

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

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PARKS F. HUFF

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SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

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FACSIMILE

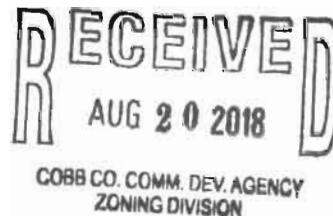
ADAM J. ROZEN

WWW.SLHB-LAW.COM

August 20, 2018

**VIA EMAIL & HAND DELIVERY:**

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 The Silver Manor, LLC to Rezone a 0.594 acre tract from NRC to Conditional CRC (No. Z-51)

Dear John:

As you know, this firm represents the Applicant, The Silver Manor, LLC, concerning the above Application for Rezoning which was continued by Staff until the September zoning cycle. The Application is now scheduled to be heard and considered by the Planning Commission on September 4, 2018 and, thereafter, heard and considered for final action by the Board of Commissioners on September 18, 2018.

With respect to the foregoing, enclosed please find the requisite number of copies of a revised site plan and an attendant revised legal description. This revised site plan and legal description reflect a slight increase in the acreage of the property to be rezoned from 0.465 acres to 0.594 acres.

You will recall that, because of zoning stipulations/restrictions on the Nature Supply Landscape Company which surrounds the Subject Property, there is use-specific language relative to the Landscape Company. After conferring with District Planning Commissioner Galt Porter and, after speaking directly with you, the solution we reached was to revise the site plan to incorporate portions of The Silver Manor's parking and to accommodate other utilities previously shown in whole or in part as being located on the Landscape Company property.

I will be preparing a revised Stipulation Letter which will incorporate reference to the revised site plan and the revised legal description and which will take into account my discussions with Commissioner Porter and with you. However, I wanted to ensure that this submission reached you as soon as possible. Lastly, the additional property being included in the proposal is owned by the same record titleholder, Silver Comet Enterprises, LLC, and I have that company's express acquiescence through direct conversations with its Principal, Parks Kennerly,

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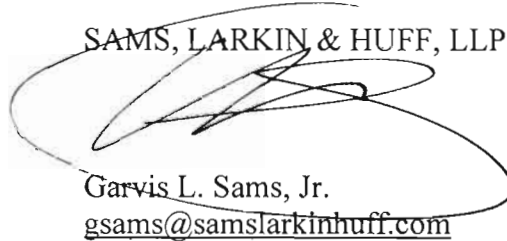
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company's express acquiescence through direct conversations with its Principal, Parks Kennerly, to make this submission. Please let me know if you need the Application to be further perfected to secure Mr. Kennerly's additional signature.

Please do not hesitate to contact me should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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

GLS, Jr./dls

Attachments/Enclosures

cc: Members, Cobb County Board of Commissioners (via email w/attachments)  
Mr. Robert L. Hosack, AICP, County Manager (via email w/attachments)  
Members, Cobb County Planning Commission (via email w/attachments)  
BOC Commission Assistants (via email w/attachments)  
Mr. Dana Johnson, AICP, Director (via email w/attachments)  
Mr. Lee McClead, Deputy Director (via email w/attachments)  
Mr. Jason S. Gaines, AICP, Planning Division Manager (via email w/attachments)  
Mr. Jason Campbell, Planner III (via email w/attachments)  
Mr. Terry Martin, Planner III (via email w/attachments)  
Mr. Phillip Westbrook, Planner III (via email w/attachments)  
Mr. Donald Wells, Planner I (via email w/attachments)  
Ms. Tannessa Bates, Planner I (via email w/attachments)  
Ms. Pamela Mabry, County Clerk (via email w/attachments)  
Ms. Robin Pressley, Deputy County Clerk (via email w/attachments)  
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)  
Captain Robert "Rock" Toler, Fire Department (via email w/attachments)  
Mr. David Breaden, P.E. (via email w/attachments)

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Ms. Amy Diaz, P.E. (via email w/attachments)  
Ms. Ashley White, P.E. (via email w/attachments)  
Mr. Tim Davidson (via email w/attachments)  
Ms. Robin Meyer, MIC (via email w/attachments)  
Ms. Marissa Simms, Silver Manor (via email w/attachments)  
Mr. Parks Kennerly, Nature Supply (via email w/attachments)  
Mr. Ben Crusselle, RLS (via email w/attachments)

# ZONING SITE PLAN FOR MARISSA SIMMS ARNOLD WOODS

LOCATED IN LAND LOTS 1000 AND 1001, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

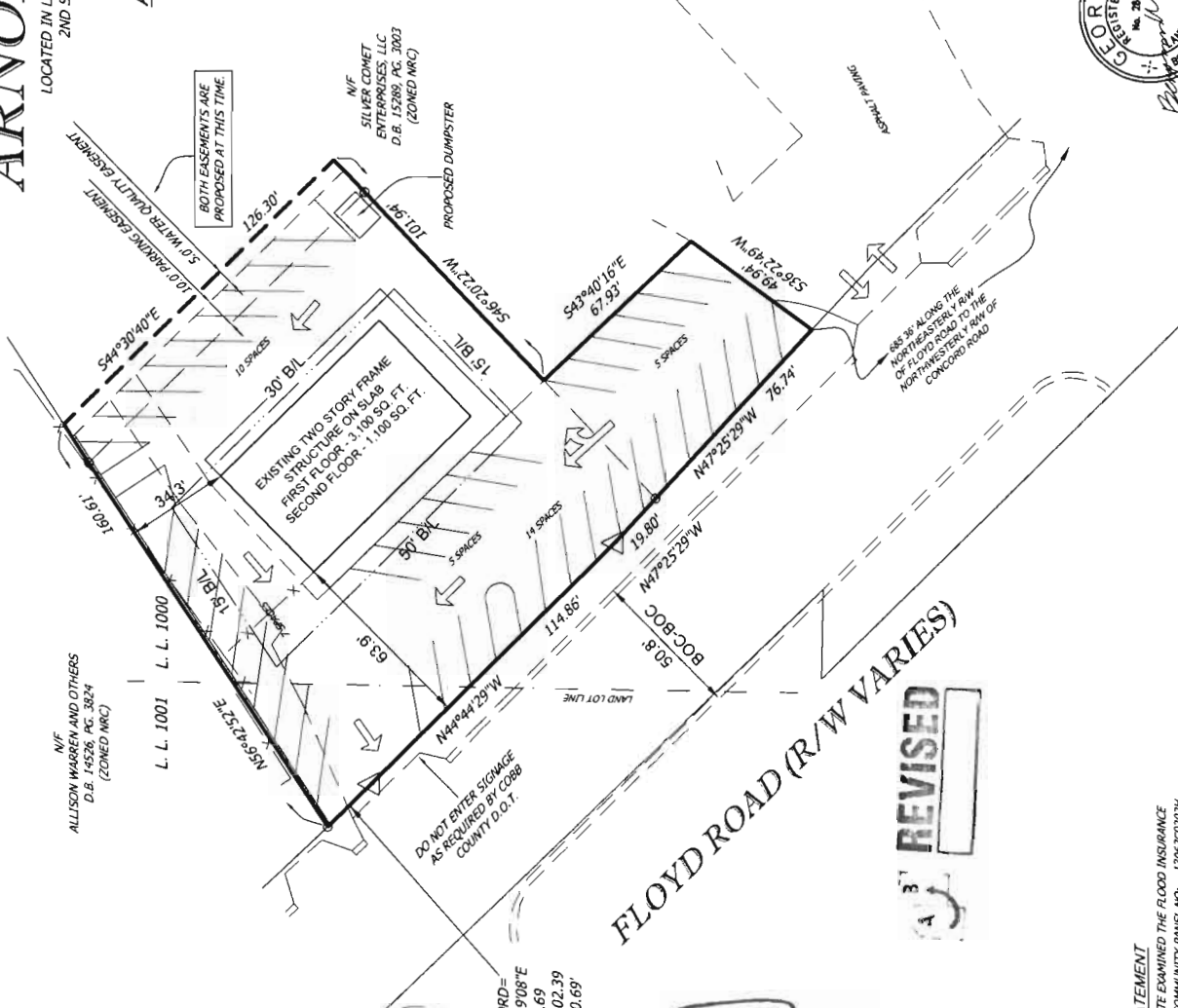
4391 FLOYD ROAD

AREA TO BE REZONED  
0.594 ACRES  
(25,894 SQ. FT.)

ZONING NOTES  
CURRENT ZONING: NRC  
PROPOSED ZONING: CRC  
BUILDING SETBACKS (CRC):  
FRONT - 50'  
SIDE - 10'  
REAR - 30'

PARKING SPACES PROVIDED: 41 EACH  
CURRENT IMPERVIOUS AREA: 17,590 SQ. FT. (87%)  
PROPOSED TOTAL IMPERVIOUS AREA: 19,875 SQ. FT. (99%)  
SURVEYOR DETECTED NO CEMETERY OR WETLANDS ON  
THIS PROPERTY.

NOTE  
SECOND FLOOR OF BUILDING TO BE  
UTILIZED FOR STORAGE PURPOSES ONLY.



DATE	DESCRIPTION
07/11/18	PER STIPULATIONS
08/02/18	REVISE EASEMENT LABELS
08/17/18	ADD DUMPSTER



PROJ. NO. COB843 FILE: COB843-4-26-18.DWG  
FIELD SURVEY DATE: 06/21/18 SCALE: 1" = 30'  
P.L.T. DATE: 04/26/18

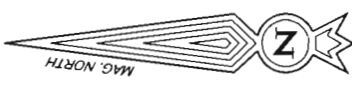


**REVISED**

**RECEIVED**  
AUG 20 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

FLOOD STATEMENT  
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE  
RATE MAPS, COMMUNITY PANEL NO. L0067C0020H  
EFFECTIVE DATE: MARCH 4, 2013  
THE MAP GRAPHICALLY DEPICTS THE SUBJECT  
PROPERTY TO LIE IN ZONE: "X"  
"X" = AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN

- LEGEND
- CORNER MONUMENTATION:
    - IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
    - CORNER FOUND
    - △ UNMONUMENTED CORNER
    - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
  - X — FENCE LINE
  - W — WATER MAINS
  - W — OVERHEAD POWER LINES
  - C — SANITARY SERVER MAIN
  - S — NAIL SET AT BASE
  - D.B. = DEED BOOK AND AT BASE
  - W.W. = WATER MONUMENT
  - CD = S.W. SURV. CLEARWATER





REVISED

RECEIVED  
AUG 20 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

All that tract or parcel of land lying in and being portions of Land Lots 1000 and 1001, 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being more fully and particularly described as follows;

To find the TRUE POINT OF BEGINNING commence at the intersection of the Northwesterly right of way line of Concord Road with the Northeasterly right of way line of Floyd Road (varying right of way width); thence Northwesterly along the said right of way line of Floyd Road a distance of 685.36 feet to a corner and the TRUE POINT OF BEGINNING; thence North 47 degrees, 25 minutes, 29 seconds West continuing along the said right of way line a distance of 96.54 feet to a point; thence North 44 degrees, 44 minutes, 29 seconds West continuing along the said right of way line a distance of 114.86 feet to a point; thence continuing Northwesterly along the said right of way line along a curve to the right an arc distance of 20.69 feet (said arc subtended by a chord of North 44 degrees, 19 minutes, 08 seconds West with a length of 20.69 feet) to a corner; thence leaving the said right of way line North 56 degrees, 42 minutes, 52 seconds East a distance of 160.61 feet to a corner; thence South 44 degrees, 30 minutes, 40 seconds East a distance of 126.30 feet to a corner; thence South 46 degrees, 20 minutes, 22 seconds West a distance of 101.94 feet to a corner; thence South 43 degrees, 40 minutes, 16 seconds East a distance of 67.93 feet to a corner; thence South 36 degrees, 22 minutes, 49 seconds West a distance of 49.94 feet to a corner at the aforesaid Northeasterly right of way line of Floyd Road and the TRUE POINT OF BEGINNING.

Said tract contains 0.594 acres and is delineated on a Zoning Site Plan prepared for Marissa Simms and Arnold Woods by Benjamin W. Crusselle, RLS, dated April 26, 2018 and last revised August 17, 2018. Said plat is, by reference, incorporated herein.