

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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FACSIMILE

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ADAM J. ROZEN

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WWW.SLHB-LAW.COM

July 31, 2018

**(Revised Site Plan)**

**VIA HAND DELIVERY & EMAIL:**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Application of Loyd Development Services to Rezone a 6.696 acre tract from  
SC to RA-5 (No. Z-8)

Dear John:

As you know, this firm represents Loyd Development Services (“LDS”) concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on August 7, 2018. Thereafter, the Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on August 21, 2018.

Subsequent to the submittal of my July 20, 2018 stipulation letter, Mr. Dave Breaden met with my client regarding the location of the detention pond. Based upon those discussions, enclosed is a Revised Site Plan which relocates the proposed detention facility. The terms of neither this rezoning proposal nor the agreeable conditions contained in my July 20, 2018 stipulation letter are changed based upon this revision.

Please do not hesitate to contact me should you, the staff, Planning Commission members or Board members require any additional information or documentation prior to this Application being heard and considered next month.

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## **VIA HAND DELIVERY & EMAIL:**

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Cobb County Zoning Division  
Community Development Agency  
July 31, 2018  
Page 2

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With kind regards, I am

Very truly yours,

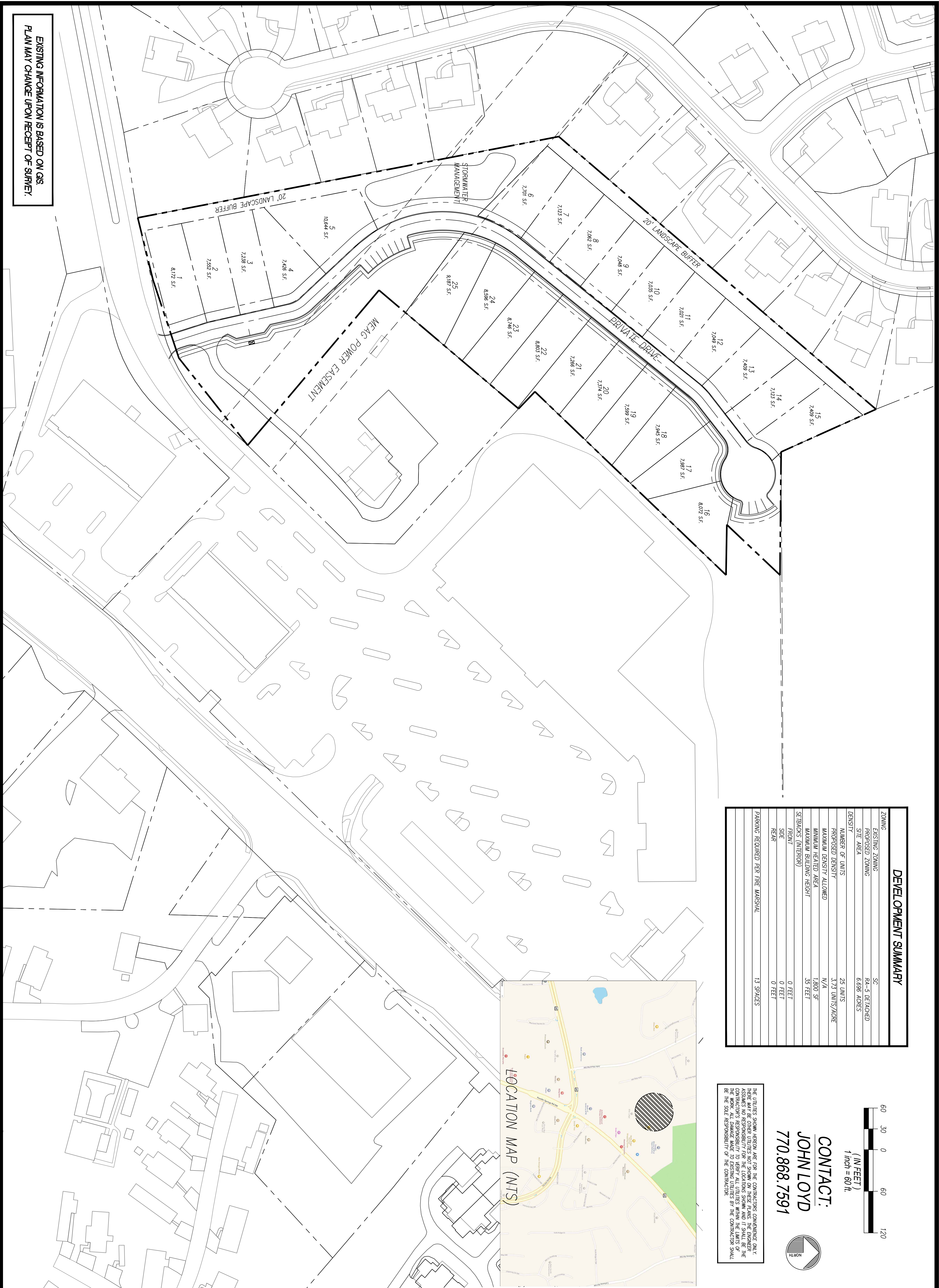
SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosure/Attachment

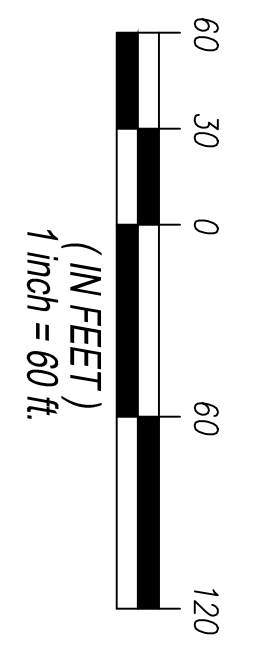
cc: Members, Cobb County Board of Commissioners (via email w/attachment)  
Mr. Bob Weatherford, Commissioner (via email w/attachment)  
Mr. Robert L. Hosack, AICP, County Manager (via email w/attachment)  
Members, Cobb County Planning Commission (via email w/attachment)  
BOC Commission Assistants (via email w/attachment)  
Mr. Dana Johnson, AICP, Director (via email w/attachment)  
Mr. Lee McClead, Deputy Director (via email w/attachments)  
Mr. Jason S. Gaines, AICP, Planning Division Manager (via email w/attachment)  
Mr. Jason Campbell, Planner III (via email w/attachment)  
Mr. Terry Martin, Planner III (via email w/attachment)  
Mr. Phillip Westbrook, Planner III (via email w/attachment)  
Mr. Donald Wells, Planner I (via email w/attachment)  
Ms. Tannessa Bates, Planner I (via email w/attachment)  
Ms. Pamela Mabry, County Clerk (via email w/attachment)  
Ms. Robin Pressley, Deputy County Clerk (via email w/attachment)  
Ms. Leila Washington, Deputy County Clerk (via email w/attachment)  
Captain Robert "Rock" Toler, Fire Department (via email w/attachment)  
Mr. David Breden, P.E. (via email w/attachment)  
Ms. Amy Diaz, P.E. (via email w/attachment)  
Ms. Ashley White, P.E. (via email w/attachment)  
Mr. Tim Davidson (via email w/attachment)  
Mr. John Loyd, LDS (via email w/attachment)  
Mr. Trace M. Copeland, Trout Land Co. (via email w/attachment)



EXISTING INFORMATION IS BASED ON GIS  
 PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

**DEVELOPMENT SUMMARY**

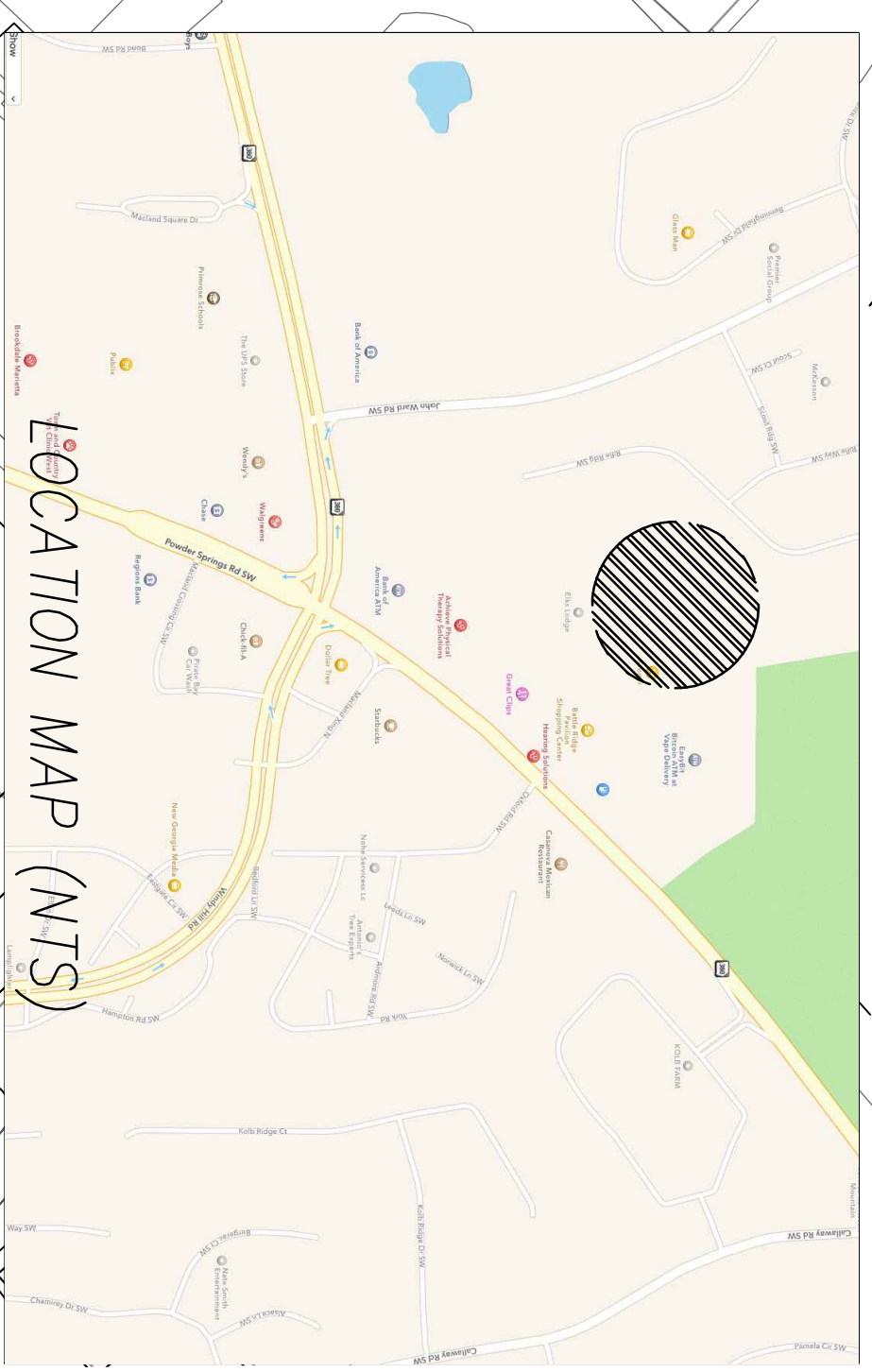
ZONING	SC
EXISTING ZONING	RA-5 DETACHED
PROPOSED ZONING	6.696 ACRES
SITE AREA	25 UNITS
DENSITY	3.73 UNITS/ACRE
NUMBER OF UNITS	N/A
PROPOSED DENSITY	1,800 SF
MAXIMUM DENSITY ALLOWED	35 FEET
MINIMUM HEATED AREA	0 FEET
MAXIMUM BUILDING HEIGHT	0 FEET
SETBACKS (INTERIOR)	0 FEET
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
PARKING REQUIRED PER FIRE MARSHAL	13 SPACES



**CONTACT:**  
**JOHN LOYD**  
**770.868.7591**

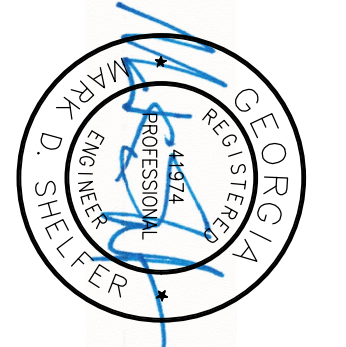


THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND SIZE OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONFORMANCE.



**Z100**

**REVISIONS**  
 Z2018 - INCREASE PERMITTER BUFFER FROM 10' TO 20'  
 Z3118 - REVISED STORMWATER FACILITY



CSMCC CERTIFICATION NUMBER: 80786  
 EXPIRATION DATE: 6.9.2020

**OWNER/DEVELOPER**

Loyd Development Services

**PROJECT NAME:**  
**WALKER OVERLOOK**  
 LL 339 AND 402, 19TH DIST, 2ND SECTION  
 COBB COUNTY, GEORGIA

**CRESTLINE ENGINEERING**  
 4651 WOODSTOCK ROAD  
 SUITE 208-106 · ROSWELL, GA 30075  
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