



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.org

Jessica Guinn, AICP
Director

DELIVERED

Via Certified Mail

7020 0090 0000 6545 4370

December 6, 2024

The Honorable Derek Norton
Mayor
City of Smyrna
3180 Atlanta Road
Smyrna Georgia 303380

Re: Petition for Annexation– Land Lot 491 of the 17th District, Parcel 17049100410 2nd Section, 0 Dixie Avenue, Cobb County, Georgia; Notice of Non-Objection.

Dear Mayor Norton:

We are in receipt of the above-referenced rezoning and annexation request. Please accept this response to the proposal for 0 Dixie Avenue (17049100410). The subject tract of land is currently zoned HI (Heavy Industrial), and is within an area identified as IC (Industrial Compatible) according to the Cobb County Future Land Use Map. The subject property has the required contiguity with the existing City of Smyrna boundary for annexation. An unincorporated island would be eliminated with this proposed annexation. There are no county buildings or facilities on the property. This property is currently vacant and owned by the Cobb County Board of Commissioners. Based on our HB 489 Intergovernmental Agreement, this is not an objectionable request.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.org.

Re: Petition for Annexation– Land Lot 491 of the 17th District, Parcel 17049100410 2nd Section, 0 Dixie Avenue, Cobb County, Georgia; Notice of Non-Objection.

Sincerely,

Lisa Cupid, Chair

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail
Heather Corn, City of Smyrna, City Clerk- VIA E-mail
Joey Staubes, City of Smyrna, Planner II- VIA E-mail

Re: Petition for Annexation– Land Lot 491 of the 17th District, Parcel 17049100410 2nd Section, 0 Dixie Avenue, Cobb County, Georgia; Notice of Non-Objection.

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Sincerely,

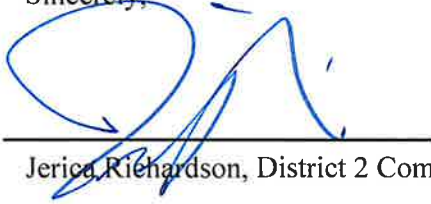
Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail
Heather Corn, City of Smyrna, City Clerk- VIA E-mail
Joey Staubes, City of Smyrna, Planner II- VIA E-mail

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[signature page continued]

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jerica Richardson', is written over a horizontal line.

Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail
Heather Corn, City of Smyrna, City Clerk- VIA E-mail
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Re: Petition for Annexation– Land Lot 491 of the 17th District, Parcel 17049100410 2nd Section, 0 Dixie Avenue, Cobb County, Georgia; Notice of Non-Objection.

[signature page continued]

Sincerely,

A handwritten signature in black ink that reads "JoAnn K. Birrell". The signature is fluid and cursive, with the first name "JoAnn" and last name "Birrell" clearly legible.

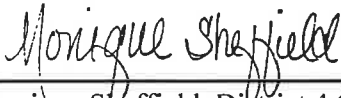
JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail
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Re: Petition for Annexation– Land Lot 491 of the 17th District, Parcel 17049100410 2nd Section, 0 Dixie Avenue, Cobb County, Georgia; Notice of Non-Objection.

[signature page continued]

Sincerely,



Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Phillip Westbrook, Senior Planner – VIA E-mail
Russell Martin, City of Smyrna, Community Development Director- VIA E-mail
Heather Corn, City of Smyrna, City Clerk- VIA E-mail
Joey Staubes, City of Smyrna, Planner II- VIA E-mail

County Staff Comments and Recommendations

0 Dixie Avenue
City of Smyrna

Water System- Wilson Collins

Water service for the proposed annexed properties will be provided by the existing CCWS water mains in Hillside Ave.

Wastewater for the parcel is treated at the R.L. Sutton WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.

Planning- Historic Preservation-Mandy Elliot

No comments

Cobb County Fire Marshal's Office-Rock Toler

The Fire Department does not object to the annexation.

GIS- Brad Gordon

No objections from a GIS or addressing perspective.

Site Plan Review- Dave Griffin

No Comments

Cemetery Preservation Committee- Helga Hong

No comment.

**Z24-016 City of Smyrna
1101 Windy Hill Road
Traffic Study and Signal Warrant Study**

On November 15, 2024, the City of Smyrna and Cobb County DOT held a discussion concerning the city rezoning case Z24-016. The proposed development is a proposed residential development and fitness center located at 1101 Windy Hill Road, near the intersection of Windy Hill Road and Davis Road Extension. The City of Smyrna staff then sent the associated traffic impact study and signal warrant study (both dated October 7, 2024) to Cobb County staff on November 19, 2024, to facilitate the County's review of the potential impacts of the case. Comments below are based on the information received in the two October 7th studies and in the November 15th meeting.

Hillside Drive Comments

1. As discussed during the November 15th meeting, Cobb County would recommend the following zoning recommendation for Hillside Drive:
 - *Hillside Drive is a substandard street. Recommend applicant improve Hillside Drive along the property frontage to comply with Cobb County Standards and Specifications for a non-residential local roadway.*
2. Based on the review of the October 7th traffic study, no additional zoning recommendations are needed for Hillside Drive.

Windy Hill Road at Davis Road Extension Signalization Comments

3. As discussed during the November 15th meeting, the proposed signal would not meet Cobb County spacing criteria from adjacent signalized intersection. However, Cobb County acknowledges that the traffic signal is under the City of Smyrna jurisdiction, including the approval of allowed signal spacing.
4. Based on the review of the October 7th signal study, the signal head placements should have sufficient visibility to drivers despite the adjacent structures. Cobb staff recommends field verification after installation before bringing the signal into full operation.



De/Annexation Location Map

November 2024

17th District
Landlot: 0491
Parcel: 17049100410

Acreage: \approx 0.21

Legend

- De/Annexations
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Parcels

