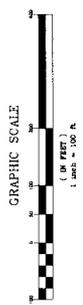
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	32.38'	109.52'	N32°21'48"W	32.91'
C2	120.49'	384.45'	N23°50'04"W	120.42'
C4	164.87'	2233.02'	N28°29'36"W	164.83'

LINE TABLE

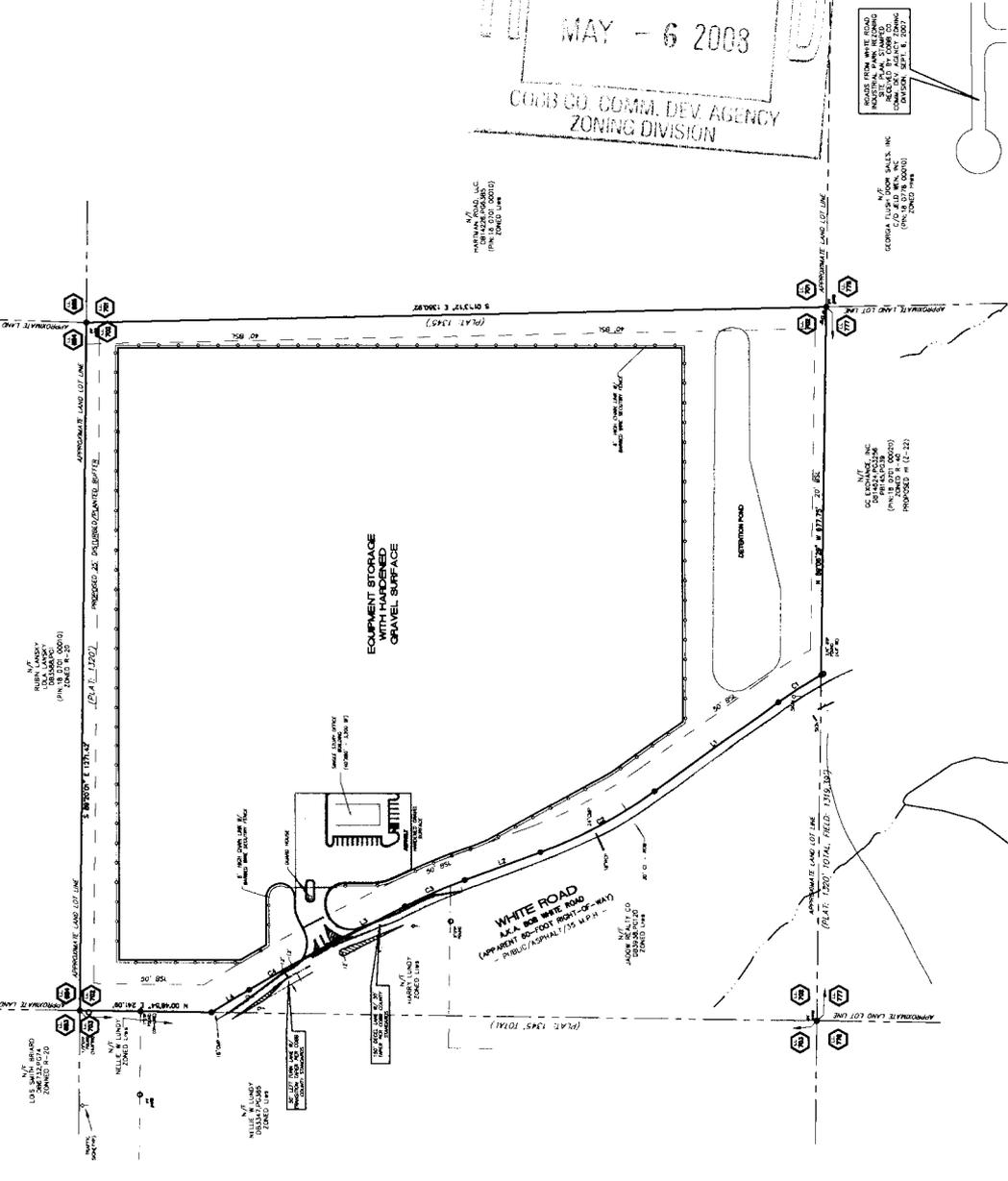
LINE	BEARING	LENGTH
L1	N85°29'54"W	281.72'
L2	N20°22'07"W	148.20'
L3	N27°19'41"W	156.74'
L4	N33°52'59"W	79.30'

SITE TO BE SERVED BY PUBLIC WATER AND SEWER
 SITE IS NOT WITHIN THE CHATTAHOOCHEE RIVER
 CORRIDOR
 THERE ARE NO EXISTING UTILITIES, GEOLOGICAL,
 LANDMARKS, OR CULTURES ON SITE

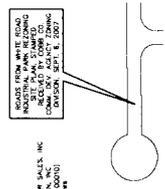
THESE ARE NOT STRINGS OR RESULTANT
 STREAM BUFFERS ON THE SUBJECT PROPERTY



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MAY - 6 2003
 COMB. CO. COMM. DEV. AGENCY
 ZONING DIVISION



GEORGE BULLOCK, INC.
 2700 OLD WOODWAY, SUITE 100
 ALPHARETTA, GA 30005
 (PH) 770.240.1100

GEORGE BULLOCK, INC.
 2700 OLD WOODWAY, SUITE 100
 ALPHARETTA, GA 30005
 (PH) 770.240.1100

APPLICANT: J & E Real Estate Investments, LLC
404-949-5654

REPRESENTATIVE: Garvis L. Sams, Jr.
770-422-7016

TITLEHOLDER: Harry J. Lundy

PROPERTY LOCATION: Located on the east side of White Road
(a/k/a Bob White Road), south of Factory Shoals Road.

ACCESS TO PROPERTY: White Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ wooded
- SOUTH:** HI/ wooded
- EAST:** LI/ wooded
- WEST:** LI/ wooded

PETITION NO: Z-28

HEARING DATE (PC): 06-03-08

HEARING DATE (BOC): 06-17-08

PRESENT ZONING: R-40

PROPOSED ZONING: HI

PROPOSED USE: Office and Equipment
Storage

SIZE OF TRACT: 32.3 acres

DISTRICT: 18

LAND LOT(S): 702

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

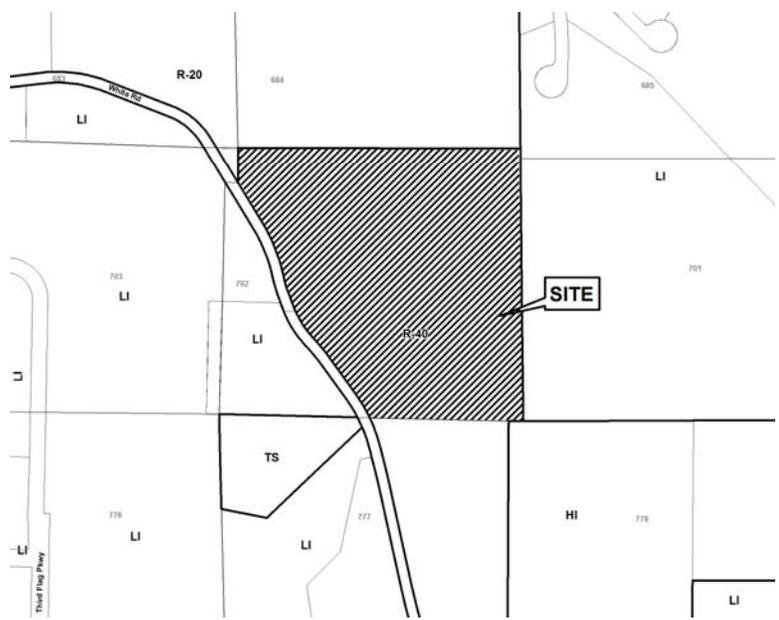
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

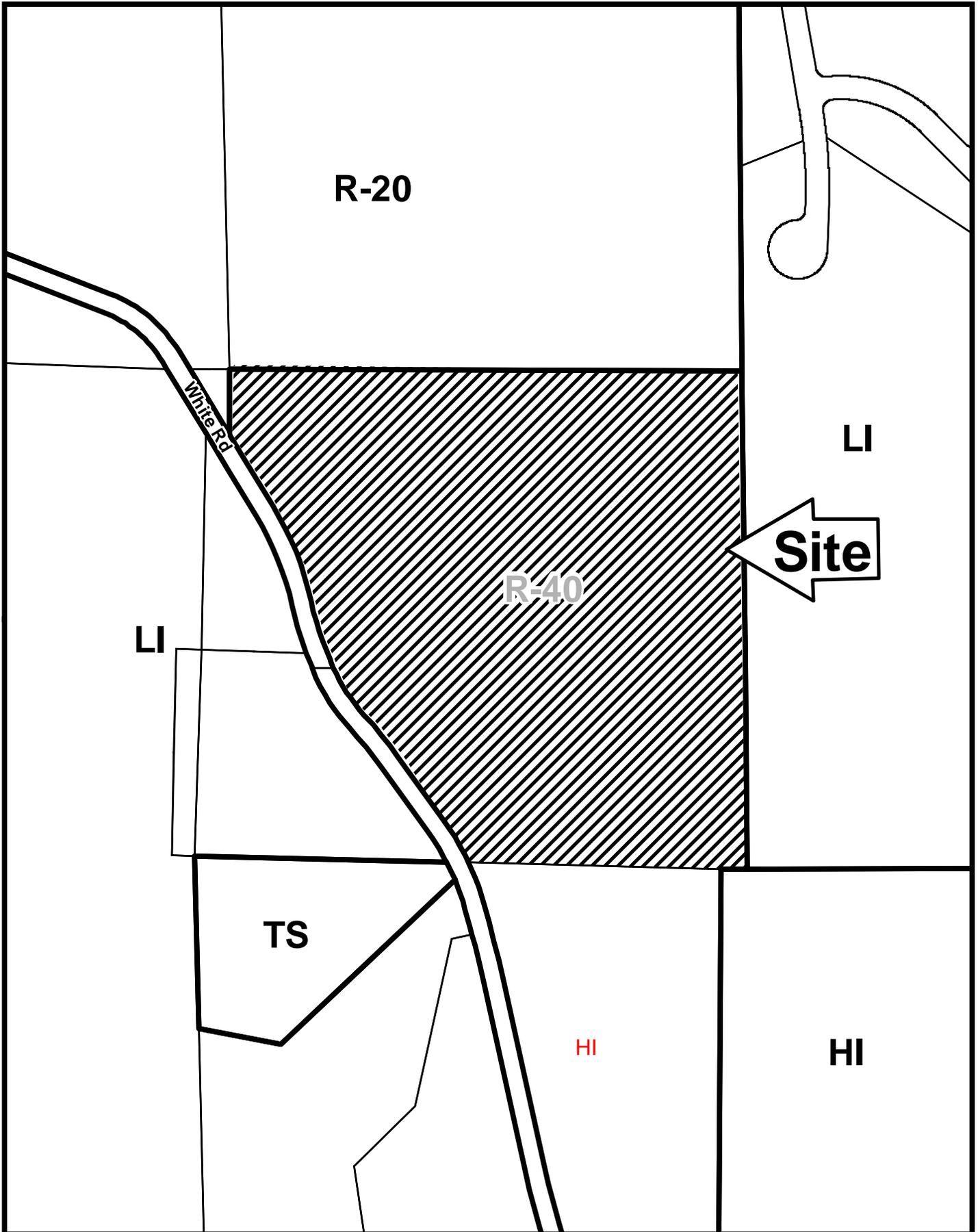
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

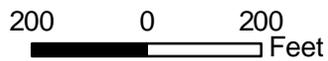
STIPULATIONS:



Z-28



This map is provided for display and planning purposes only. It is not meant to be a legal description.



APPLICANT: J & E Real Estate Investments, LLC

PETITION NO.: Z-28

PRESENT ZONING: R-40

PETITION FOR: HI

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 3,200

F.A.R.: 0.002 **Square Footage/Acre:** 98

Parking Spaces Required: 11 **Parking Spaces Provided:** 11

The applicant is requesting a rezoning to HI for the purpose of developing a freight container and trailer storage yard. The proposed office building will be one-story in height with a brick and EFIS exterior, and a shingled roof. The anticipated hours of operation are going to be seven days a week, from 5:00 a.m. to 11:00 p.m. The entire yard will be enclosed with an eight-foot chain link fence, and a gated guard house will control access to the property. The applicant has submitted a Zoning Impact Analysis, which is attached as Exhibit "A". The applicant has submitted a letter of agreeable stipulations (see Exhibit "B").

The applicant is requesting a contemporaneous variance to allow the security fencing at the front of the site to be eight-feet in height in lieu of the maximum of six-feet.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT J & E Real Estate Investments, LLC

PETITION NO. Z-028

PRESENT ZONING R-40

PETITION FOR HI

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No
Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 8" CI / W side White Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No
At Development? Yes No

Approximate Distance to Nearest Sewer: Less than 200' N

Estimated Waste Generation (in G.P.D.): A D F 320 **Peak 800**

Treatment Plant: S Cobb

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

If sewage flow less than one ERU, development would be eligible for consideration of septic system with Health Dept variance/approval.

In Hartman Road Special Assessment Area where \$2400/ac applicable for sewer connection

Notes FYI:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: J & E Real Estate Investments, LLC

PETITION NO.: Z-28

PRESENT ZONING: R-40

PETITION FOR: HI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream **drainage system**.

APPLICANT: J & E Real Estate Investments, LLC

PETITION NO.: Z-28

PRESENT ZONING: R-40

PETITION FOR: HI

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The topography on this site is dominated by a central knoll and ridgeline that runs along the northern portion of the parcel where slopes are moderate. The southern half of the site is relatively steep with average slopes ranging from 12 to 22 percent. The proposed trailer/container storage yard will require mass grading of the site to provide the 4 to 5 % slopes desired. Terracing of the site will likely be required to limit the height of the fill slopes. Due to the extent of the grading proposed and the steepness of the site it is recommended that mulch berms be utilized as part of the erosion & sediment control plan to provide adequate downstream protection.
2. The proposed detention pond is located across an area with over 30 feet of relief. This configuration will need to be revised during Plan Review to accommodate the site topographic limitations.

APPLICANT: J & E Real Estate Investments, LLC

PETITION NO.: Z-28

PRESENT ZONING: R-40

PETITION FOR: HI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
White Road	800	Minor Collector	35 mph	Cobb County	60'

Based on 2005 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

White Road is classified as a Minor Collector and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

As necessitated by this development for egress from White Road, a deceleration lane and left turn lane will be required for each access.

Give fee in lieu of installing sidewalk, curb and gutter based on \$15 per linear foot.

RECOMMENDATIONS

Recommend a deceleration lane and left turn lane at each access point.

Recommend fee in lieu of sidewalk, curb and gutter at a cost of \$15 per linear foot.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-28 J & E REAL ESTATE INVESTMENTS, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Virtually all the property south of Interstate 20 is anticipated for some type of industrial use. A Preponderance of adjacent and nearby properties are zoned LI and HI. Additionally, there is a trailer storage lot a short distance to the south.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be similar to other industrial uses in the area. The proposed development will not adversely affect any of the properties in the area, since this area has been planned for industrial uses since the early 1970's. There are contains a mixture of industrial uses, including warehouses, distribution centers, a junk yard and manufacturing
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within an Industrial Compatible Land Use Category. HI is normally found in the Industrial Land Use Category. However, there is a lot of HI zoned property in the area, and the character of the area is industrial in nature.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is consistent with the character of the area, which contains many industrial uses. The general area has been shown for industrial uses since the early 1970's on the *Future Land Use Map*. Other industrial uses in the area consist of business parks, office/distribution, manufacturing facilities, trailer storage yards, crane storage yards, and junk yards.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan Received by the Zoning Division April 3, 2008, with the District Commissioner approving minor modifications;
- Security fencing can be up to eight-feet in height;
- Letter from Mr. Garvis L. Sams, Jr., dated May 6, 2008 (not in conflict with these stipulations);
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

APPLICATION NO.: Z-28

REZONING IMPACT ANALYSIS

PROPERTY: ±32 ACRE WHITE ROAD TRACT
APPLICANT: J&E REAL ESTATE INVESTMENTS, LLC

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.* The property lies entirely within an area designated as IC (Industrial Compatible) on the Cobb County Future Land Use Map. Virtually all the properties south of Interstate 20 are being used and/or developed as some type of industrial use. In addition, properties immediately adjacent to the subject Property have been or are being rezoned to an HI designation. Therefore, the zoning proposal will permit a use that is suitable and consistent with adjacent and nearby properties.

2. *Whether the zoning proposal will adversely affect the existing use or suitability of adjacent or nearby property.* As noted above, the adjacent properties as well as those in the immediate area are being used and/or developed as industrial facilities. Therefore, the use permitted under the zoning proposal will not adversely affect the use or suitability of the adjacent or nearby properties.

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.* The current R-40 zoning of the property is not compatible with the current and proposed HI developments adjacent to and in the immediate vicinity of the property. In addition, the existing R-40 zoning is not consistent with the IC – Industrial Compatible land use designation by Cobb County for this area. Therefore, the reasonable economic value of the property as currently zoned is greatly reduced by the long range planning for this area, recent rezonings of adjacent properties and current development trends in the area south of Interstate 20.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.* The access to the proposed HI facility will be from Bob White Road, a Minor Collector street with considerable excess capacity and direct access to Interstate 20 or Camp Creek Parkway via Riverside Parkway. The proposed facility will have little or no impact on the transportation facilities in the area. The proposed HI facility will include less than 5,000sf of office area and, therefore, will have virtually no impact on the utilities in the area. The proposed HI development will positively impact the schools by providing additional tax revenue for the Cobb County school system while requiring no services from the same.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan.* As noted above, the property lies entirely within an area designated at IC – Industrial Compatible on the Cobb County Future Land Use Map. Therefore, the proposed use is in conformance with the policy and intent of the Cobb County Land Use Map. In addition, there are a number of HI zoned properties in the area and the character of the area south of Interstate 20 is industrial in nature.

6. *Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal.* The proposal is consistent with the character of the area, which contains many industrial uses. The general area south of Interstate 20 has been shown for industrial uses since the early 1970's on the Future Land Use Map. Other industrial uses in the area consist of business parks, office/distribution, manufacturing facilities and, on properties in the immediate area, crane storage yards, junk yards and truck storage facility. Therefore, this trend toward industrial, promoted by current uses and the IC – Industrial Compatible designation on the Cobb County Future Land Use Map, will continue as the uses on nearby properties continue to change from residential to industrial.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE

770-426-6583
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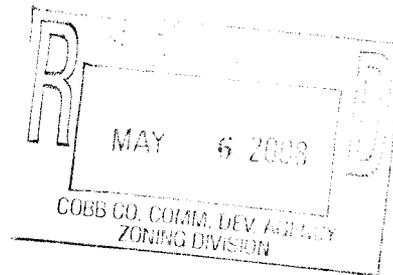
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA P. HAISTEN
JUSTIN H. MEEKS

May 6, 2008

*ALSO LICENSED TO PRACTICE
IN ALABAMA

**VIA E-MAIL and
HAND DELIVERY**

Mr. John P. Pederson, Planner III
Cobb County Community Development Department
Zoning Division
191 Lawrence Street, Suite 300
Marietta, Georgia 30060-1661



Re: Application of J&E Real Estate Investments, LLC to Rezone a 32.3 Acre Tract
from R-40 to HI (No. Z-28)

Dear John:

As you know, this firm has been engaged by and represents J&E Real Estate Investments, LLC ("J&E") concerning the above-captioned Application for Rezoning. In that regard, the application is scheduled to be heard and considered by the Cobb County Planning Commission on June 3, 2008 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on June 17, 2008.

With respect to the foregoing and consistent with the discussions and dialogue which we have initiated with the County's professional staff, please allow this letter to serve as J&E's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.
2. The rezoning of the subject property shall be in substantial conformity to that certain site plan ("White Road Tract") prepared by Southeastern Engineering, Inc., dated April 6, 2008 and last revised on May 6, 2008, the requisite number of copies of which are being submitted contemporaneously herewith.

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Community Development Department
May 6, 2008
Page 2

3. The subject property shall be rezoned to the Heavy Industrial ("HI") classification for purpose of the development of an industrial equipment storage facility.¹
4. The architectural style and composition of the one-story building which shall be constructed on the subject property shall have an exterior finish of brick and stucco accents and a pitched, shingled roof. The building will be approximately 3,200 sq. ft. in size.
5. The subject property shall be totally enclosed with an eight foot (8') chain link with barbed wire security fence and shall also have the following:
 - a. A fifty foot (50') disturbed/planted buffer on the south side of the subject property which requirement will cease to exist if the contiguous tract, which is presently under consideration for rezoning to HI (No. Z-22), is successfully rezoned.
 - b. A twenty-five foot (25') disturbed/planted buffer on the north side of the subject property.
6. Compliance with the recommendations from the Cobb County Stormwater Management Division with respect to stormwater management, hydrology and down stream considerations, including the following:
 - a. Following recommendations with respect to the ultimate location and configuration of on site detention and/or water quality ponds.
 - b. If it is determined that there is an active stream on the subject property, J&E will agree to the voluntary conveyance of 50' of said stream bank buffers to Cobb County in the form of a restrictive easement in order to ensure that said buffers remain undisturbed in perpetuity.²

¹ The subject property is denominated as Industrial Compatible ("IC") under Cobb County's Future Land Use Map as are all parcels which surround the subject property.

² This stipulation/condition will not prohibit the applicant from exploring potential "buffer averaging" during the Plan Review process.

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Community Development Department
May 6, 2008
Page 3

7. Compliance with recommendations from the Cobb County Water System with respect to all issues attendant to the availability of water and sewer to the site.
8. Compliance with recommendations from the Cobb County Fire Department as contained in the Zoning Analysis.
9. Compliance with the following recommendations from the Cobb County Department of Transportation:
 - a. The construction of a one-hundred fifty foot (150') deceleration lane with a fifty foot (50') taper along the subject property's frontage on White Road at the subject property's point of ingress/egress thereon..
 - b. The construction of a left-turn lane, approximately three (3) car lengths in distance, at the subject property's point of ingress/egress on White Road.
 - c. The voluntary donation and conveyance of right-of-way so that the County can achieve thirty feet (30') from the centerline of White Road as currently shown on the site plan.
 - d. The payment of a fee (fifteen dollars [\$15.00] per linear foot) in lieu of the construction of sidewalk, curb and gutter along the subject property's frontage on White Road.
10. The submission of a landscape plan during the Plan Review process, subject to staff and the Arborist's review and approval.
11. The District Commissioner shall have the latitude to make minor modifications to these stipulations and the site plan during the Plan Review process.

The subject property is located within the confines of an Industrial Compatible ("IC") area under Cobb County's Future Land Use Map. Because of the adjacency of industrially zoned and oriented properties and because of the proposed industrial utilization of the subject property, the zoning proposal is entirely appropriate from a land use planning perspective.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

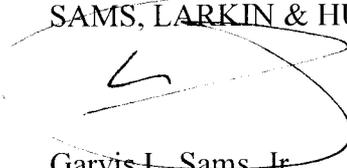
VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Community Development Department
May 6, 2008
Page 4

Please do not hesitate to call should you or the County's staff require additional information or documentation prior to the formulation of your recommendation to the Planning Commission and Board of Commissioners. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLS/dsj

Enclosures

- cc: Members, Cobb County Board of Commissioners (via hand delivery w/enc.)
Members, Cobb County Planning Commission (via email w/attachment and first class mail w/enc.)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachment)
Mr. John M. Morey, P.E. (via email w/attachment)
Mr. David W. Breden, P.E. (via email w/attachment)
Ms. Karen L. King, Deputy County Clerk (via hand delivery w/enc.)
Ms. Lori Presnell, Deputy County Clerk (via hand delivery w/enc.)
Mr. James A. Eyre
J&E Real Estate Investments (via email w/attachment)
James A. Balli, Esq. (via email w/attachment)