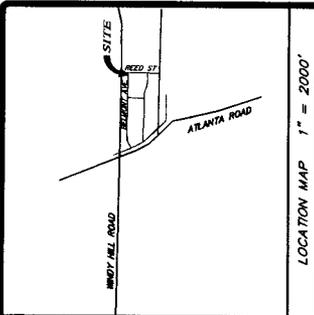


REV.	DATE	REVISION	REFERENCE

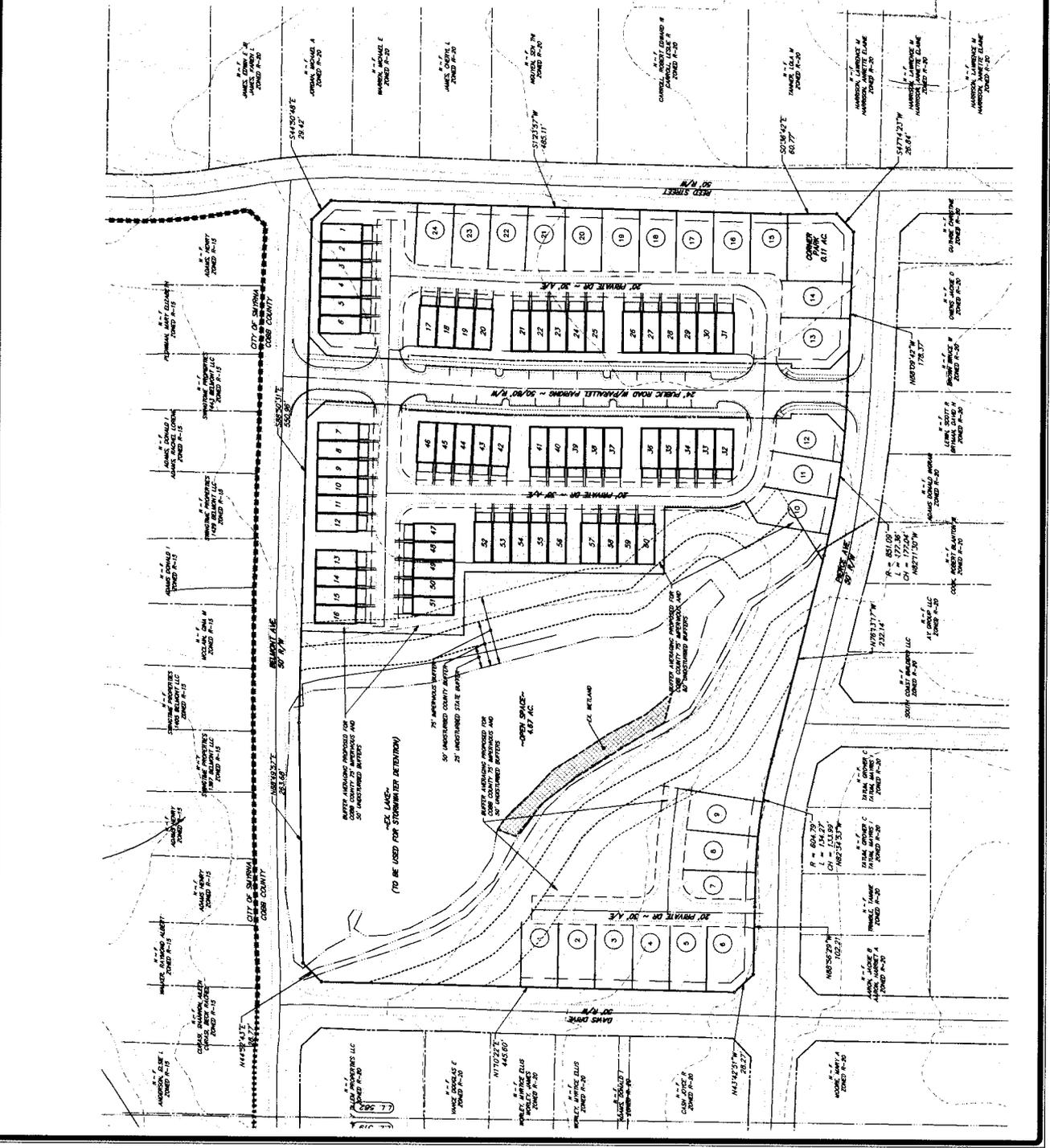


PROJECT ID	FEEDBACK
DRAWN BY	CHECKED BY
SCALE	ISSUE DATE
1" = 50'	7/30/16
SHEET NUMBER	
1 of 1	

NOT ISSUED FOR CONSTRUCTION



- SITE DATA**
- TOTAL AREA: 10.61 ACRES
 - EX. ZONING: R-20 (COBB COUNTY)
 - PROPOSED ZONING: Z-89
 - PROPOSED SETBACKS:
 - FRONT SETBACK - 10' (BELMONT AVENUE)
 - FRONT SETBACK - 10' (DIXIE DRIVE)
 - FRONT SETBACK - 10' (DIXIE DRIVE)
 - FRONT SETBACK - 10' (DIXIE DRIVE)
 - PROPOSED UNITS:
 - 24 - 40' REAR ENTRY SINGLE FAMILY LOTS
 - 24 - 20'x42' REAR ENTRY UNITS W/TWO CAR GARAGE
 - TOTAL 48 UNITS
 - DENSITY - 7.30 UNITS PER ACRE
 - REQUIRED PARKING - 2 SPOTS/UNIT
 - PROPOSED PARKING:
 - 24 - 40' REAR ENTRY SINGLE FAMILY LOTS
 - 24 - 20'x42' REAR ENTRY UNITS W/TWO CAR GARAGE
 - TOTAL 48 SPOTS
 - 24 - 40' REAR ENTRY SINGLE FAMILY LOTS
 - 24 - 20'x42' REAR ENTRY UNITS W/TWO CAR GARAGE
 - TOTAL 48 SPOTS PROVIDED = 4.78 AC (43% OF TOTAL AREA)
 - BOUNDARY COMPLETED FROM COBB GIS
 - THERE IS A STREAM AND LAKE ON THIS PROPERTY.
 - WETLANDS EXIST ON THE PROPERTY (BETWEEN STREAM AND LAKE).



APPLICANT: Traton Homes, LLC

PHONE#: 770-427-9064 EMAIL: clif@tratonhomes.com

REPRESENTATIVE: J. Kevin Moore

PHONE#: 770-429-1499 EMAIL: jkm@mijs.com

TITLEHOLDER: Donald I. Adams

PROPERTY LOCATION: Located on the south side of Belmont Ave,
on the north side of Pierce Ave, on the east side of Reed Street, and on
the west side of Davis Drive

ACCESS TO PROPERTY: Belmont Ave, Pierce Ave, Davis Drive

PHYSICAL CHARACTERISTICS TO SITE: Single-family house
with accessory buildings

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: City of Smyrna/Residential
- SOUTH: R-20/Henry Adams Subdivision
- EAST: R-20/Single-family Houses
- WEST: R-20/Single-family Houses

Adjacent Future Land Use:

- North: City of Smyrna
- East: Low Density Residential (LDR)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

PETITION NO: Z-89

HEARING DATE (PC): 10-04-16

HEARING DATE (BOC): 10-18-16

PRESENT ZONING: R-20

PROPOSED ZONING: RM-8

PROPOSED USE: Attached and detached
residential

SIZE OF TRACT: acres

DISTRICT: 17

LAND LOT(S): 562

PARCEL(S): 18

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

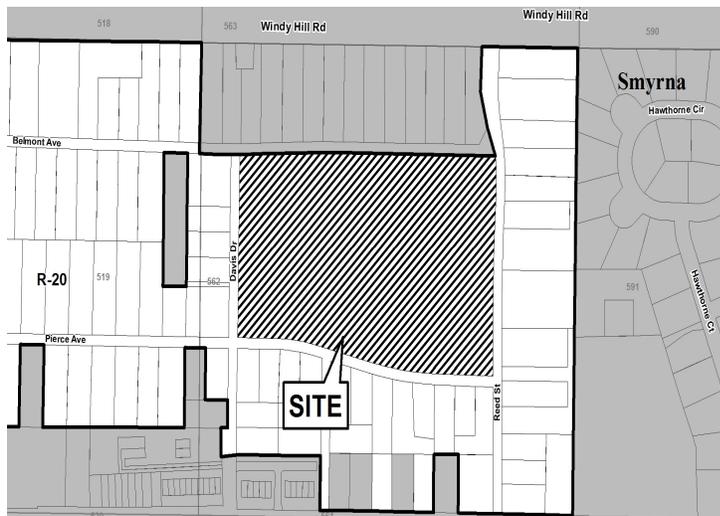
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

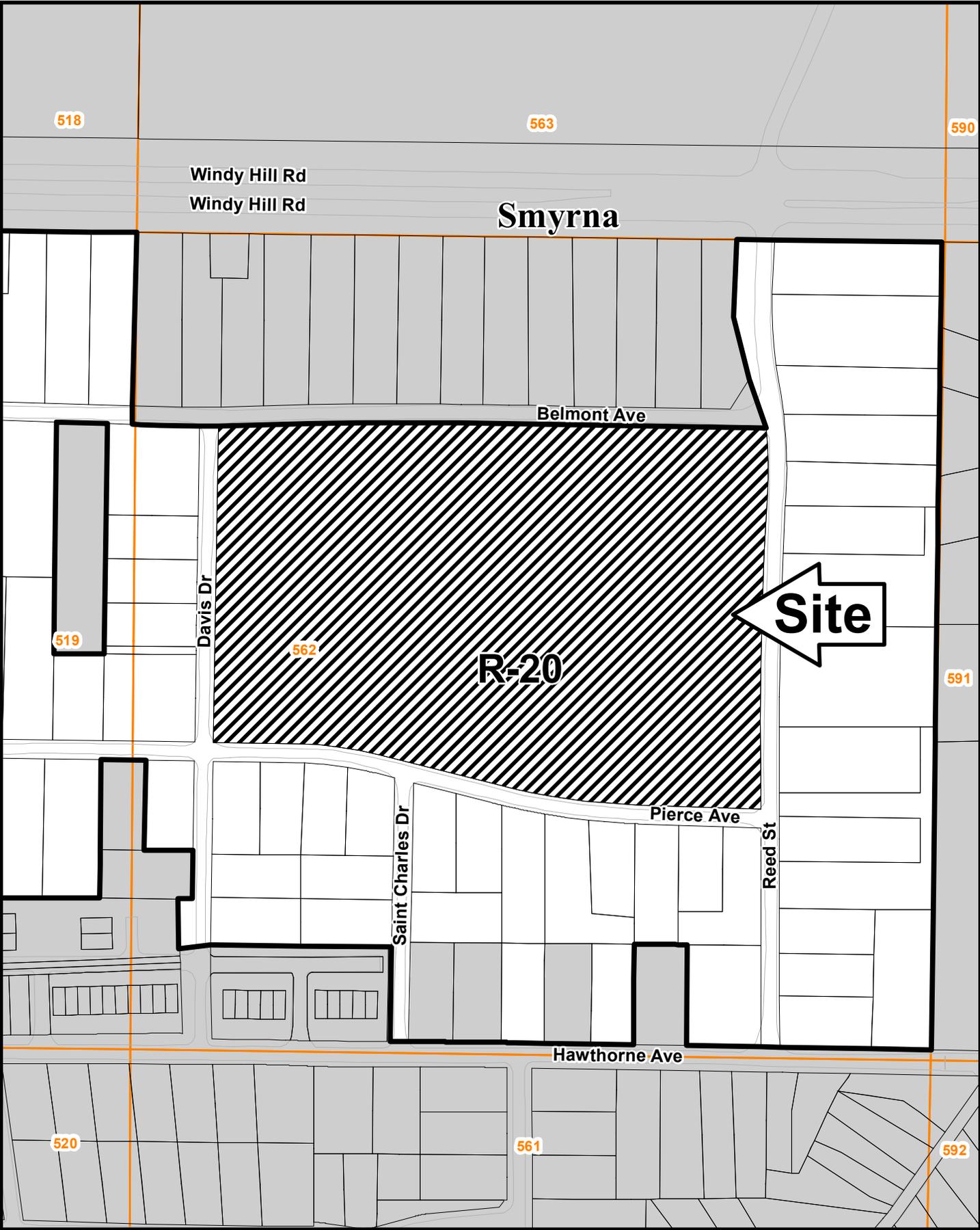
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

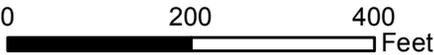
STIPULATIONS:



Z-89-2016 GIS



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



- City Boundary
- Zoning Boundary

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 84 **Overall Density:** 7.90 **Units/Acre**

Staff estimate for allowable # of units: 18 **Units*** **Increase of:** 66 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the RM-8 zoning district for the purpose of developing an 84-unit, attached and detached, single-family subdivision. The proposed development includes 60 attached townhome units and 24 single-family detached lots. The homes will be traditional and Craftsman. The townhouses will range in size from 1,800 square feet to 2,400 square feet and the detached houses will range in size from 2,600 to 3,400 square feet. The prices for the townhomes will range from the low to mid \$300,000s and the detached houses will range from the low to mid \$400,000s.

The applicant is requesting the following contemporaneous variances:

1. Waiver of the required minimum lot size for the detached single-family lots from the required 7,000 square feet to 2,800 square feet;
2. Minimum lot width at front setback to be 40 feet instead of the required 70 feet for the single-family detached lots;
3. Minimum separation between dwellings to be 10 feet for the single-family detached lots;
4. Waiver of the required front setback from 40 feet for a local street to 10 feet for the single-family detached lots;
5. Waiver of the required rear setback from 30 feet to 10 feet for the single-family detached units;
6. Waiver of the required major side setback from the required 20 feet to 10 feet for the single-family detached units; and
7. Waiver of the required side setbacks from 10 feet to zero feet, with a minimum of 10 feet between structures for the single-family detached units;
8. Waiver of the front, rear, and major side setbacks to 10 feet for the attached townhome units;
9. Waiver of the minor side setbacks to zero feet for the attached townhome units, with a minimum of 15 feet between structures;
10. Allowance of on-street parallel parking within the right-of-way of proposed new public street;
11. Allowing private alleyways with 20-foot access easement with 16-foot pavement width;
12. Allowing private local streets with 24-foot access easement with 20-foot pavement width; and
13. Sidewalks as shown on the submitted site plan.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units).

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Smyrna Elem</u>	<u>953</u>	<u>919</u>	<u> </u>
Elementary <u>Campbell Middle</u>	<u>1437</u>	<u>1203</u>	<u> </u>
Middle <u>Campbell High</u>	<u>2669</u>	<u>2637</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments:

Approval of this petition will not have a significant impact on the enrollment at these schools.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RM-8 for the purpose of attached and detached residential. The 10.900 acre site is located on the south side of Belmont Avenue, on the north side of Pierce Avenue, on the east side of Reed Street, and on the west side of Davis Drive.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Smyrna been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: City of Smyrna
East: Low Density Residential (LDR)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or 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 _____
Does the current site plan comply with the design requirements?

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 Smyrna-Osborne 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.

APPLICANT: Traton Homes, LLC

PRESENT ZONING: R-20

PETITION NO.: Z-89

PETITION FOR: RM-8

PLANNING COMMENTS:

CONT.

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

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Traton Homes, LLC

PETITION NO. Z-089

PRESENT ZONING R-20

PETITION FOR RM-8

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): Available from Smyrna Water & Sewer

Additional Comments: Contact Smyrna Water & Sewer for information

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: Available from Smyrna Water & Sewer

Estimated Waste Generation (in G.P.D.): A D F= 13,440 Peak= 33,600

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Dry 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: Contact Smyrna Water & Sewer for information

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: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Poorhouse 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: identified on site plan

- 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 existing Belmont Avenue drainage system.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

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. This site is located to the south of Windy Hill Road and is bounded on all four sides by the public rights-of-way of Belmont Avenue, Reed Street, Pierce Avenue and Davis Drive. The entire site drains to the existing 1.9 acre lake located at the northwest corner of the parcel. The existing lake spillway discharges to the existing drainage system within the right-of-way of Belmont Avenue. The site is predominately open pasture with average slopes ranging from 5 to 20%.
2. As indicated on the proposed site plan several minor stream buffer encroachments will require a buffer variance utilizing code allowed buffer averaging.
3. The existing outlet control spillway must be brought up to current county standards and modified to provide stormwater management for the development. The lake footprint currently extends outside the property boundary into the County R/W. The lake edge must be moved/relocated outside the R/W.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Belmont Avenue	N/A	Local	25 mph	Cobb County	50'
Reed Street	N/A	Local	25 mph	Cobb County	50'
Pierce Avenue	N/A	Local	25 mph	Cobb County	50'
Davis Drive	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Belmont Avenue is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Reed Street is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Pierce Avenue is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Davis Drive is classified as a local and according to the available information the existing right-of-way does meet 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 curb and gutter along both sides and sidewalk along one side of proposed development roadway.

Recommend curb, gutter, and sidewalk along the frontage of Belmont Avenue, Reed Street, Pierce Avenue, and Davis Drive.

Recommend guest parking to be located outside of the right-of-way.

Recommend through street be a minimum of 250 feet from the intersection, as measured between the centerlines of the roadway.

Recommend private streets be constructed to the Cobb County Standard Specifications.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-89

PRESENT ZONING: R-20

PETITION FOR: RM-8

Recommend remedial measures be taken to remove portion of lake that encroaches upon right-of-way and to provide a minimum shoulder width of 10'.

Recommend guardrail be installed along Belmont Avenue as a safety precaution. Length and type to be determined during plan review.

REVISED 9-12-16

STAFF RECOMMENDATIONS

Z-89 TRATON HOMES, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. Neighboring Cobb County developments include R-20 single-family detached homes on half-acre lots.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. Neighboring Cobb County properties consist of single-family detached homes fronting on local public streets.
- C. It is Staff's opinion that the applicant's rezoning proposal will 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 as being within the Low Density Residential (LDR) land use category having densities ranging from 1-2.5 units per acre. Applicant's proposal is for a density of 7.90 units per acre. Nearby Hawthorne Village in Smyrna is developed for detached single-family lots with approximate density of 1.95 units per acre and an older adjacent subdivision in Cobb County, Henry Adams Subdivision to the south, is zoned R-20 with an approximate density of 2.95 units per acre.
- 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 denying the applicant's rezoning proposal. The applicant's proposal is not consistent with the surrounding Cobb County developments and the proposed density of 7.90 units per acre far exceeds the limit of the LDR range of 1-2.5 units per acre.

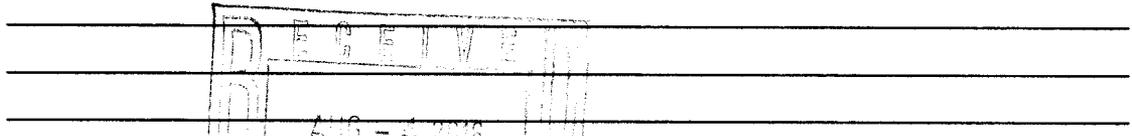
Based on the above analysis, Staff recommends DENIAL.

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.

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Townhomes - 1,800 - 2,400 square feet
Homes - 2,600 - 3,400 square feet
- b) Proposed building architecture: Traditional and Craftsman
- c) Proposed selling prices(s): Townhomes - low to mid-\$300s; Homes - low to mid \$400s
- d) List all requested variances: _____



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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

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

-
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). None known at this time.

.....
 *Applicant specifically reserves the right to amend any information set forth in this Summary of Intent to Rezone, or any other portion of the Application for Rezoning, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.:
Hearing Dates:

Z- 89 (2016)
October 4, 2016
October 18, 2016

Applicant: Traton Homes, LLC
Titleholder: Donald I. Adams

Part 1. Residential Rezoning Information

(d) Listing of requested variances:

- Sec. 134-204 (11)
 - Proposed single-family dwelling units/detached residences:
 - Minimum lot size: 2800 SF
 - Minimum lot width at front setback line: 40'
 - Minimum separation between dwellings: 10'
 - Front, rear, and major side setbacks: 10'
 - Minor side setbacks: 0', but with a minimum of 10' between structures
- Sec. 134-204 (4)
 - Proposed townhomes/attached residences:
 - Front, rear, and major side setbacks: 10'
 - Minor side setbacks: 0', but with a minimum of 15' between structures
- Sec. 134-272
 - On-street parallel parking within the right-of-way of proposed new public street.
- Sec. 110-89
 - Private alleyways: 20' access easement with 16' pavement width
 - Private local streets: 24' access easement with 20' pavement width
- Sec. 106-96 (4)
 - Sidewalks as shown and reflected on the Site Plan submitted with the Application for Rezoning; or any revised, proposed Site Plan



Z-89 (2016)
Opposition from
City of Smyrna

City of Smyrna

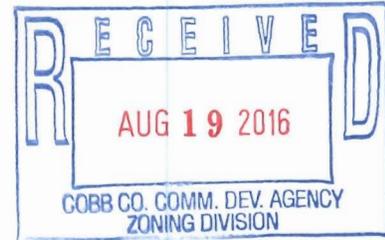
3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

August 19, 2016

Mr. David Hankerson, County Administrator
Cobb County
100 Cherokee Street
Marietta, GA 30060



RE: Petition Z-89 (2016)

Dear Mr. Hankerson:

Reference is made to the rezoning application currently pending for the above referenced case. After a review of the rezoning proposal and the City's Zoning Map and Future Land Use Plan, the City of Smyrna is **not supportive** of the proposed rezoning.

Petition Z-89 is a request to rezone 10.63 acres at 1435 Pierce Avenue from R-20 to RM-8. If approved, the rezoning would result in the development of an 84-lot subdivision (24 detached single-family homes and 60 townhomes) at a density of 7.9 units per acre. Cobb County's Future Land Use Map designates the subject parcel and adjacent parcels as Low Density Residential, which calls for densities ranging between one (1) and two and one-half (2.5) units per acre. According to the County's Comprehensive Plan, the zoning proposal should be classified under the High Density Residential land use category, which allows densities ranging between five (5) and twelve (12) units per acre. The city believes the zoning proposal is too intense for this specific area and is in direct conflict with both the City and County's Future Land Use Plans, as well as the County's RM-8 zoning district. Under the purpose and intent section of the RM-8 zoning district it states the following:

"The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990..."

In addition to the density concerns, the city has concerns over the requested variances and the impacts on the character of the surrounding single-family neighborhood. The applicant is requesting variances related to lot size, lot widths, setbacks, building separations, private street and alley widths and stream buffers. These variances relate directly to both neighborhood character and density.

Mayor - A. Max Bacon

City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Teri Anulewicz / Ward 4 - Charles Welch
Ward 5 - Susan Wilkinson / Ward 6 - Doug Stoner / Ward 7 - Ron Fennel

City Administrator - Michael L. Jones / City Clerk - Terri Graham / City Attorney - Scott Cochran
Municipal Court Judge - E. Alton Curtis, Jr.



Z-89 (2016)
Opposition from
City of Smyrna

City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

The City of Smyrna welcomes the opportunity to discuss the proposed rezoning and the City's concerns further. Please feel free to contact the City's Community Development Department if you have any questions.

Sincerely,

Ken Suddreth
Community Development Director

- Cc: Max Bacon, Mayor, City of Smyrna
Michael Jones, City Administrator
Terri Graham, City Clerk
Dana Johnson, Community Development Director
Jason Gaines, Planning Division Manager
Mr. Jay Northrup, Cobb County Intergovernmental Coordinator

Mayor - A. Max Bacon

City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Teri Anulewicz / Ward 4 - Charles Welch
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