

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

---

ADAM J. ROZEN

---

WWW.SLHB-LAW.COM

October 25, 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 Smith Douglas Homes to Rezone a 6.607 Acre Tract from O&I to RM-12 (Townhomes) - (No. Z-66)

Dear John:

You will recall that this firm represents Smith Douglas Homes concerning the above-captioned application for rezoning. The application is scheduled to be heard and considered by the Planning Commission on November 5, 2019 and, thereafter, scheduled to be heard and considered by the Board of Commissioners on November 19, 2019.

During the pendency of this application, we have established a dialogue with your staff; area residents; representatives of Canton Road Neighbors ("CRN"); and, Cobb County Planning Commission Chair, Judy Williams. The culmination of those discussions have resulted in my client making a decision, and this letter will confirm same, that the application is being tabled/continued until the December, 2019 zoning cycle.

For purposes of explanation, my clients intend to reduce the density of the residential proposal and will, commensurate therewith, more than likely change to a single-family detached product. Our engineer is reviewing the strictures of the RA-6 zoning district concerning the requested down-zoning of the subject property from its current classification of Office & Institutional ("O&I").

With respect the foregoing, this letter will also confirm that the application is now scheduled to be heard and considered by the Planning Commission on December 3, 2019, and by the Board of Commissioners on December 17, 2019. Please let me know when my staff should re-sticker the zoning signs on the subject property.

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

## VIA EMAIL:

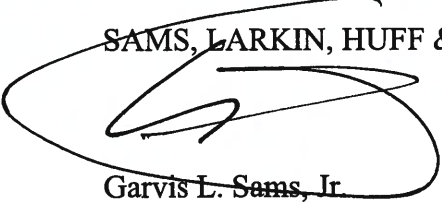
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
October 25, 2019  
Page 2

---

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](mailto:gsams@slhb-law.com)

GLS, Jr./jac

cc: Members, Cobb County Board of Commissioners (via email)  
Mr. Robert L. Hosack, 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 Manager (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)  
Ms. Mary Lanning, RLA, Fire Marshal's Office (via email)  
Mr. David Breaden, P.E. (via email)  
Ms. Amy Diaz, P.E. (via email)  
Mr. Tim Davidson, Water System (via email)  
Ms. Carol Brown, Canton Road Neighbors (via email)  
Mr. Daryl Cook, P.E., Watson Browning (via email)  
Mr. Keith Adams, Smith Douglas Homes (via email)  
Mr. Howe Whitman (via email)