

Z-42  
(2008)

Architects, Construction Managers, Engineers  
VOICE (770) 425-6890 - fax (770) 425-5777  
ACME AMERICAN, L.L.C.  
319 Atlanta Street, Unit 240, Marietta, Georgia 30064



PROJECT # 08-105

Project: 4456 AUSTELL ROAD  
LAND LOT 1006, 19TH DISTRICT  
COBB COUNTY, GEORGIA

Title: SITE PLAN FOR ZONING

Sheet: C-1

Date: 7-2-08

Revisions:

Date: 7-2-08  
Drawn by: JWP  
Checked by: JWP

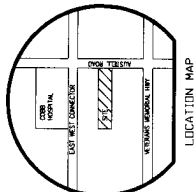
Sheet: C-1



GRAPHIC SCALE  
1 inch = 20 ft.  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200

LEGEND

Existing Concrete	Proposed Concrete
Existing Asphalt	Proposed Asphalt
Existing Gravel	Proposed Gravel
Existing Sand	Proposed Sand
Existing Stone	Proposed Stone
Existing Brick	Proposed Brick
Existing Metal	Proposed Metal
Existing Wood	Proposed Wood
Existing Other	Proposed Other
Existing Utility Line	Proposed Utility Line
Existing Water Line	Proposed Water Line
Existing Sewer Line	Proposed Sewer Line
Existing Gas Line	Proposed Gas Line
Existing Electric Line	Proposed Electric Line
Existing Telephone Line	Proposed Telephone Line
Existing Cable Line	Proposed Cable Line
Existing Other Line	Proposed Other Line
Existing Right-of-Way	Proposed Right-of-Way
Existing Easement	Proposed Easement
Existing Encroachment	Proposed Encroachment
Existing Obstruction	Proposed Obstruction
Existing Foundation	Proposed Foundation
Existing Footing	Proposed Footing
Existing Wall	Proposed Wall
Existing Slab	Proposed Slab
Existing Beam	Proposed Beam
Existing Column	Proposed Column
Existing Truss	Proposed Truss
Existing Joist	Proposed Joist
Existing Rafter	Proposed Rafter
Existing Gable	Proposed Gable
Existing Hip	Proposed Hip
Existing Shed	Proposed Shed
Existing Other	Proposed Other
Existing Utility Pole	Proposed Utility Pole
Existing Transformer	Proposed Transformer
Existing Tower	Proposed Tower
Existing Mast	Proposed Mast
Existing Sign	Proposed Sign
Existing Fence	Proposed Fence
Existing Gate	Proposed Gate
Existing Wall	Proposed Wall
Existing Slab	Proposed Slab
Existing Beam	Proposed Beam
Existing Column	Proposed Column
Existing Truss	Proposed Truss
Existing Joist	Proposed Joist
Existing Rafter	Proposed Rafter
Existing Gable	Proposed Gable
Existing Hip	Proposed Hip
Existing Shed	Proposed Shed
Existing Other	Proposed Other

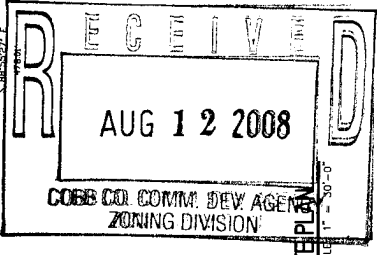
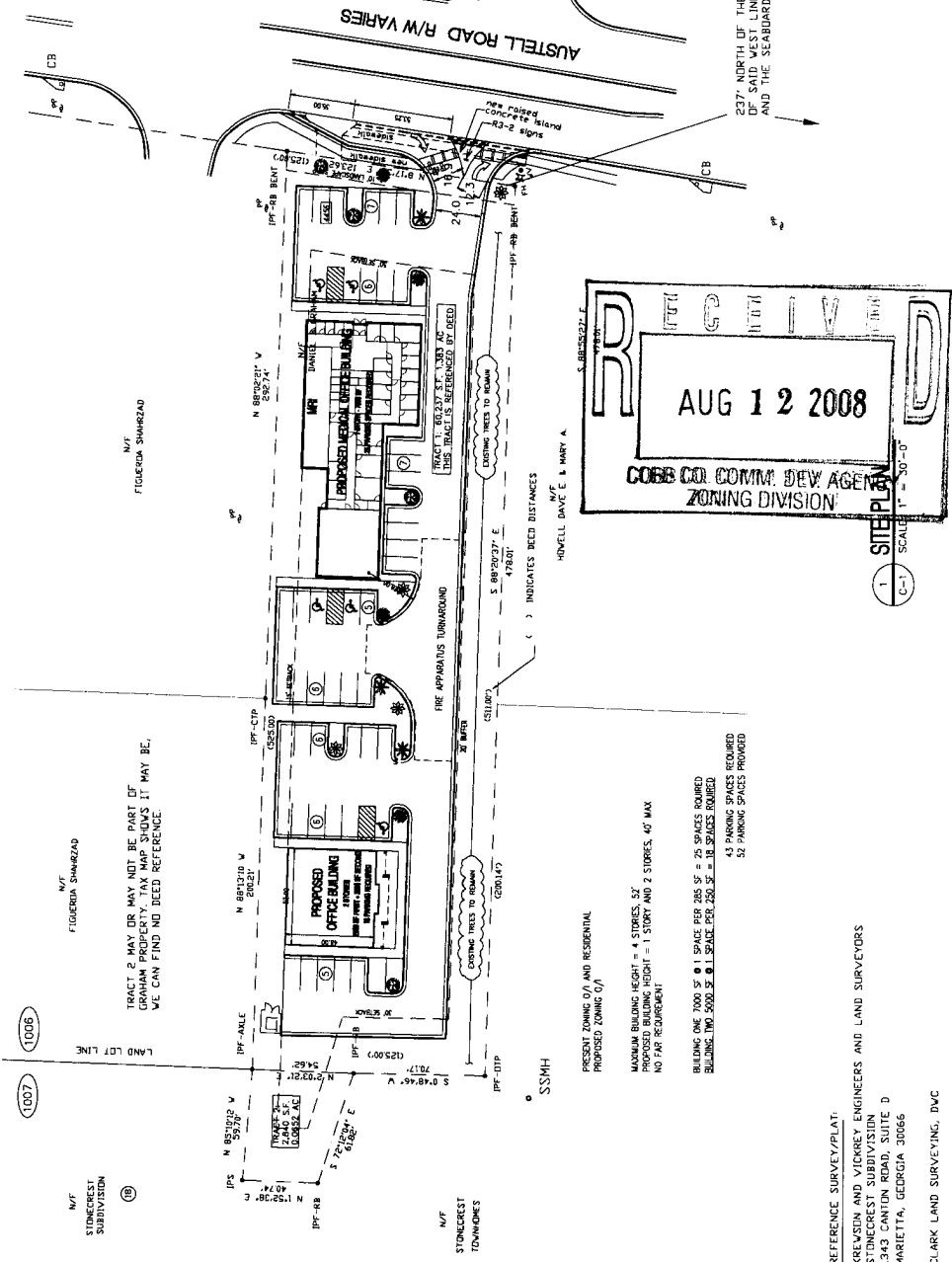


ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PUBLIC AND PRIVATE.  
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLASURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT.  
IN MY OPINION THIS PLAN OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAWS OF THE STATE OF GEORGIA.  
BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATIONS.

ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13067-CR201 G-1 DATED PRELIMINARY THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
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LAND LOT 1006  
19TH DISTRICT  
COBB COUNTY, GEORGIA  
DEED BK 4732 PAGE 325, 326  
DEED BK 667 PAGE 153  
DEED BK 14087 PAGE 4010, 4011

ENGINEER/SURVEYOR:  
J. WAYNE PROCTOR  
319 ATLANTA STREET  
SUITE 240  
MARIETTA, GA 30060  
(770)425-6890



TRACT 2 MAY OR MAY NOT BE PART OF GRAHAM PROPERTY. TAX MAP SHOWS IT MAY BE. WE CAN FIND NO DEED REFERENCE.

PRESENT ZONING O/I AND RESIDENTIAL PROPOSED ZONING O/I  
MAXIMUM BUILDING HEIGHT = 4 STORES, 57' PROPOSED BUILDING HEIGHT = 1 STORY AND 2 STORES, 42' MAX NO FAR REQUIREMENT  
BUILDING ONE 7000 SF @ 1 SPACE PER 205 SF = 25 SPACES ROUNDED  
BUILDING TWO 5000 SF @ 1 SPACE PER 250 SF = 18 SPACES ROUNDED  
43 PARKING SPACES REQUIRED  
52 PARKING SPACES PROVIDED

REFERENCE SURVEY/PLAT:  
KREWSON AND VICKREY ENGINEERS AND LAND SURVEYORS  
STONECREST SUBDIVISION  
1343 CANTON ROAD, SUITE D  
MARIETTA, GEORGIA 30066  
CLARK LAND SURVEYING, DMC

APPLICANT: Northwest Neurology, P.C.  
770-819-1717

REPRESENTATIVE: Sams, Larkin & Huff, LLP  
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Northwest Neurology, P.C.

PROPERTY LOCATION: Located on the west side of Austell Road,  
north of Drennon Avenue.

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-42

HEARING DATE (PC): 09-03-08

HEARING DATE (BOC): 09-16-08

PRESENT ZONING: R-20, OI

PROPOSED ZONING: OI

PROPOSED USE: Medical Offices

SIZE OF TRACT: 1.44 acres

DISTRICT: 19

LAND LOT(S): 1006, 1007

PARCEL(S): 34

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** OI/ Office building
- SOUTH:** R-20/ Single-family house
- EAST:** OI/ Single-family house
- WEST:** FST-10/ Stonecrest Townhouses

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

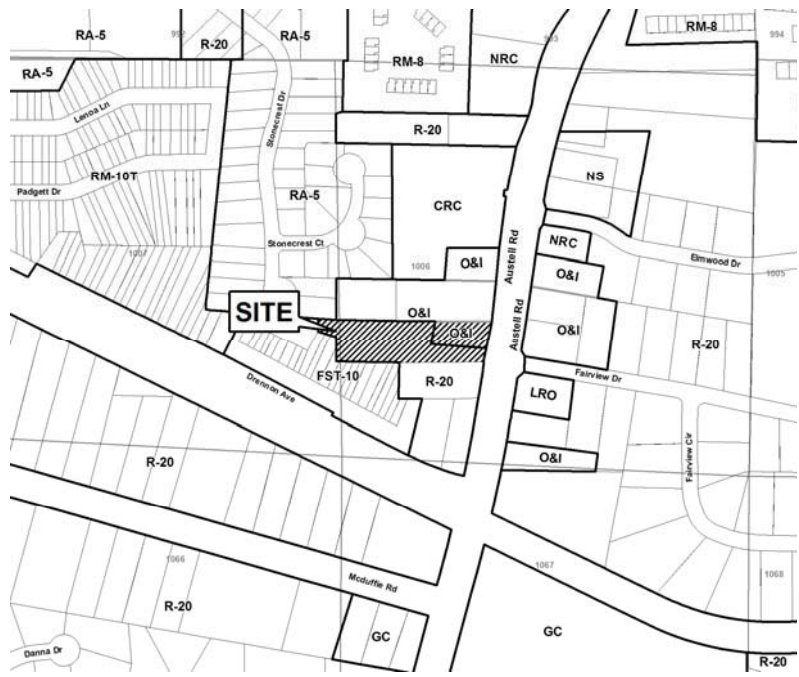
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

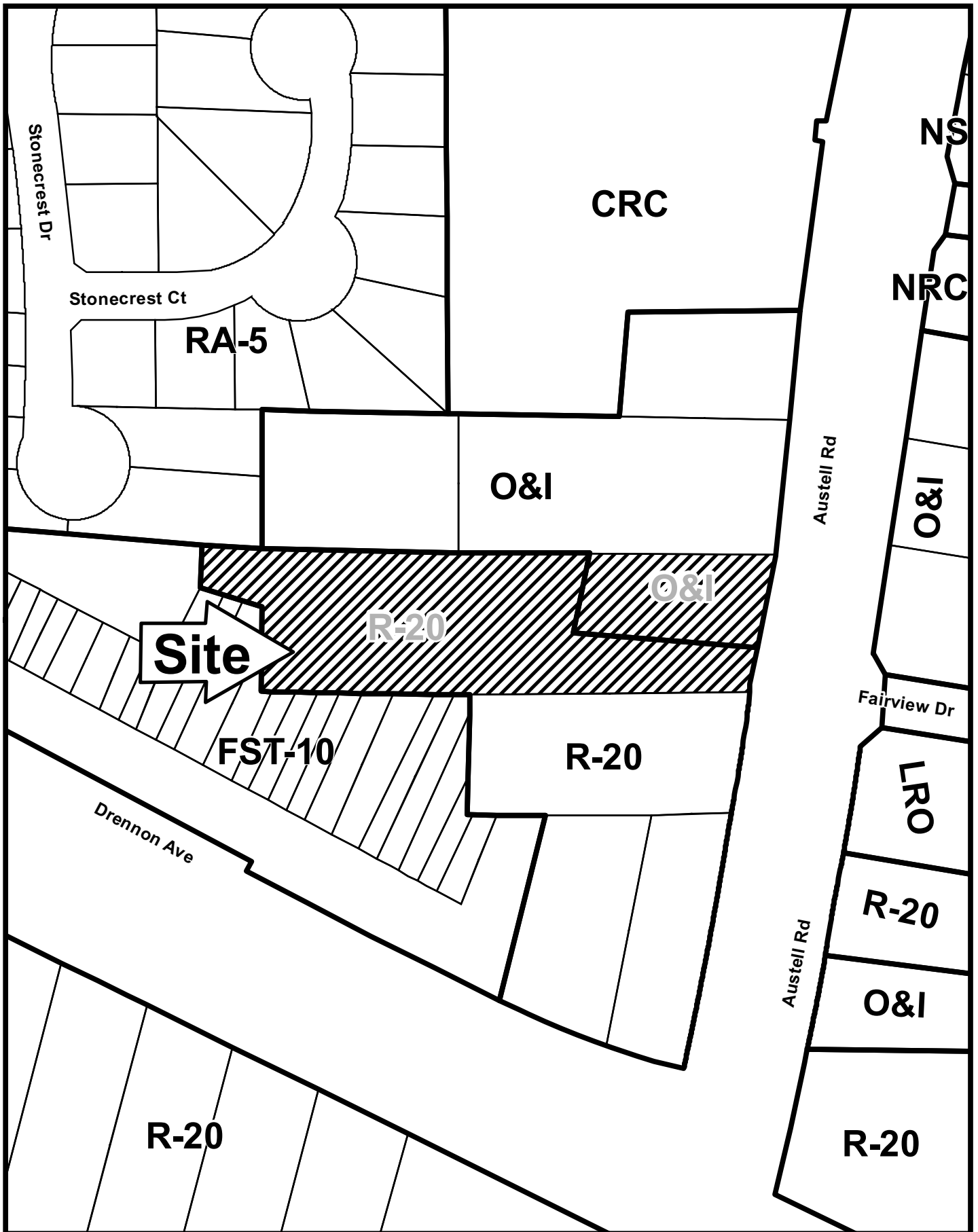
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

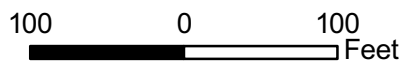
**STIPULATIONS:**





# Z-42



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



 City Boundary  
 Zoning Boundary

**APPLICANT:** Northwest Neurology, P.C.

**PETITION NO.:** Z-42

**PRESENT ZONING:** R-20, OI

**PETITION FOR:** OI

\*\*\*\*\*

**PLANNING COMMENTS:**

**Staff Member Responsible:** John P. Pederson, AICP

**Land Use Plan Recommendation:** Community Activity Center

**Proposed Number of Buildings:** 2      **Total Square Footage of Development:** 12,000

**F.A.R.:** 0.19      **Square Footage/Acre:** 8,333

**Parking Spaces Required:** 43      **Parking Spaces Provided:** 47

The applicant is requesting the OI zoning district to develop two small medical office buildings. The existing house would be demolished. The front building would be one-story in height and the rear building would be two-stories in height. Both buildings would have traditional building architecture with brick and stone exteriors. The applicant has submitted a Zoning Impact Analysis which is attached as Exhibit "A", and a letter of agreeable stipulations which is attached as Exhibit "B".

**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 Hydrant

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

APPLICANT Northwest Neurology, PC

PETITION NO. Z-042

PRESENT ZONING R-20, OI

PETITION FOR OI

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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) 12' DI / W side Austell Rd

Additional Comments: Master meter to be at entrance

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.

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**SEWER COMMENTS:**

In Drainage Basin?  Yes  No

At Development?  Yes  No

Approximate Distance to Nearest Sewer: 90' S of W end of property

Estimated Waste Generation (in G.P.D.): **A D F** 1500 **Peak** 3750

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:

Sewer connection and its easement to be public so that sewer access available to adjacent properties also

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: Northwest Neurology, PC

PETITION NO.: Z-42

PRESENT ZONING: R-20, OI

PETITION FOR: OI

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley 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 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 – **Spicewood Townhomes Lake ~ 500 ft 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 **Stonecrest Townhomes detention pond and Spicewood Townhomes lake.**

**APPLICANT: Northwest Neurology, PC**

**PETITION NO.: Z-42**

**PRESENT ZONING: R-20, OI**

**PETITION FOR: OI**

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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. As indicated in the Downstream Conditions Comments, downstream routings will be required at Plan Review to evaluate the hydrologic impact of this development on the existing Stonecrest Townhomes detention pond and Spicewood Townhomes Lake. A pre- and post-development sediment survey will be required for the lake as well.

**APPLICANT:** Northwest Neurology, P.C.

**PETITION NO.:** Z-42

**PRESENT ZONING:** R-20, OI

**PETITION FOR:** OI

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**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
Austell Road	39900	Arterial	45 mph	GDOT	110'

*Based on 2007 traffic counting data taken by GDOT.*

**COMMENTS AND OBSERVATIONS**

Austell Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Change the plan to have buildings along the northern property line and the driveway and parking along the southern property line.

Right-in/right-out driveway should be constructed with a raised concrete island.

Provide inter-parcel access to the lot immediately south of the development.

GDOT permits will be required.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Austell Road, a minimum of 55' from the roadway centerline.

Recommend changing site plan to have the buildings along the northern property line and the driveway and parking along the southern property line.

Recommend a right-in/right-out driveway with a raised concrete island.

Recommend providing inter-parcel access to the lot along the southern property line.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

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



## STAFF RECOMMENDATIONS

### Z-42            NORTHWEST NEUROLOGY, P.C.

- 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. The area contains a variety of commercial properties that include retail, office and restaurant uses.
- 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 consistent with other commercial properties in the area. Additionally, the applicant's proposal would replace an unaesthetic house with an architecturally pleasing new office development.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Community Activity Center.
- 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 in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal would be compatible with and consistent to other commercially zoned properties in the area. The applicant's proposal would replace a distressed house with new office buildings, which is a very good precedent for Austell Road.

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

- Site plan received by the Zoning Division August 12, 2008, with the District Commissioner approving minor modifications;
- Letter of agreeable stipulations dated August 12, 2008 (not in conflict with Staff comments);
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT 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.**

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION  
OF NORTHWEST NEUROLOGY, P.C.**

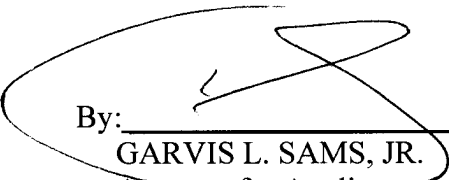
COMES NOW, NORTHWEST NEUROLOGY, P.C., and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- 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 Austell Road Corridor.
- B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties, the preponderance of which are commercial developments.
- 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 zoning classification of R-20.
- 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 consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being within a Community Activity Center (CAC).
- F. There is no substantial relationship between the existing zoning classification of R-20 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 Austell Road Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 3<sup>rd</sup> day of July, 2008.

SAMS, LARKIN & HUFF, LLP

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

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

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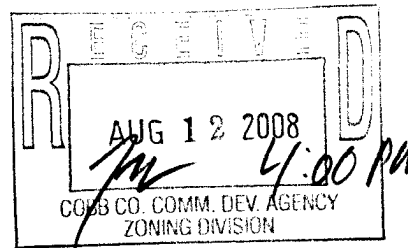
MELISSA P. HAISTEN  
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

August 12, 2008

**VIA E-MAIL and**  
**HAND DELIVERY**

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



Re: Application of Northwest Neurology, P.C., to Rezone a 1.44 Acre  
Tract from R-20 & O&I to O&I (No. Z-42)

Dear John:

You will recall that this firm has been engaged by and represents Northwest Neurology, P.C., 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 September 3, 2008 and, thereafter, is scheduled for consideration and final action by the Cobb County Board of Commissioners on September 16, 2008.

Consistent with our discussions with the County's professional staff, enclosed please find the requisite number of copies of a revised site plan. Also enclosed is an elevation/rendering depicting the architectural style and composition of the medical office buildings to be constructed on the subject property. The balance of this letter will serve as my client'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, 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.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

**VIA E-MAIL and  
HAND DELIVERY**

Mr. John P. Pederson, AICP, Planner III  
Cobb County Zoning Department  
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August 12, 2008

2. Rezoning of the subject property shall be from Office & Institutional (O&I) and R-20 to O&I in substantial conformity to that certain revised site plan prepared by Acme American, LLC which is being submitted contemporaneously herewith.
3. The total site area of the subject property consists of 1.44 acres which shall be developed for medical and professional offices consisting of one (1) one-story building containing a total of 7,000 square feet and one (1) two-story building containing a total of 5,000 square feet.<sup>1</sup>
4. The architectural style, composition and treatment of the buildings shall be consistent with the rendering/elevation being submitted contemporaneously herewith. The composition of the buildings shall consist of a mixture of brick and stone and related materials on all four (4) sides.
5. Signage shall be ground based, monument style signage with the finish, materials and colors being in substantial conformity to the architectural style and composition of the buildings as aforementioned.
6. Compliance with recommendations from the Cobb County Department of Transportation, including the following:
  - a. The installation of a deceleration lane with an appropriate taper at the point of ingress/ egress on Austell Road.
  - b. The point of ingress/egress will be right-in/right-out only.
  - c. The voluntary donation and conveyance of right-of-way so that the County can achieve 55' from the centerline of Austell Road which is an arterial right-of-way.

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<sup>1</sup>The subject property is located within the confines of a Community Activity Center ("CAC") as depicted on Cobb County's Future Land Use Map.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

**VIA E-MAIL and**  
**HAND DELIVERY**

Mr. John P. Pederson, AICP, Planner III  
Cobb County Zoning Department  
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August 12, 2008

- d. Any encroachments into Austell Road will require approval from the Georgia Department of Transportation and a GDOT permit.
7. The submission of a landscape plan during the Plan Review process subject to review and approval by the Community Development Department. Additionally, the applicant agrees to the following:
  - a. All dumpsters shall be enclosed on at least three (3) sides consistent with the architectural style and composition as aforementioned. Said dumpsters shall be located in areas which are as unobtrusive as possible.
  - b. All detention/water quality areas shall be attractively landscaped.
  - c. All HVAC equipment shall be substantially screened from adjacent businesses, residences or rights-of-way
8. Parking area lighting shall be environmentally sensitive, low-level, luminaries fitted with non-glare lenses and cut-off shields to prevent illumination from penetrating outside the boundaries of the subject property.
9. Security lighting on the building shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut-off shields to prevent illumination from penetrating outside the boundaries of the subject property.
10. Compliance with the following recommendations from the Stormwater Management Division with respect to hydrology, detention and down-stream considerations:
  - a. Ensuring that down-stream stormwater capacity exists and is sufficient to handle stormwater from the subject property.
  - b. Following recommendations with respect to the location, configuration and methodology of on-site detention and water quality.
11. Compliance with the recommendations of the Cobb County Water System with respect to the availability and acquisition of water and sewer to service the subject property.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

**VIA E-MAIL and  
HAND DELIVERY**

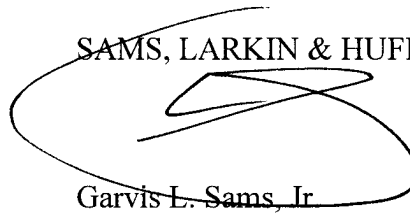
Mr. John P. Pederson, AICP, Planner III  
Cobb County Zoning Department  
Page 4  
August 12, 2008

12. Compliance with recommendations from the Cobb County Fire Department as set forth in the Zoning Analysis.
13. The District Commissioner shall retain the latitude to review and approve modifications to the site plan, landscape plan, architecture and these stipulations/ conditions during the Plan Review process.

Please do not hesitate to call should you require any additional documentation or information prior to the formulation of your Zoning Analysis and staff recommendations. With regards, I am

Very truly yours,

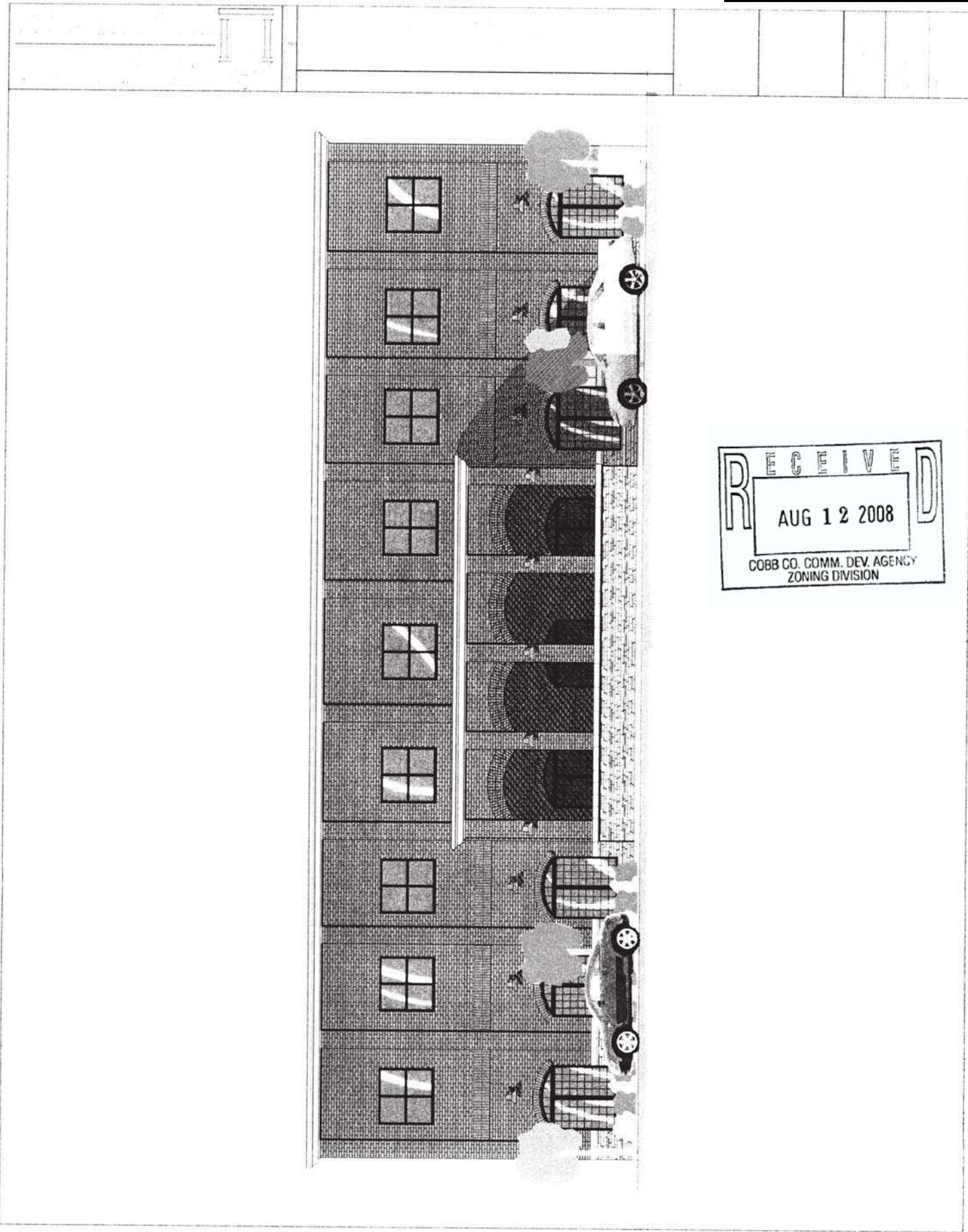
SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr  
[gsams@samslarkinhuff.com](mailto:gsams@samslarkinhuff.com)

GLSjr/jbmc  
Enclosures

- cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosures  
Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail – w/enclosures  
Mr. Robert L. Hosack, Jr., AICP, Director – VIA E-Mail – w/attachments  
Mr. Mark A. Danneman, Manager – VIA Hand Delivery – w/enclosures  
Mr. John M. Morey, P.E. – VIA E-Mail and First Class Mail – w/enclosures  
Ms. Jane Stricklin – VIA E-Mail w/attachments  
Mr. Tim McKay – VIA E-Mail w/attachments  
Mr. David W. Breaden, P.E., - VIA E-Mail – w/attachments  
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosures  
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosures  
Ms. Clarice Barber-Page, SWAN – VIA E-Mail – w/attachments  
Northwest Georgia Neurology – VIA E-Mail – w/attachments



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ZONING DIVISION