

DGM
LAND PLANNING
CONSULTANTS

 975 Cox Pkwy
Bldg. Sims 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Rezoning Plat

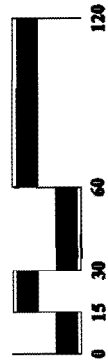
2481 & 2487 Canton Road

Cobb County, Georgia

Land Lot 637, 16th District, 2nd Section

prepared for:

AAA Quality Plumbing, Inc.



February 4, 2015

Site Data

Total Site Area: 1.60 AC

Existing Zoning: GC

Proposed Zoning: GC (with stipulations)

Total Building Area Shown: 1,760 SF ±

Parking Required: 6.2 (1/285 SF of net bldg. area)

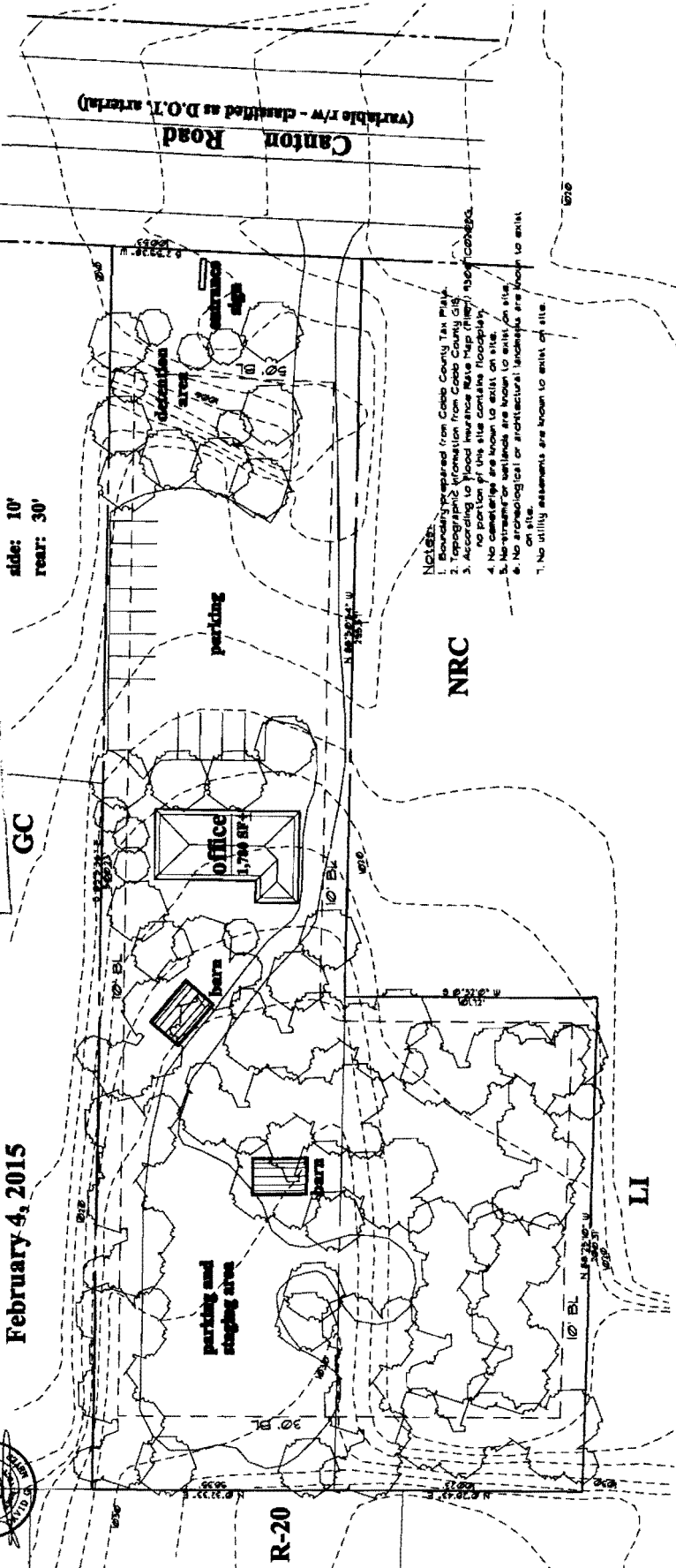
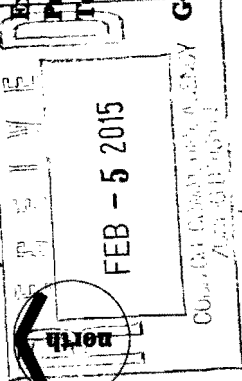
Parking Provided: 11

GC Building Setbacks:

front: 50' (arterial)

side: 10'

rear: 30'



- Notes:
1. Boundary prepared from Cobb County Tax Plat.
 2. Topographic information from Cobb County GIS.
 3. All utility lines shown are approximate.
 4. No easements are known to exist on site.
 5. No wetlands or wetlands are known to exist on site.
 6. No archeological or architectural landmarks are known to exist on site.
 7. No utility easements are known to exist on site.

APPLICANT: Quality Construction, Inc. & AAA Quality Plumbing, Inc.

PETITION NO: Z-32

PHONE#: (404) 641-1372 **EMAIL:** Jezubeciks@yahoo.com

HEARING DATE (PC): 04-07-15

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 04-21-15

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

PRESENT ZONING: GC

TITLEHOLDER: AJ & Sons Properties, LLC

PROPOSED ZONING: GC with Stipulations

PROPERTY LOCATION: East side of Canton Road, south of Blackwell Lane (2481 and 2487 Canton Road).

PROPOSED USE: Specialized Contractors

ACCESS TO PROPERTY: Canton Road

SIZE OF TRACT: 1.60 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing building

LAND LOT(S): 637

PARCEL(S): 7, 60

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ The Fireplace Company
- SOUTH:** NRC/ Retail, Professional Office
- EAST:** LRO/ Professional Office
- WEST:** R-20/ Fraser Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

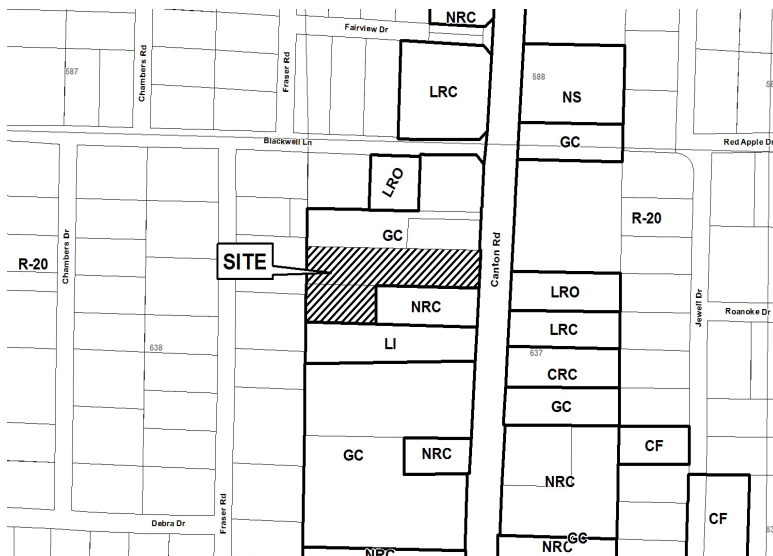
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

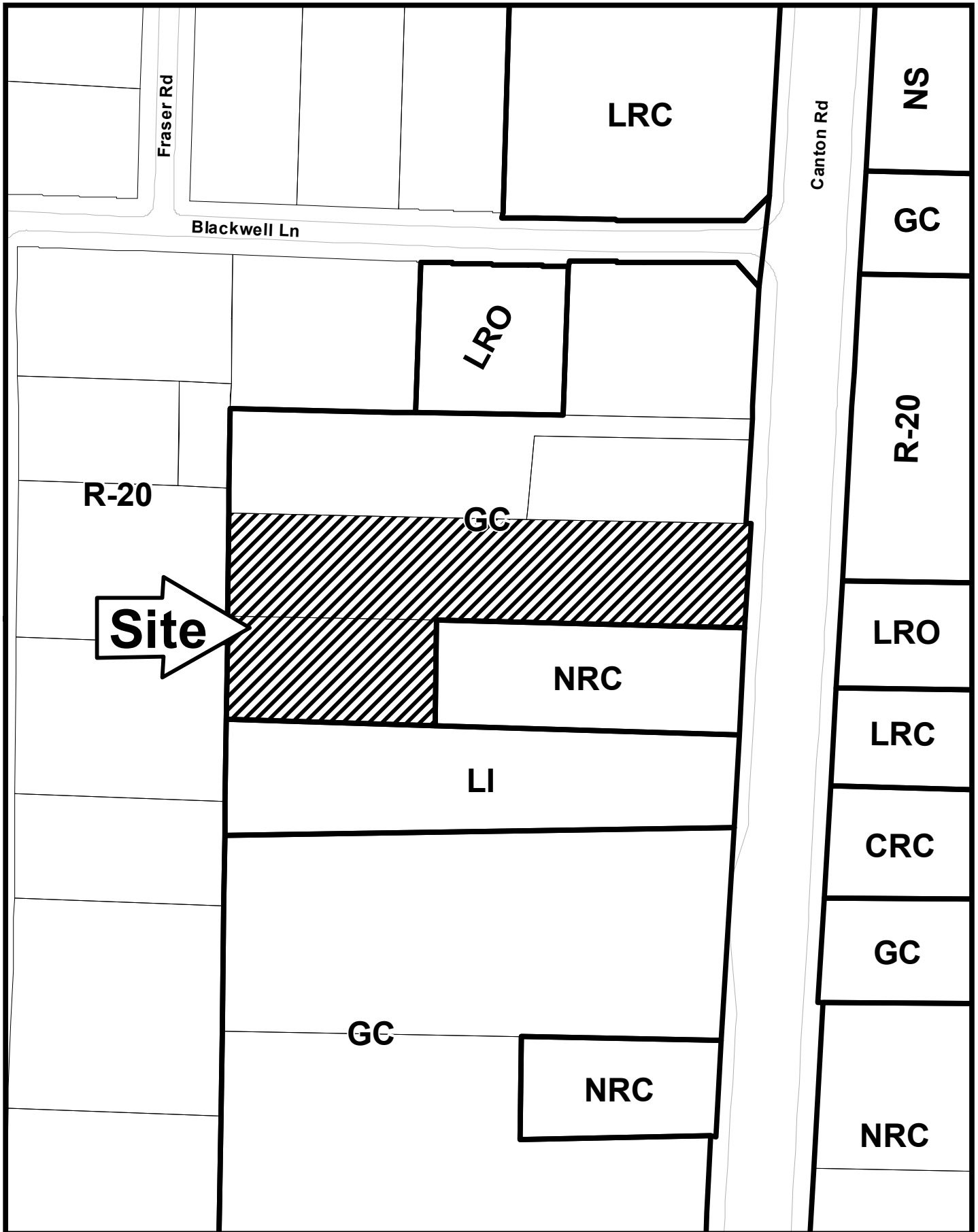
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

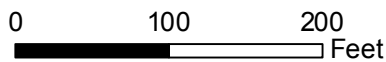
STIPULATIONS:



Z-32



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



City Boundary
Zoning Boundary

APPLICANT: Quality Construction, Inc. & AAA Quality Plumbing, Inc. **PETITION NO.:** Z-32

PRESENT ZONING: GC **PETITION FOR:** GC/S

ZONING COMMENTS: **Staff Member Responsible:** Terry Martin, MPA

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 3 **Total Square Footage of Development:** 1,760

F.A.R.: 0.03 **Square Footage/Acre:** 1,100

Parking Spaces Required: 7 **Parking Spaces Provided:** 11

The applicant is requesting a rezoning to the GC general commercial district with stipulations to allow for the use of a specialized contractor. The rezoning is required as the property, currently zoned GC and located within a NAC neighborhood activity center future land use category, has lost its legal nonconforming status due to its vacancy for longer than six (6) months. The proposed plumbing and home renovation businesses are intended to operate from this site Monday through Saturday 7:00 a.m. to 7:00 p.m.

The applicant’s requested rezoning to the GC general commercial district with stipulations is to allow the specialized contractor use that would otherwise only be allowed in either the LI light industrial district or HI heavy industrial district. A specialized contractor without heavy equipment is allowed within the GC district.

Cemetery Preservation: No comment.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Quality Construction, Inc. & AAA Quality Plumbing, Inc. **PETITION NO.:** Z-32

PRESENT ZONING: GC **PETITION FOR:** GC/S

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC to GC with stipulations for purpose of specialized contractors. The 1.60 acre site is located on the east side of Canton Road, south of Blackwell Lane.

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with GC zoning designation. The purpose of the (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Master Plan/Corridor Study

The parcels are located within the boundary of the Canton Road Corridor Study.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area: Canton Road Design Guidelines

Does the current site plan comply with the design requirements?

- Pedestrian access to buildings
 Yes No Not applicable
- Streetscape elements
 Yes No Not applicable
- Building Frontage
 Yes No Not applicable
- Parking Standard
 Yes No Not applicable
- Architecture standard
 Yes No Not applicable

If there is no renovation or improvement on the property fronting Canton Road, the complying with the design guidelines is not required.

APPLICANT: Quality Construction, Inc. & AAA Quality Plumbing, Inc. PETITION NO.: Z-32

PRESENT ZONING: GC PETITION FOR: GC/S

PLANNING COMMENTS: (Continued)

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

APPLICANT Quality Construction Inc

PETITION NO. Z-032

PRESENT ZONING GC

PETITION FOR GC w/stips

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 12" DI / W side of Canton Rd

Additional Comments: Existing water customer

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: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Noontday

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments: No proposed utility impact. Health Dept approval required for continued use of existing septic system.

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 offsite easements, dedication of on and/or offsite 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: Quality Construction, Inc.

PETITION NO.: Z-32

PRESENT ZONING: GC

PETITION FOR: GC w/ stips

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little Noonday Creek 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 CONDITIONS

- 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 _____.

APPLICANT: Quality Construction, Inc.

PETITION NO.: Z-32

PRESENT ZONING: GC

PETITION FOR: GC w/ stips

STORMWATER MANAGEMENT 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 site is located to the west of Canton Road. The entire site drains to the north through the adjacent commercial parcel (2493 Canton Rd) to the Canton Road R/W.
2. The applicant is proposing to use the existing structure with no significant site improvements anticipated. Full stormwater management must be provided upon redevelopment or substantial improvement of the site. Existing debris must be removed from the site.

APPLICANT: Quality Construction, Inc.

PETITION NO.: Z-32

PRESENT ZONING: GC

PETITION FOR: GC w/Stips

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
Canton Road	39700	Arterial	45	Cobb	100'

Based on [2014] traffic counting data taken by Cobb County DOT

COMMENTS AND OBSERVATIONS

Canton Road is classified as an arterial and according to the available information the existing right-of-way meets the minimum requirements for this classification.

RECOMMENDATIONS

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

Recommend the driveway apron be upgraded to the commercial standard.

Recommend addition of sidewalks along Canton Road frontage.

STAFF RECOMMENDATIONS

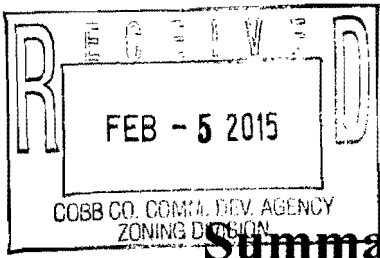
Z-32 QUALITY CONSTRUCTION, INC. & AAA QUALITY PLUMBING, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is not suitable in view of the use and development of adjacent and nearby properties. While the use of a contractor's (professional) office may well coexist with the surrounding retail, office, and restaurant uses, the potential for outdoor storage of equipment and heavy vehicles may be disruptive to the redevelopment trend and adjacent residential neighbors in this area of Canton Road.
- B. It is Staff's opinion that the applicant's rezoning proposal may have an adverse affect on the usability of adjacent or nearby property. The potential of the requested use to utilize the property for outdoor storage of equipment and heavy vehicles relative to the contractor's business could have a negative impact on the adjoining residential properties in way of veiwsheed and noise pollution.
- 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*. The *Plan* identifies this property as being within a NAC neighborhood activity center that is meant to encourage such uses as small offices, limited retail and grocery stores, etc. Moreover, it calls for a "transition in land use type" between "higher intensity uses and adjacent residential areas." As identified, the applicant's requested use poses the threat of negative impact to those immediately adjacent residential neighbors to the west. Also, the subject property lies within that area identified by the *Plan* along Canton Road where certain design guidelines have been devised to "encourage an improved sense-of-place."
- 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 deleting the applicant's rezoning proposal to NRC neighborhood retail commercial district. Due to the property's loss of its legal nonconforming status, a rezoning from the GC district is warranted and the NRC district would be in accordance with the *Cobb County Comprehensive Plan*. The NRC district would provide for those uses best suited to this area of Canton Road as identified by the *Plan* and keep the pace of redevelopment that follows its intentions seen in this area over recent years.

Based on the above analysis, Staff recommends **DELETION to NRC** subject to the following conditions:

- Permitted uses to be only those prescribed by the County Code for the NRC district;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- Department of Transportation comments and recommendations
- Planning Division comments and recommendations

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-32

April 2015

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Specialized Contractors
- b) Proposed building architecture: As-built
- c) Proposed hours/days of operation: Monday-Saturday from 7:00 a.m. until 7:00 p.m.
- d) List all requested variances: None at this time.

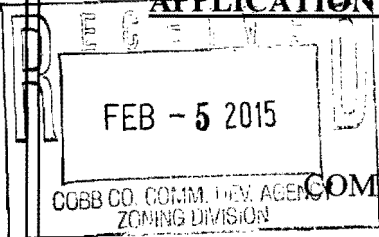
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is presently zoned GC but lost its non-conforming "grandfathered" exemption through a non-use over a statutory period of time. It is bounded on the north by property zoned and utilized for GC and on the south by properties utilized for LI & NRC and is located in an area denominated as a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

Not Applicable

ZONING IMPACT STATEMENT FOR THE REZONING
APPLICATION OF QUALITY CONSTRUCTION, INC. & AAA QUALITY
PLUMBING, INC.



COMES NOW, QUALITY CONSTRUCTION, INC. & AAA
QUALITY PLUMBING, INC., and, pursuant to §134-121(a)(7) of the Cobb County
Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the Canton Road Corridor.

- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the subject property. The property is within a Neighborhood Activity Center (NAC) under Cobb County's Future Land Use Map.

- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owner of the subject property is suffering a significant economic detriment by virtue of the continuation of the present nonconforming classification of GC.


- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is commercially or industrially oriented and is located within a Neighborhood Activity Center (NAC) and is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map.

- F. There is no substantial relationship between the existing zoning classification of GC which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of the Canton Road Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 5th day of February, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
GARVIS L. SAMS, JR.
Attorney for Applicant
Ga. Bar No. 623950

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
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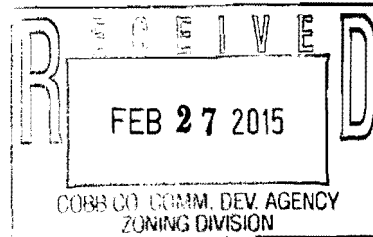
ADAM J. ROZEN

SLHB-LAW.COM

February 27, 2015

VIA EMAIL:

Mr. Terry Martin, Planner II
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Application of Quality Construction, Inc. & AAA Quality Plumbing, Inc. to
Rezone a 1.60 Acre Tract from GC to GC with stipulations (No. Z-32)

Dear Terry:

As you know, this firm has been engaged by and represents the Applicants and Property Owner with respect to the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on April 7, 2015. Thereafter, the Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on April 21, 2015.

During the pendency of this Application, we have had the opportunity to initiate and engage in discussions with the Planning & Zoning staff, with various departmental representatives and others. In that regard, we are submitting this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, 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 supersede 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 from its existing zoning category of GC to GC with stipulations for the purposes of specialized contractors.¹ The total site area

¹ The subject property lost its non-conforming "grandfathered" exemption through non-use over the statutory period of time. It is bounded on the north by property zoned and utilized for GC and on the south by property utilized for LI & NRC and is located in an area denominated as a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

Mr. Terry Martin, Planner II
Cobb County Zoning Division
Community Development Agency
February 27, 2015
Page 2

consists of 1.60 acres and the Applicants propose to utilize the subject property for their respective businesses, Quality Construction, Inc. and AAA Quality Plumbing, Inc.

3. The days and hours of operation will be Monday through Saturday from 7:00 a.m. until 7:00 p.m.
4. The Applicants are in the process of removing all materials on the subject property not otherwise related to the subject businesses and will store all materials ancillary to their businesses in accordance with County Regulations.²
5. Compliance with recommendations from the Stormwater Management Division with respect to detention, hydrology, water quality and downstream considerations.³
6. The submission of a landscape plan during the Plan Review Process subject to the Arborist's review and approval. All landscaped buffer areas may be penetrated for purposes of access, utilities and stormwater management and any and all slopes or other engineering features required by Cobb County.
7. Compliance with the following recommendations from the Cobb County Department of Transportation, as follows:
 - a) The voluntary donation and conveyance of right-of-way so that the County can achieve fifty feet (50') from the centerline of Canton Road (the width of which varies).
 - b) If determined to be necessary during the Plan Review Process, the driveway to the subject property may be widened to commercial standards where it intersects Canton Road.
 - c) An agreement to comply with Cobb County Development Standards and Ordinances related to project improvements except as otherwise approved by the Board of

² The subject property was purchased approximately four and a half (4½) months ago and the Applicants and Property Owner have undertaken enormous remedial measures during that time frame in which to clean up the litter, debris and junk on the site.

³ Even though detention is shown on the site plan, the Stormwater Management Division advises that no detention or water quality will be required unless 5,000 sq. ft. or more of the subject property is disturbed and replaced with impervious surfaces.

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A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

Mr. Terry Martin, Planner II
Cobb County Zoning Division
Community Development Agency
February 27, 2015
Page 3

Commissioners, Cobb County Department of Transportation or the Cobb County Community Development Agency as their respective authority may allow.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability of water and sewer to the subject property.⁴
9. Compliance with recommendations from the Cobb County Fire Department with respect to fire prevention and life-safety issues.
10. The District Commissioner shall have the authority to approve minor modifications as the development proposal proceeds through the Plan Review Process and thereafter, except for those that:
 - a) Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.
 - b) Relocate a structure closer to the property line of adjacent property that is zoned the same or in a more restrictive zoning district.
 - c) Increase the height of a building that is adjacent to a property that is zoned in the same or in a more restrictive zoning district.
 - d) Change access location to a different roadway.

The subject property is located in a long established commercial area along the Canton Road Corridor. Contiguous to Light Industrial property and General Commercial property, the Applicants' proposal is entirely appropriate from a land use perspective particularly when considered in the context of existing and planned development within this sub-area of the County.

Please do not hesitate to contact me should you need any additional information or documentation prior to the formulation of staff's Zoning Analysis and Recommendations.

⁴ The subject property is presently on an existing septic system which is subject to review and approval by the Health Department.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

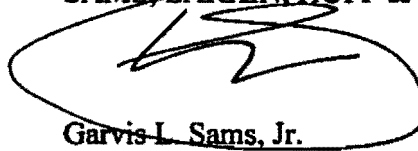
VIA EMAIL:

Mr. Terry Martin, Planner II
Cobb County Zoning Division
Community Development Agency
February 27, 2015
Page 4

With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



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

GLS/dsj

cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Mr. Robert L. Hosack, Jr., AICP, Director (via email)
Mr. Dana Johnson, AICP, Deputy Director (via email)
Mr. John P. Pederson, AICP, Manager (via email)
Mr. Jason Campbell, Planner II (via email)
Ms. Kim Wakefield, Zoning Analyst (via email)
Mr. David Breaden, P.E., Cobb County Stormwater Management (via email)
Mr. Eric Meyer, P.E., Cobb County DOT (via email)
Mr. Tim Davidson, Cobb County Water System (via email)
Ms. Lori Barton, Deputy County Clerk (via email)
Mr. David V. Poteet (via email)
Ms. Carol Brown, Chairperson, Canton Road Neighbors, Inc. (via email)
Mr. Alex Jezubciks (via email)
Mr. Steve Wilbert (via email)