

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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August 23, 2019

VIA 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 Milestone Hotel Management for a Special Land Use Permit
(No. SLUP-11)

Dear John:

As you know, I represent Milestone Hotel Management (“Milestone”) concerning the above-captioned Application. The Application is scheduled to be heard and considered during the upcoming zoning cycle with hearings before the Planning Commission on September 3, 2019 and before the Board of Commissioners on September 17, 2019. During the pendency of the Application, we have established a dialogue with the Powers Ferry Corridor Alliance (“PFCA”) through its President and other members concerning the Application. Additionally, we have initiated and/or participated with certain area business owners and area homeowners concerning the Application. And, of course and early on, we established a meaningful discussion with the County’s Professional Staff and have also met with the District Commissioner and other appointed and elected officials.

Unfortunately, there has been some incorrect information placed within the public domain by way of social media communications. Milestone’s contiguous neighbor, the Hilton Garden Inn recently engaged an Attorney with whom I have spoken but who on August 21, 2019, expressly articulated in a letter to you a misinformed position in the absence of providing Milestone, its engineering and architectural consultants and me with the opportunity to debunk the incorrect statements contained within the Attorney’s letter which was sent to you and others.

Between the Hilton Garden Inn tract and the proposed Hilton Homewood Suites tract there are a multitude of established Reciprocal Easements including, but not limited to, parking easements; slope easements; retention/detention pond and water quality easements; and, stormwater management/drainage and site utility easements. As you might suspect, Milestone, its engineers and architects formulated an “Engineering Site Investigative Report” in order to properly position the footprint of the proposed Hilton Homewood Suites Hotel and in order to

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determine other issues prior to submitting its Application for the entitlements sought. In light of the foregoing and because there are some issues which, unnecessarily have to be addressed, but also issues such as the final submission of the Traffic Impact Study and the preparation of a Revised Site Plan which will include, as opposed to waiving, the totality of the buffer between the Subject Property which was zoned OMR in 2001 and the adjoining properties to the east which are zoned Urban Condominium ("UC") and RM-8, this letter will confirm that Milestone's Application is being continued by Staff to the next zoning cycle and that the County's consideration of same will be held in abeyance until the next regularly scheduled meeting of the Planning Commission on October 1, 2019 and then the Board of Commissioners' meeting on October 15, 2019.

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 & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk

cc: Listed on next page

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cc: Members, Cobb County Board of Commissioners (via email)
Mr. Robert L. Hosack, AICP, County Manager (via email)
Members, Cobb County Planning Commission (via email)
BOC Commission Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Michael Hughes, AICP, Economic Development (via email)
Mr. Jason S. Gaines, AICP Planning Division Manager (via email)
Mr. Jason Campbell, Planner III (via email)
Mr. Terry Martin, Planner III (via email)
Mr. Donald Wells, Planner I (via email)
Ms. Tannesha Bates, Planner I (via email)
Ms. Pamela Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Captain Robert Bennett, Fire Marshal's Office (via email)
Mr. David Breaden, P.E. (via email)
Mr. Michael Francis, P.E. (via email)
Ms. Amy Diaz, P.E. (via email)
Mr. Tim Davidson, Water System (via email)
Ms. Patti Rice, President, Powers Ferry Corridor Alliance (via email)
Ms. Sheri George, Powers Ferry Corridor Alliance (via email)
Mr. Bipin Hira, Milestone Hotel Management (via email)
Mr. Buck Lindsay, RLA, LPBC & Associates (via email)
Mr. Abdul Amer, P.E., A&R Engineering (via email)
Ms. Abby Retting, P.E., A&R Engineering (via email)
Mr. James L. Courson, III, P.E. (via email)
David Kirk, Esq. (via email)