COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA
February 3, 2026

District	Case	Consent Agenda
2	Z-3-2026	**FORREST BOSS**
2	Z-6-2026	**COLLIFLOWER, INC.**
3	Z-7-2026	**RED RIDGE PROPERTIES, LLC**
1	LUP-3-2026	**THIAGO SANTOS**

District	Case	Held and continued case - to be heard
2	Z-2-2024	**FLOURNOY DEVELOPMENT GROUP, LLC** *(Continued by Staff from the February 6, 2024 Planning Commission hearing through November 4, 2025 Planning Commission hearings until the December 2, 2025 Planning Commission Hearing; Held by the Planning Commission from the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).*
4	Z-27-2025	**KNIGHT PARTNERS, LLC** *(Continued by Staff from the November 4, 2025 Planning Commission hearing through the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).*

District	Case	Regular cases
3	Z-1-2026	**FRANCISCO J. GARCIA SANCHEZ**
2	Z-2-2026	**PIEDMONT RESIDENTIAL, LLC**
1	Z-4-2026	**FIELD TIME ATHLETICS, LLC**
4	Z-5-2026	**THE REVIVE LAND GROUP, LLC**
1	LUP-1-2026	**JONATHAN A. ELMER AND SARAH ELMER**
3	LUP-2-2026	**APRIL MURCHISON**
2	LUP-4-2026	**JEAN JEAN-BAPTISTE**
1	SLUP-1-2026	**DANE CONTRACTING, LLC**

Zoning Cases

Z-3(2026) **FORREST BOSS** (Forrest L. Boss, owner) requesting rezoning from **GC** to **LI** for a metal fabrication and repair in Land Lots 371 and 422 of the 17th District. The property is located on the southwest side of Atlanta Road and on the north side of Ledford Street (761 Ledford Street). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on December 4, 2025, shall be followed, and a striped, code-compliant parking area and landscape buffer shall be installed along the western property line where feasible.
2. Landscape plan to be approved by the district commissioner after review by County Arborist.
3. Fire Department comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Stormwater comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Site Plan Review comments and recommendations.

Z-6(2026) **COLLIFLOWER, INC.** (B & J HYD Building, Inc., owner) requesting rezoning from **GC** to **LI** for a hydraulics business in Land Lot 934 of the 19th District. The property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway). The Planning Commission recommends approval subject to:

1. Site plan received by the Zoning Division on December 4, 2025, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Site Plan Review comments and recommendations; and
7. No outdoor storage or outdoor display of merchandise.

Z-7(2026) **RED RIDGE PROPERTIES, LLC** (Estate of James Lamar Rucker, owner) requesting rezoning from **R-30** to **R-20** for a single-family community in Land Lots 533 and 548 of the 16th District. The property is located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive (2760 and 2830 Hembree Road). The Planning Commission recommends approval subject to:

1. Final Site Plan to be approved by the District Commissioner;
2. Final Elevations to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
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5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

LUP-3(2026) **THIAGO SANTOS** (Thiago Santos and Kellyta Santos, owners) requests a Temporary Land Use Permit **(Renewal)** for outdoor photography in Land Lots 103 and 126 of the 20th District. Located on the north side of Old 41 Highway, west of Kimberly Road (3178 Old 41 Highway). Staff recommends approval for 24 months, subject to:

1. Final Site Plan submitted on December 3rd, 2025 (attached and made a part of these minutes);
2. Maximum of two employees;
3. One sign up to six square feet;
4. Clients by appointment only, with a maximum of three (3) clients per day;
5. Fire Department comments and recommendations; and
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COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–February 3, 2026

NOTE: ***The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.***

CONTINUED OR HELD CASES

Z-2(2024) **FLOURNOY DEVELOPMENT GROUP, LLC** (Cobb County, owner) requesting rezoning from **GC** to **RRC** for multifamily residential in Land Lots 763 and 764 of the 17th District. Located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road (4600 Atlanta Road). ***(Continued by Staff from the February 6, 2024 through November 4, 2025 Planning Commission hearings until the December 2, 2025 Planning Commission hearing; Held by the Planning Commission from the December 2, 2025 Planning Commission hearing until the February 3, 2026 Planning Commission hearing).***

Z-27(2025) **KNIGHT PARTNERS, LLC** (Louise G. Howard Family Investments, LP, owner) requesting rezoning from **R-20 and TS** to **CRC** for a convenience food store with self-service fuel sales in Land Lots 754 and 759 of the 17th District. The property is Located on the northwest corner of South Cobb Drive and River View Road (5322 South Cobb Drive, 2273 River View Road, 2259 River View Road). ***(Continued by Staff from the November 4, 2025 and December 2, 2025 Planning Commission hearings until the February 3, 2026 Planning Commission hearing).***

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-1(2026) **FRANCISCO J. GARCIA SANCHEZ** (Francisco J. Garcia, owner) requesting rezoning from **R-20** to **LI** for a tree service in Land Lot 133 of the 16th District. The property is located at the western terminus of Elnora Drive, west of Shallowford Road (895 Elnora Drive).

Z-2(2026) **PIEDMONT RESIDENTIAL, LLC** (Juett Investments, LLC; AIR Property, LLC; Joy Cain (a/k/a Joy L. Cain); and Nathan A. Ball and Jessica E. Lawson, owners) requesting rezoning from **R-20** to **RM-8** for a single-family community in Land Lots 858, 859, 870 and 871 of the 16th District. The property is located on the east side of Bells Ferry Road and the north and west sides of Dickson Road, south of Interstate 75 (1520 and 1546 Bells Ferry Road, 15 and 141 Dickson Road).

Z-3(2026) **FORREST BOSS** (Forrest L. Boss, owner) requesting rezoning from **GC** to **LI** for a metal fabrication and repair in Land Lots 371 and 422 of the 17th District. The property is located on the southwest side of Atlanta Road and on the north side of Ledford Street (761 Ledford Street).

Z-4(2026) **FIELD TIME ATHLETICS, LLC** (Sanctuary Park West Real Estate, LLC, owner) requesting rezoning from **LRO and O&I** to **CRC** for a commercial indoor recreation in Land Lot 329 of the 20th District. The property is Located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot (3381 and 3391 Ernest Barrett Parkway).

Z-5(2026) **THE REVIVE LAND GROUP, LLC** (Estate of Lucille Garrett a/k/a Leathy Lucille Garrett a/k/a Leathy Lucille Price Garrett and William D. Brown, owners) requesting rezoning from **R-20** to **RA-5** for a single-family community in Land Lot 691 of the 19th District. The property is located on the east and west sides of Ernest Barrett Parkway and the western terminus of Old Horseshoe Bend Road (None assigned).

Z-6(2026) **COLLIFLOWER, INC.** (B & J HYD Building, Inc., owner) requesting rezoning from **GC** to **LI** for a hydraulics business in Land Lot 934 of the 19th District. The property is located on the northwest corner of Old 41 Highway and Hames Road (1661 Old 41 Highway).

Z-7(2026) **RED RIDGE PROPERTIES, LLC** (Estate of James Lamar Rucker, owner) requesting rezoning from **R-30** to **R-20** for a single-family community in Land Lots 533 and 548 of the 16th District. The property is located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive (2760 and 2830 Hembree Road).

Temporary Land Use Permits

LUP-1(2026) **JONATHAN A. ELMER AND SARAH ELMER** (Jonathan A. Elmer and Sarah Ruth Elmer, owners) requests a Temporary Land Use Permit to allow breeding dogs in Land Lots 300 of the 20th District. Located at the western terminus of Lost Valley Lane, west of Old Mountain Road (4998 Lost Valley Lane).

LUP-2(2026) **APRIL MURCHISON** (April Murchison and Greg Persaud, owner) requests a Temporary Land Use Permit to allow more vehicles than the code allows in Land Lot 376 of the 16th District. Located on the southeast corner of Woodhill Drive and Shadowood Court (1331 Woodhill Drive).

LUP-3(2026) **THIAGO SANTOS** (Thiago Santos and Kellyta Santos, owners) requests a Temporary Land Use Permit **(Renewal)** for outdoor photography in Land Lots 103 and 126 of the 20th District. Located on the north side of Old 41 Highway, west of Kimberly Road (3178 Old 41 Highway).

LUP-4(2026) **JEAN JEAN-BAPTISTE** (Jean E. Jean-Baptiste, owner) requests a Temporary Land Use Permit to allow more people and vehicles than the code allows in Land Lot 203 of the 17th District. Located on the west side of Larose Drive, north of Windy Hill Road (44 Larose Drive).

SPECIAL LAND USE PERMIT

SLUP-1(2026) **DANE CONTRACTING, LLC** (Zeke Farriba and Barton L. Boyd, owners) requests a Special Land Use Permit for an addition of wood materials processing for firewood in Land Lot 26 of the 20th District. Located on the southwest side of Baker Road, north of Webster Drive (2675 Baker Road).

NOTE: "Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant."

The exact description of the property sought to be rezoned is on file in the office of the Cobb County Community Development, Zoning Division, 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Planning Commission at 9:00 a.m. on the prescribed hearing date. The public hearing will be held in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia, 30090.

Anyone wishing to attend this public hearing may do so and be heard relative thereto. Any person wishing to speak before the Planning Commission must file a contribution disclosure statement if, and only if, the monetary contribution was made within

two (2) years immediately preceding the filing of the rezoning request and the contribution aggregates to a sum total of $250.00 or more.

This disclosure statement must be submitted to the Zoning Division Office by mail to P. O. Box 649, Marietta, Georgia 30061 or in person at 1150 Powder Springs Street, Suite 400, Marietta, Georgia 30064 within five (5) days before the public hearing.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.

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3. One sign up to six square feet;
4. Clients by appointment only, with a maximum of three (3) clients per day;
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6. Department of Transportation comments and recommendations.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-2-2024

SITE BACKGROUND

Applicant	Flournoy Development Group, LLC
Phone	706-324-4000
Email	cameron.bean@flournoydev.com, ryan.foster@flournoydev.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cobb County
Property Location	Located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road
Address	4600 Atlanta Road
Access to Property	Atlanta Road

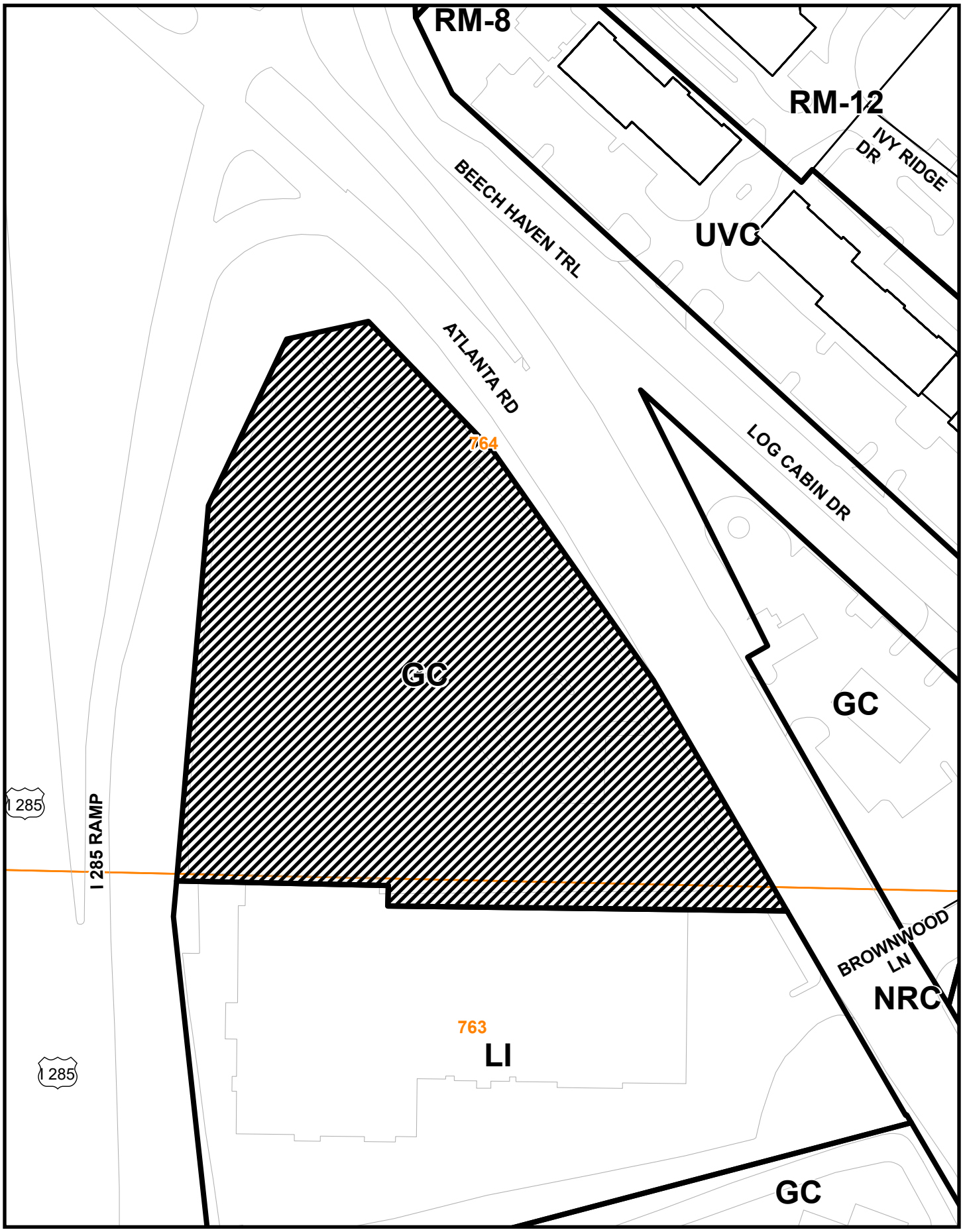
QUICK FACTS

Commission District	2-Richardson
Current Zoning	GC
Current Use of Property	Vacant lot
Proposed Zoning	RRC
Proposed Use	Multifamily residential
Future Land Use	CAC
Site Acreage	3.79
District	17
Land Lot	763, 764
Parcel #	17076400030
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-2 2024 Map

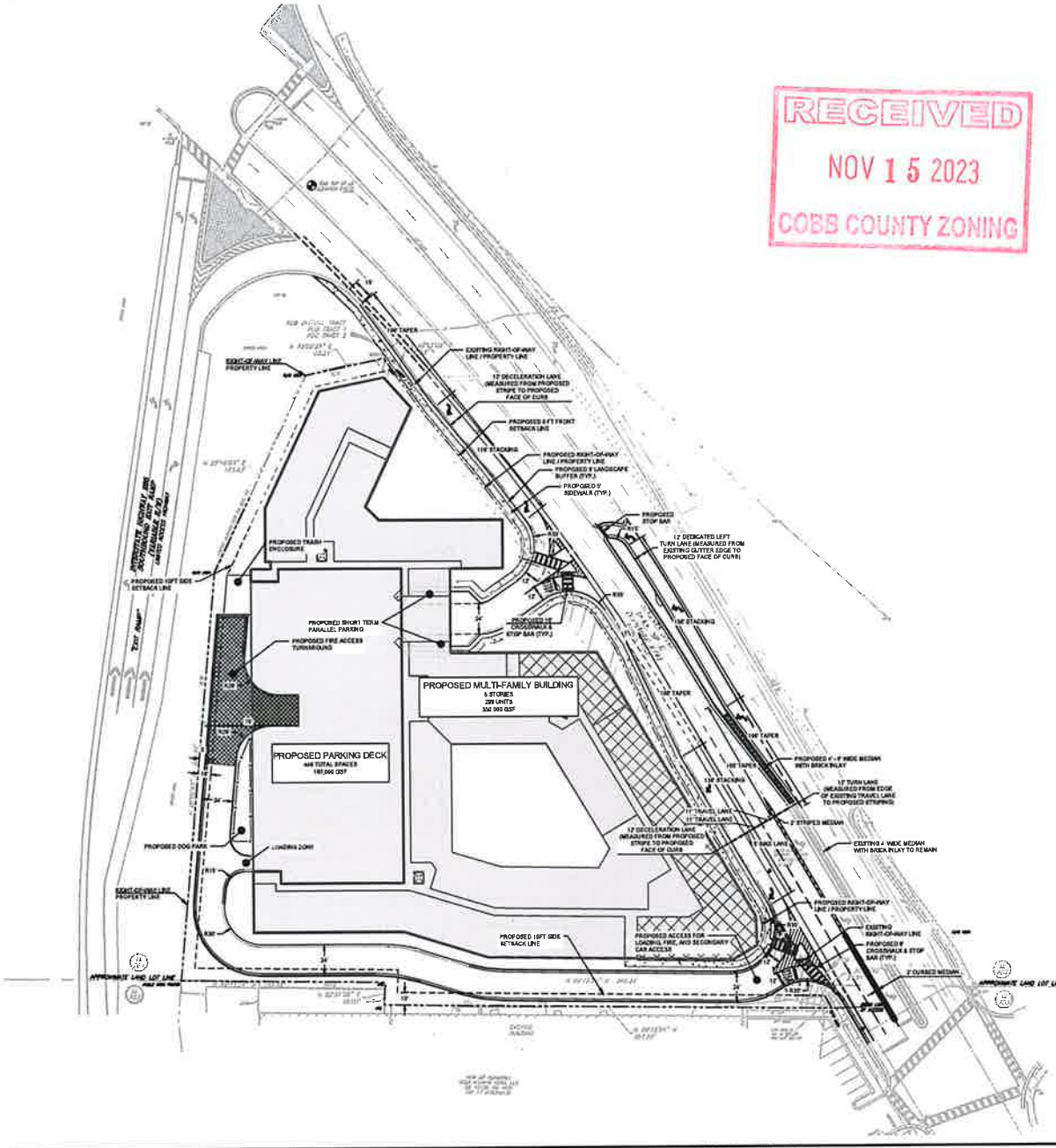


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 95 190 Feet

Zoning Boundary

City Boundary



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COBB COUNTY ZONING

REZONING NOTES

SITE SUMMARY:

LAND LOT 783 & 784
17TH DISTRICT - 2ND SECTION

CURRENT ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA:	3.79 AC
ROW DEDICATION:	0.15 AC
ADJUSTED SITE AREA:	3.64 AC

PROPOSED BUILDING SETBACK

FRONT:	0 FT
SIDE:	10 FT
REAR:	10 FT
MAXIMUM BUILDING HEIGHT:	70 FT
MAXIMUM IMPERVIOUS %:	85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	299 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	524 SPACES (TOTAL)
MULTIFAMILY (299 UNITS)	524 SPACES (1.75/UNIT)
PROPOSED PARKING:	448 SPACES (TOTAL)
MULTIFAMILY PARKING	448 SPACES (1.50/UNIT)
STANDARD	438 SPACES
HANDICAP	10 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS, PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:

- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 00 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES

- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.21. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION.
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85%.
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS CONSINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOWN IN COBB COUNTY GIS AS PIN: 17078400030

GRAPHIC SCALE IN FEET
0 20 40 80

811 Georgia Utilities Protection Center, Inc. It's the law! Call before you dig.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 418-9700
WWW.KIMLEY-HORN.COM

PREPARED FOR
FLOURNOY DEVELOPMENT GROUP
1100 BOOCKSTORE CENTRE PKWY
STE 200
PHONE: 706.243.8243

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
4600 ATLANTA ROAD
4600 ATLANTA ROAD, SMYRNA, GA 30080
LAND LOT 783 & 784, 17TH DISTRICT
PARCEL ID: 17078400030

GEORGIA REGISTERED PROFESSIONAL ENGINEER ZACHARY HANCOCK
11/09/2023

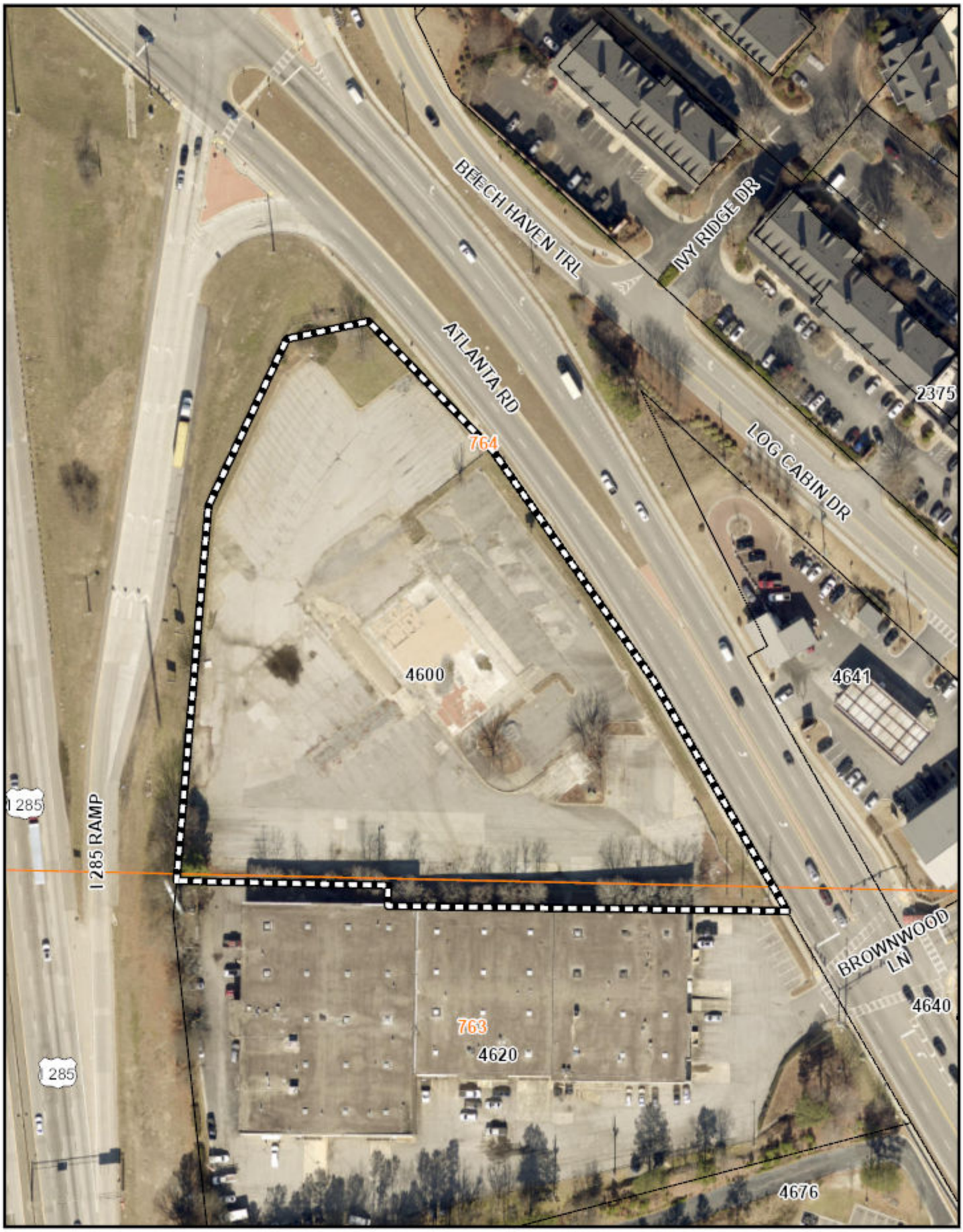
GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	11.09.2023
PROJECT NO.	19098015

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Z-2 2024 Aerial Map



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Zoning Boundary

City Boundary

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Application No. Z-2 (2024)

Hearing Dates: PC - 02/06/2024
BOC - 02/20/2024

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Average unit size is 830 square feet

b) **Proposed building architecture:** Proposed five-story multi-family residential building which will include glass, masonry, fiber cement siding, and metal balconies

c) **List all requested variances:** See attached for listing of requested variances

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

The Property is owned by Cobb County, Georgia.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Part 1. Residential Rezoning Information

(d) List all requested variances:

Setback Variances:

i) Reduction of the required front setback from 50 feet to 0 feet; and
ii) Reduction of required side setback from 50 feet to 10 feet.

Design Variances:

i) Waiver of maximum FAR of 1.00 to FAR of 2.21 (proposed FAR is based off property area after dedication);
ii) Waiver of maximum impervious surface of 70 percent to 85 percent;
iii) Waiver of minimum 20 foot driveway offset from the property line (Development Standard 403.1.2) to 5 feet; and
iv) Waiver of multi-family parking requirement of 1.75 spaces per unit to 1.5 spaces per unit.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

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Hearing Dates: February 6, 2024
February 20, 2024

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Tax Parcel No.: 17076400030

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.79 acres located on the easterly side of the Interstate 285 southbound exit ramp and the southwesterly side of Atlanta Road, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned General Commercial ("GC"), and Applicant, Flournoy Development Group, LLC ("Applicant"), is seeking rezoning to the Regional Retail Commercial ("RRC") zoning category for the purpose of a multi-family residential development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning of properties in the area vary from high-density residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to the East-West Connector, Atlanta Road, Cumberland Parkway, and interstate connectivity. The proposed RRC zoning classification and development for a multi-family residential use would be compatible to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. The proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of Cobb County, Georgia; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

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Cobb County...Expect the Best!

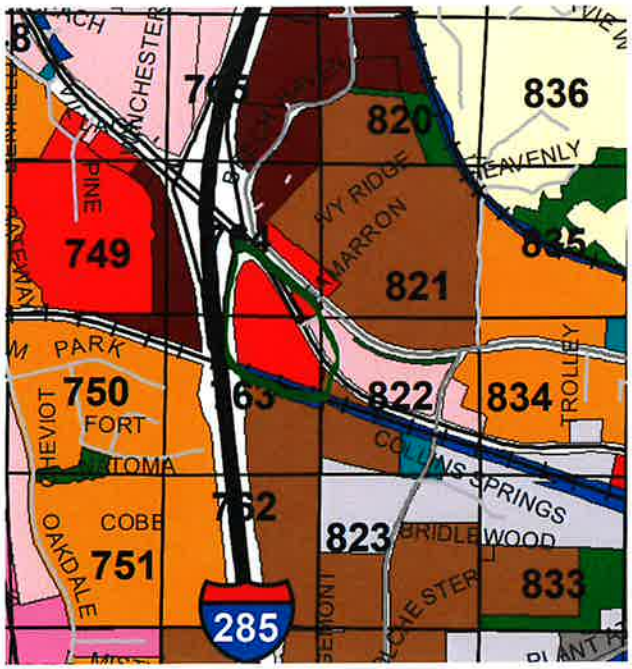
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Provide an Environmental Site Analysis fully addressing all items below. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Reference information presented on the site plan that depicts the proposed project

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**
   Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Cobb County's Comprehensive Plan may be found online at https://www.cobbcounty.org/community-development/planning/comprehensive-planning.

While the land use map reflects a target use of "Community Activity Center," and our proposed land use is "High Density Residential, we propose a project that does conform with the Plan based on two primary reasons:

1) *The subject site is currently blighted, undeveloped, and adjacent to parcels that are coded for high-density residential.*
2) *The proposed use complies with and fulfills the objectives outlined in all three Land Use Goals (LU-Goal 1; LU-Goal 2; and LU-Goal 3) referenced in the Comprehensive Plan.*



FUTURE LAND USE LEGEND

RR	Rural Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
CAC	Community Activity Center

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s) or other sources. Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the U. S. Fish and Wildlife Service, National Wetlands Inventory website (http://www.fws.gov/wetlands/), wetland areas are located on the northwest portion of the site).

a. Wetlands
- U. S. Fish and Wildlife Service, National Wetlands Inventory (http://www.fws.gov/wetlands/)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Based on a review of the NWI map, no wetlands are mapped on the Subject Property. A copy of the NWI map is attached.

b. Floodplain
- Federal Emergency Management Agency (http://www.fema.org)
- Field observation and verification

Based on a review of the FEMA FIRM Map, the Subject Property is mapped in Zone X. Areas within Zone X are areas of minimal flood hazard, depicted on the FIRM as above the 500-year flood level. A copy of the FEMA FIRM Map is attached.

c. Streams/stream buffers
- Cobb County Erosion Control
- Field observation and verification

Based on a review of the NWI map, no streams are mapped on the Subject Property. A copy of the NWI map is attached.

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)
- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Based on a review of the USGS National Map, slopes greater than 25 percent are not located on the Subject Property. A copy of the USGS National Map is attached.

e. Vegetation (including endangered species)
- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Based on a review of the USFWS Information for Planning and Consultation (IPaC) report for Cobb County, Georgia, four endangered species (one bird, one insect, and two flowering) were identified. The Subject Property is currently improved with the remnants of a former gasoline station (building foundations and surface parking). It is unlikely that critical habitats associated with the four endangered species exist on the Subject Property. A copy of the IPaC report is attached.

f. Wildlife Species (including fish and endangered species)
- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

- Field observation

Based on a review of the GA DNR list of Rare Animals, Plants, and Natural Plan Communities within Cobb County, 17 plants and 25 animals were identified. As noted in Section 2e, the Subject Property is improved with remnants of a gasoline station and asphalt parking areas. It is unlikely that habitats associated with these plants and animals are present on the Subject Property. A copy of the GA DRN list is attached.

g. Archeological/Historical Sites
   - Cobb County Historic Resources
   - Georgia Department of Natural Resources, Historic Preservation Division
   - Field observation and verification

Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)
Based on a review of the NWI map, no wetlands, streams or slopes exceeding 25 percent are mapped on the Subject Property. Reference item 2.b. above for floodplain details.

b. Protection of water quality – *Water quality improvements will be installed as part of the stormwater management system proposed for the project. These improvements will meet the requirements of the Cobb County Ordinance or the Georgia Stormwater Management Manual.*

c. Minimization of negative impacts on existing infrastructure. *Stormwater and drainage infrastructure will be installed to ensure that the post-developed flow rates do not exceed the pre-developed flowrates leaving the site. Sewer infrastructure will be installed to route sewer flows leaving the site to the existing CCWS system present in Atlanta Road and limit contamination to nearby sensitive areas.*

d. Minimization of negative impacts on archeological/historically significant areas
Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses.
   - Public and private municipal (solid waste and wastewater treatment facilities, utilities, airports, and railroads) *These areas are not present on the Subject Property.*
   - Industrial (landfills, quarries and manufacturing facilities) *These areas are not present on the Subject Property.*

f. Creation and preservation of green space and open space. *Two courtyard areas will be created as part of the project to allow for open space areas to be present on the site.*

g. Protection of citizens from the negative impacts of noise and lighting. *Proposed development is not immediately surrounded by residential neighborhoods, but does not include design features that would contribute to excessive noise or light pollution.*

h. Protection of parks and recreational green space – *Amenity courtyard areas are being proposed as part of the project to facilitate on-site recreational areas and limit overuse of adjacent public recreation areas.*

i. Minimization of impacts to wildlife habitats – *The site is currently an abandoned paved parking lot that has minimal wildlife habitat. Construction practices and erosion control measures such as silt fence and sediment storage/routing will be implemented to minimize impacts to off-site wildlife area by protecting the perimeter of the site and minimizing runoff.*

Kimley»Horn

MEMORANDUM

To: Mr. Cameron Bean, Flournoy Development Group

From: Mr. Jin Seo, P.E., Kimley-Horn and Associates, Inc.

Date: September 29, 2023

RE: ***4600 Atlanta Road Site – Cobb County, Georgia – Submittal 1 Trip Generation and Traffic Technical Memorandum***

Kimley-Horn is pleased to provide this memorandum regarding the proposed *4600 Atlanta Road* development in Cobb County, Georgia. The purpose of this memorandum is to get approval from Cobb County regarding analysis assumptions for a traffic impact study if it is required in addition to the project trip generation information provided.

PROJECT OVERVIEW

The *4600 Atlanta Road* development is a proposed residential development on an approximately 3.79-acre site southwest of Atlanta Road and east of I-285 in Cobb County, Georgia. As currently envisioned, *4600 Atlanta Road* development will consist of 299 residential units. The site is proposed to be rezoned from GC (general commercial) to RRC (regional retail commercial).

Figure 1 provides a location map. **Figure 2** provides an aerial image of the site.

TRIP GENERATION AND TRIP DISTRIBUTION

Trip Generation

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *4600 Atlanta Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition, 2021.*

The density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation (Gross Trips)
4600 Atlanta Road

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	*221*	*299 units*	1,380	690	690	120	28	92	117	71	46
Total			**1,380**	**690**	**690**	**120**	**28**	**92**	**117**	**71**	**46**

Based on **Table 1**, the proposed development is projected to generate approximately 1,380 total daily trips (690 in; 690 out), 120 AM peak hour trips, and 117 PM peak hour trips.

Trip Distribution

The proposed directional distribution of new project trips is based on the project land use, engineering judgement, and a review of land use densities in the area. Detailed trip distribution of the project site is shown on **Figure 3** and **Figure 4**.

ANALYSIS METHODOLOGY

Study Network

Given the existing roadway network and the projected trip generation, the following three (3) intersections are recommended for detailed intersection analyses:

1. Atlanta Road @ Tamarron Parkway (signalized)
2. I-285 NB Ramps @ Atlanta Road (signalized)
3. I-285 SB Ramps @ Atlanta Road (signalized)

Growth Rate

Based on the recent trends in traffic along the area roadways according to Georgia's Traffic Analysis and Data Application (TADA), population forecasts and knowledge of proposed developments in the area, we recommend a background growth rate of 1.0% per year to build-out year and 10-year horizon year.

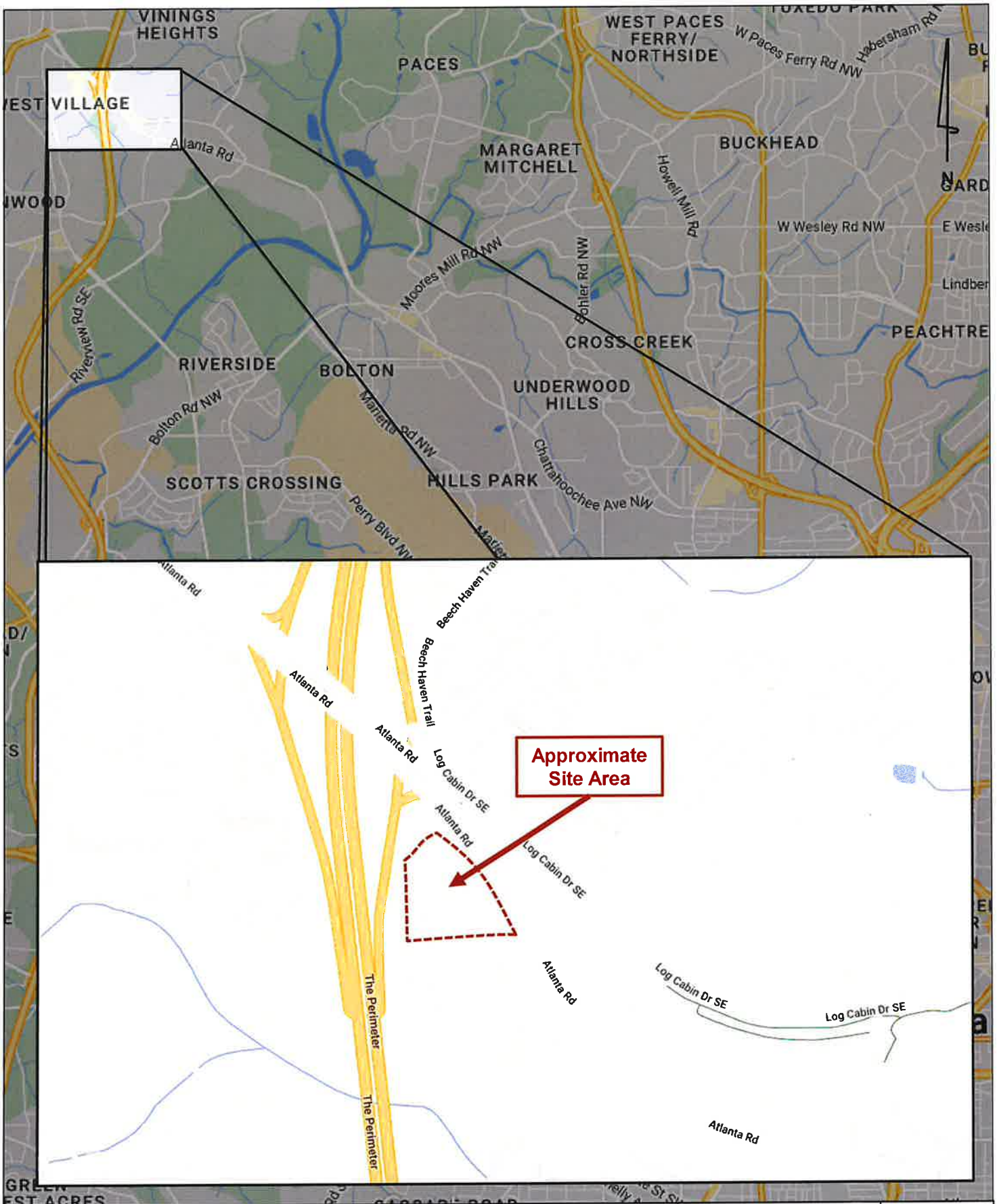
We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

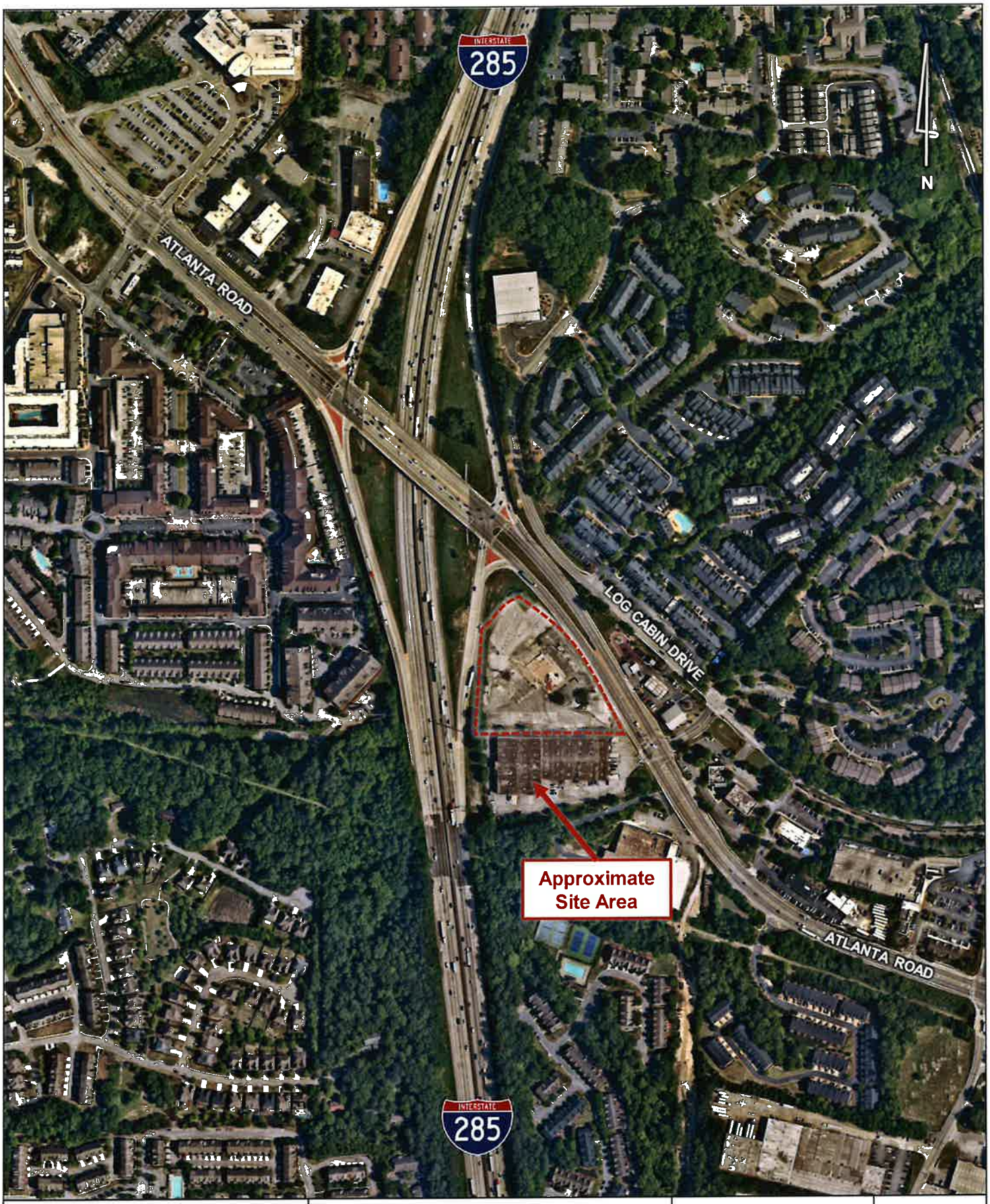
Jin Seo, P.E.
Project Manager

Attachments:

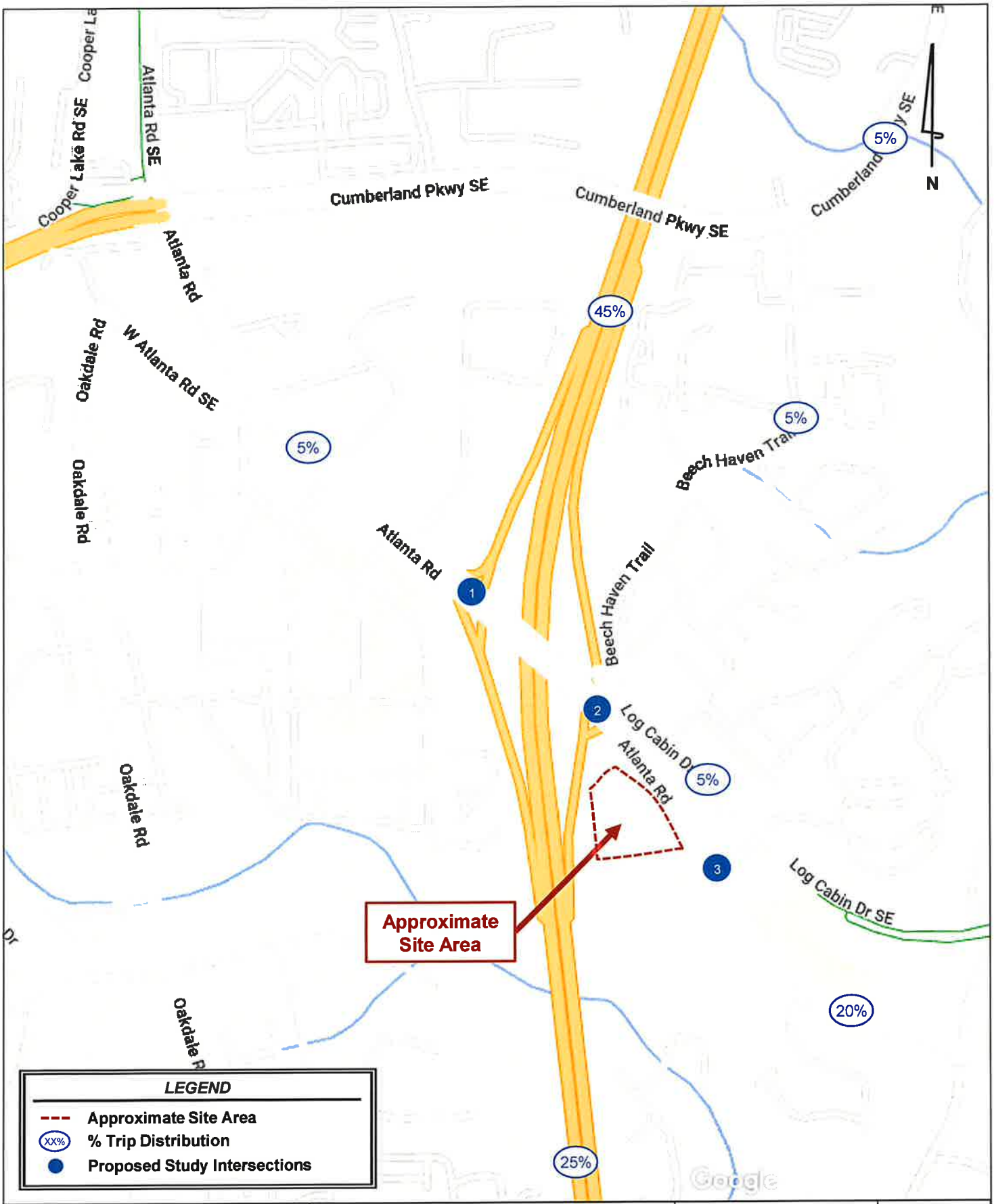
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Project Trip Distribution
- Figure 4: Trip Distribution and Assignment
- Growth Rate and Trip Generation Analysis
- Proposed Site Plan



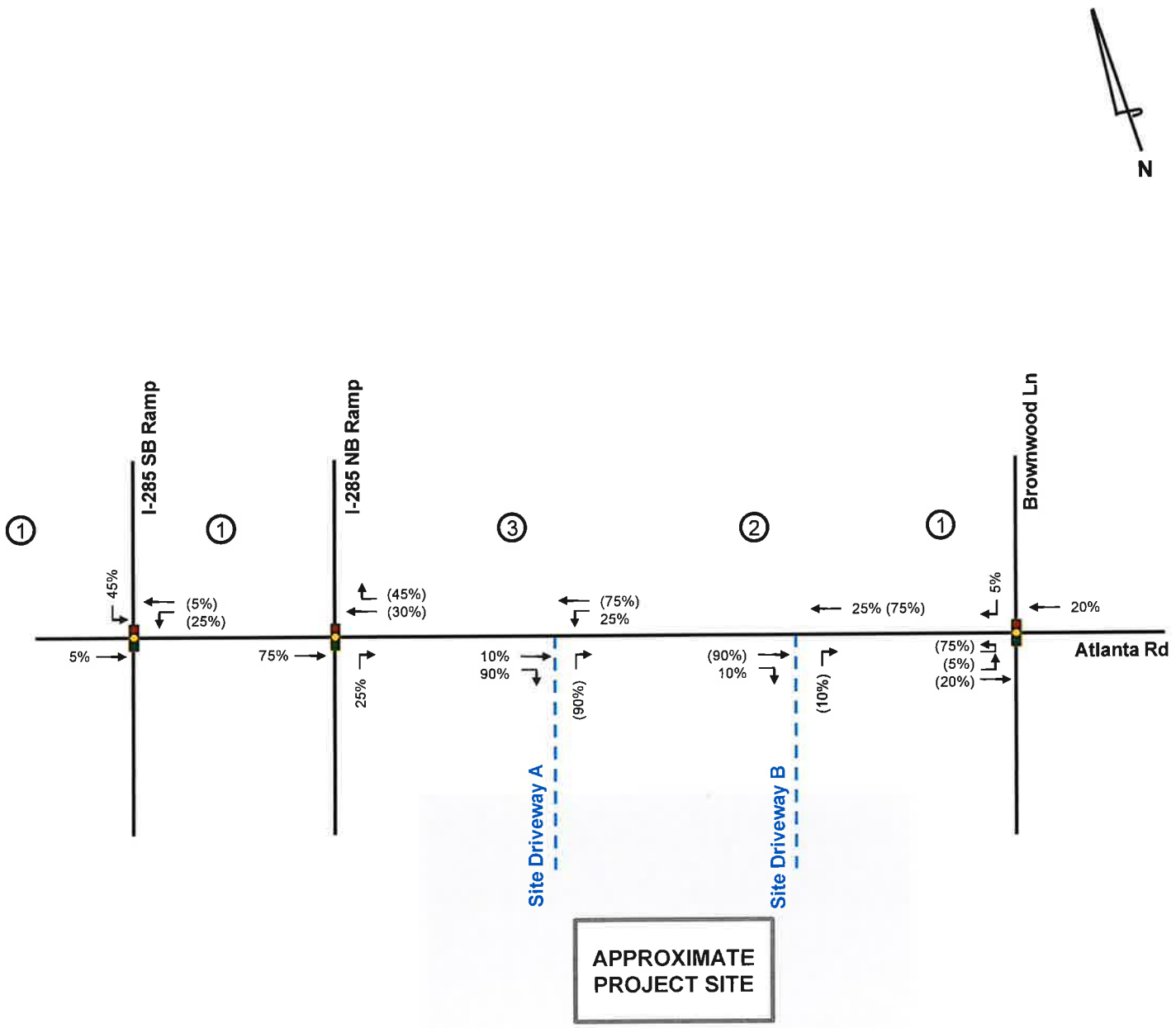
Kimley»Horn	*4600 Atlanta Rd* **Traffic Technical Memorandum**	**Site Location Map**	**Figure 1** **Page 3**



Kimley»Horn	*4600 Atlanta Rd* Traffic Technical Memorandum	Site Aerial	Figure 2 Page 4



Kimley»Horn	*4600 Atlanta Rd* Traffic Technical Memorandum	Project Trip Distribution	Figure 3
			Page 5



LEGEND	
→	Turning Movements
XX%	% Traffic Entering
(XX%)	% Traffic Existing
(X)	Intersection Reference Number

Kimley»Horn	*4600 Atlanta Rd* Traffic Technical Memorandum	Trip Distribution and Assignment	Figure 4

United States Census Bureau OnTheMap

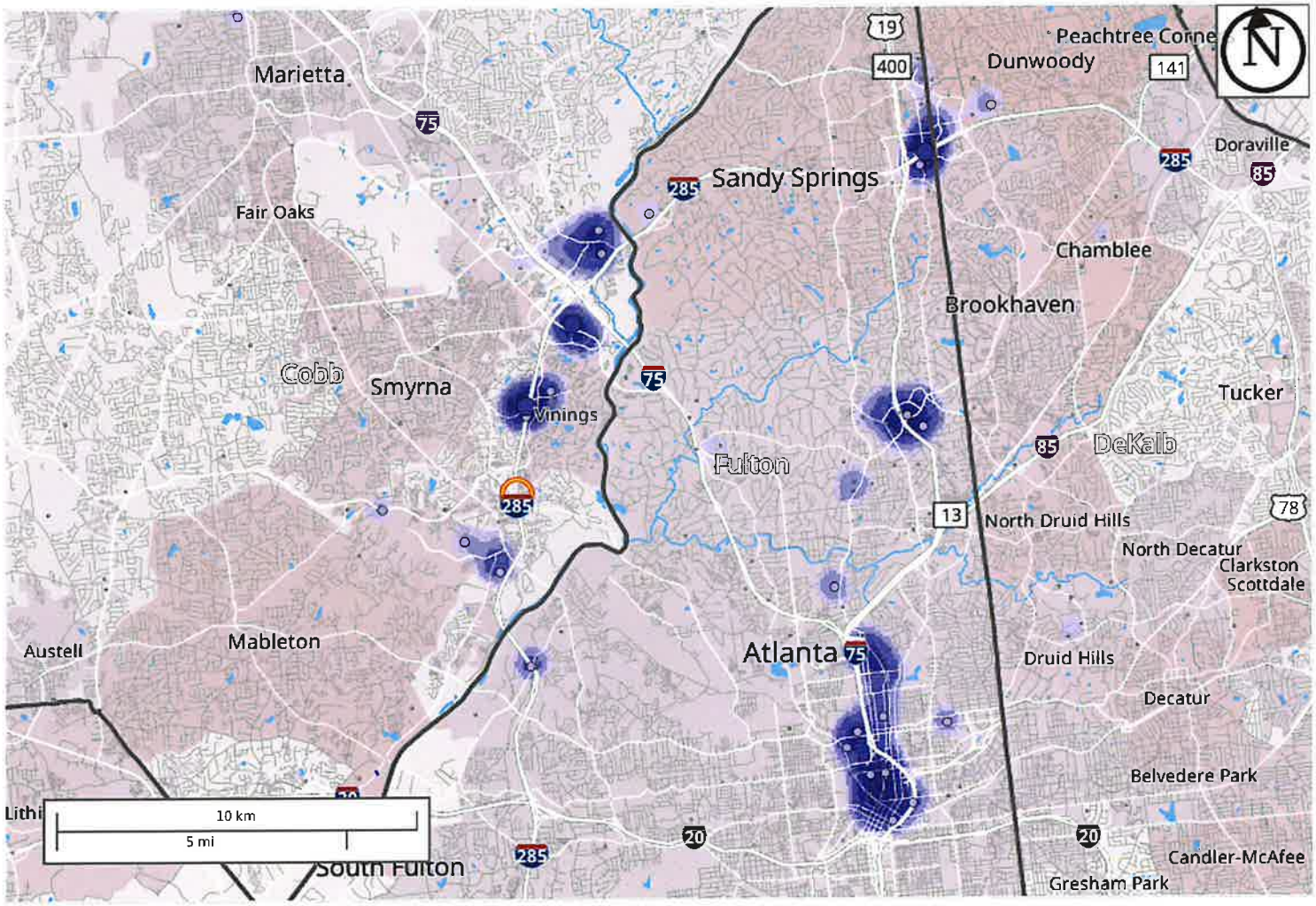
Distance/Direction Report - Home to Work

All Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap https://onthemap.ces.census.gov on 09/21/2023

Counts and Density of Work Locations for All Jobs in Home Selection Area in 2020

All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 6
- 7 - 9
- 10 - 15
- 16 - 22
- 23 - 33

Job Count [Jobs/Census Block]

- 1 - 2
- 3 - 5
- 6 - 11

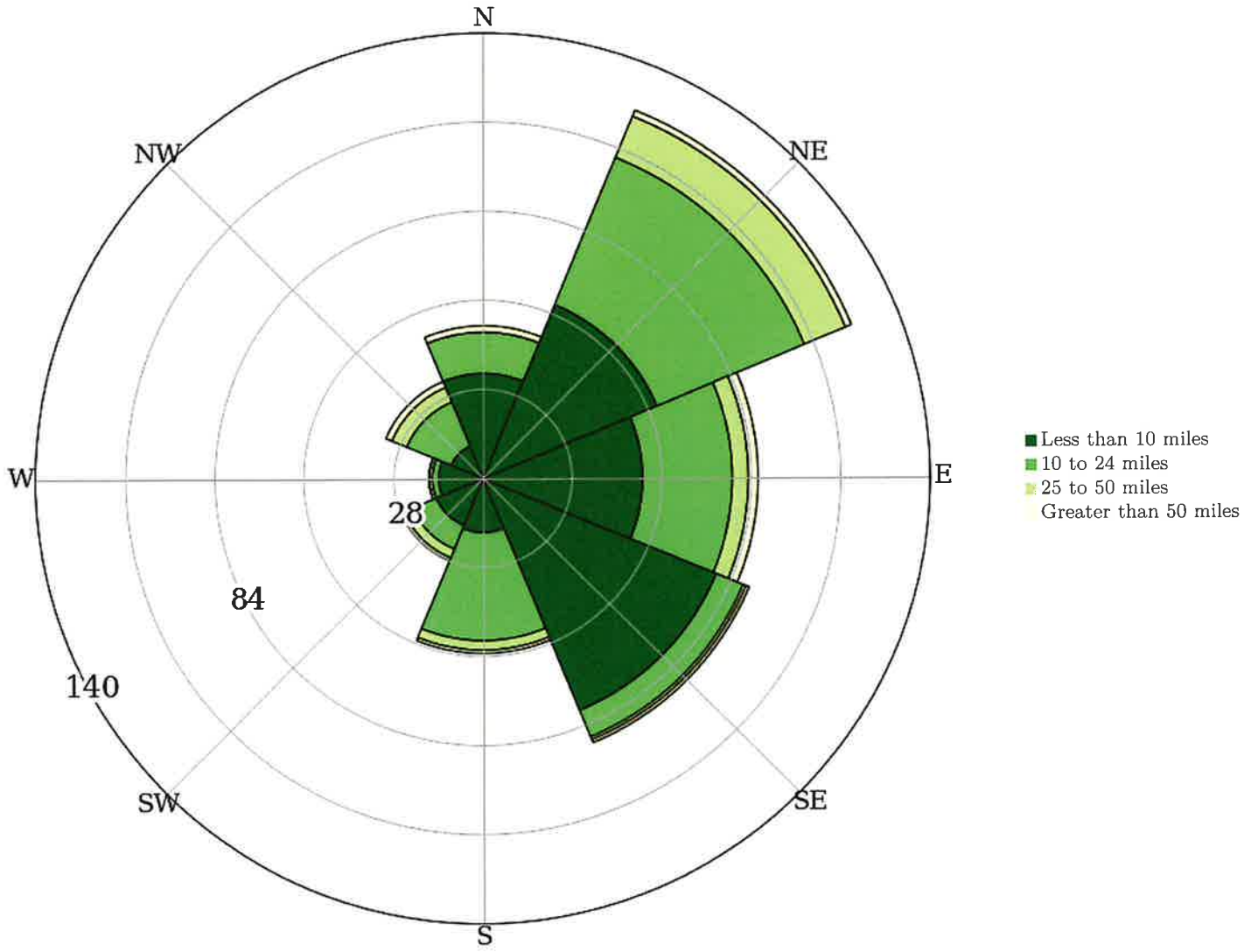
Selection Areas

- Home Area



All Jobs for All Workers in 2020

Distance and Direction from Home Census Block to Work Census Block, Unk: _verb in Selection Area



All Jobs for All Workers in 2020

Distance from Home Census Block to Work Census Block, Unk: _verb in Selection Area

Distance	2020 Count	Share
Total All Jobs	482	100.0
Less than 10 miles	279	57.9
10 to 24 miles	159	33.0
25 to 50 miles	32	6.6
Greater than 50 miles	12	2.5

4600 Atlanta Road
Growth Rate Table

Source:	GDOT Count Station
Location:	Atlanta Road
	e/o Church Ln
Route #:	
Route Type:	Minor Arterial
Station:	067-2056
Capacity:	

Count Year	Volume	Growth Rate
2017	**22,400**	
2018	22,400	0.00%
2019	22,500	0.45%
2020	20,800	-7.56%
2021	**19,600**	-5.77%
2022	20,400	4.08%
Avg. 1 Year Rates 2017-2022		**-1.85%**

Source:	GDOT Count Station
Location:	Church Ln
	s/o Atlanta Rd
Route #:	
Route Type:	Local Road
Station:	067-8807
Capacity:	

Count Year	Volume	Growth Rate
2017	6,110	
2018	6,200	1.47%
2019	**6,310**	**1.77%**
2020	5,860	-7.13%
2021	6,220	6.14%
2022	6,370	2.41%
Avg. 1 Year Rates 2017-2022		**0.84%**

Source:	GDOT Count Station
Location:	Church Ln
	n/o Atlanta Rd
Route #:	
Route Type:	Local Road
Station:	067-8239
Capacity:	

Count Year	Volume	Growth Rate
2017	**5,900**	
2018	5,990	1.53%
2019	6,110	2.00%
2020	5,680	-7.04%
2021	**4,870**	-14.26%
2022	4,990	2.46%
Avg. 1 Year Rates 2017-2022		**-3.29%**

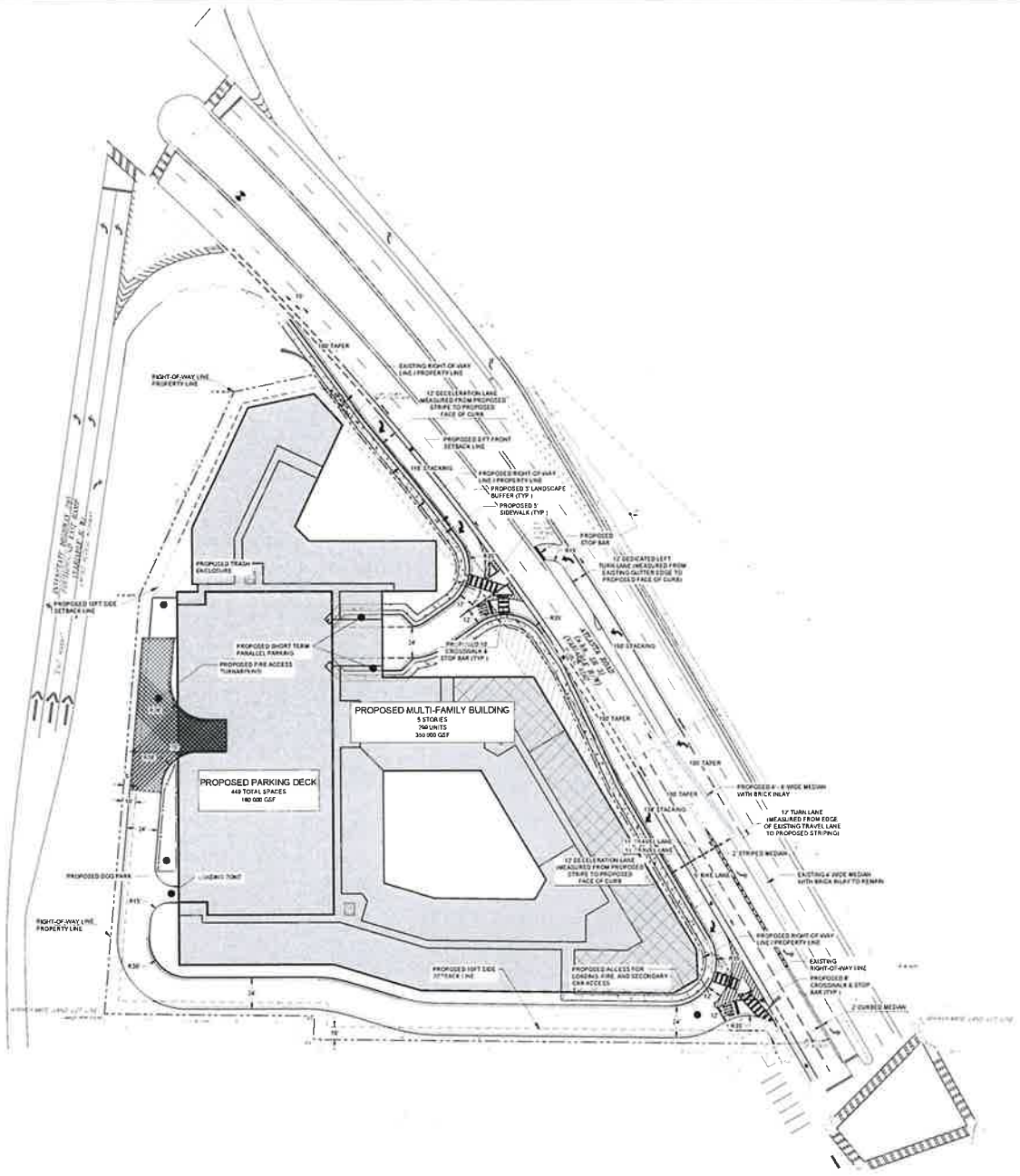
	Annual Growth
Cobb County Population Annual Growth (2000-2010)	1.37%
Cobb County Population Annual Growth (2010-2015)	1.11%
Cobb County (Census) Population Annual Growth (2010-2019)	1.20%

CHOSEN GROWTH RATE: 1.5%

Trip Generation Analysis (11th Ed.)
4600 Atlanta Road
Cobb County, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
221 Multi-Family Housing (Mid-Rise)	299 d.u.	1,380	120	28	92	117	71	46
Total		**1,380**	**120**	**28**	**92**	**117**	**71**	**46**
Gross Trips		**1,380**	**120**	**28**	**92**	**117**	**71**	**46**
Residential Trips		1,380	120	28	92	117	71	46
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		1,380	120	28	92	117	71	46
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**1,380**	**120**	**28**	**92**	**117**	**71**	**46**
Driveway Volumes		**1,380**	**120**	**28**	**92**	**117**	**71**	**46**

Kimley»Horn



REZONING NOTES

SITE SUMMARY:

LAND LOT 783 & 784
17TH DISTRICT - 2ND SECTION

CURRENT ZONING	GENERAL COMMERCIAL (GC)
PROPOSED ZONING	REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA	3 79 AC
ROW DEDICATION	0 15 AC
ADJUSTED SITE AREA	3 64 AC

PROPOSED BUILDING SETBACK
FRONT 0 FT
SIDE 10 FT
REAR 10 FT

MAXIMUM BUILDING HEIGHT 75 FT

PROPOSED LAND USES & DENSITIES:
MULTIFAMILY RESIDENTIAL 299 UNITS

PARKING SUMMARY:
REQUIRED PARKING 524 SPACES (TOTAL)
MULTIFAMILY (299 UNITS) 524 SPACES (1 75/UNIT)

PROPOSED PARKING 448 SPACES (TOTAL)
MULTIFAMILY PARKING 448 SPACES (1 50/UNIT)
STANDARD 436 SPACES
HANDICAP 12 SPACES

1 THIS SITE IS NOT IN A FLOODPLAIN
2 THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS
3 THIS SITE DOES NOT CONTAIN A CEMETERY
4 THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS
5 ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE
6 IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH
7 IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES
- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 00 FT
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT TO 10 FT

DESIGN VARIANCES
- VARIATION FROM MAXIMUM FAR OF 1 00 TO FAR OF 2 21 PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85%
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC 403 1 2) TO 5 FT
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1 75 SPACES PER UNIT TO 1 5 SPACES PER UNIT

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2 THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17078400030

GRAPHIC SCALE IN FEET
0 20 40 80

811 Know what's below. Call before you dig.

Kimley»Horn
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE: 404 443 4300
WWW KIMLEY-HORN COM

FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE: 706 243 2243

NO	DESCRIPTION	DATE	BY
1	ZONING SITE PLAN	10/27/2023	ZLR
2	1ST SUBMITTAL ADDRESSING COMMENTS	12/15/2023	ZLR

4600 ATLANTA ROAD -
4600 ATLANTA ROAD SMYRNA, GA 30080
LAND LOT 783 & 784, 17TH DISTRICT
PARCEL ID 17078400030

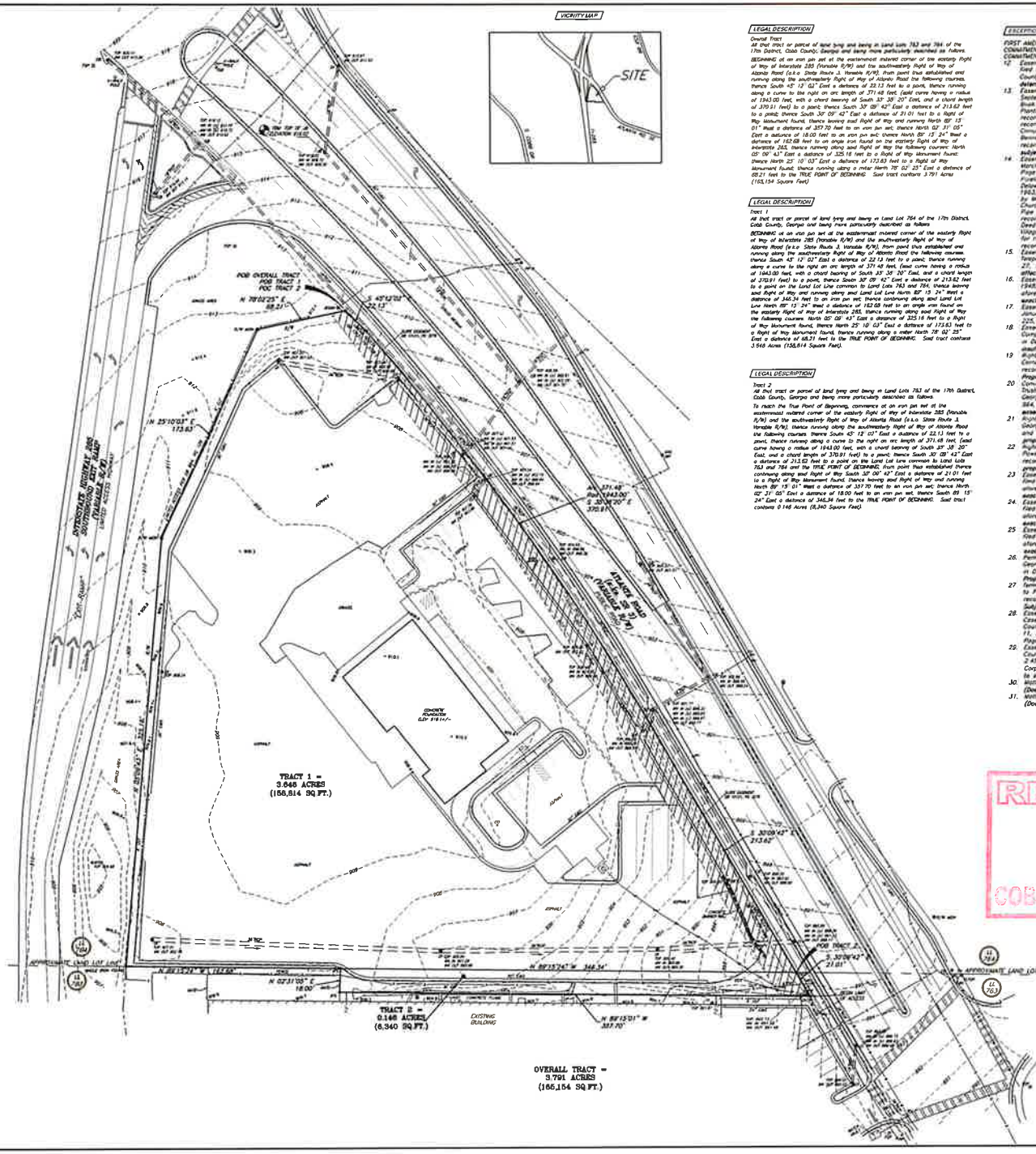
GEORGIA REGISTERED PROFESSIONAL ENGINEER ZACHARY BANCROFT 10/30/2023

ISWCC NO. & LEVEL III	00000764D6
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	10 30 2023
PROJECT NO	19558015

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc shall be without liability to Kimley-Horn and Associates, Inc



LEGEND

IRON PIN FOUND
IRON PIN SET
REBAR
OPEN TOP PIPE
RIGHT OF WAY
BACK OF CURB
FACE
TAX PARCEL ID
MANHOLE
CATCH BASIN
DROP INLET
JUNCTION BOX
RAISED TOP DROP INLET
HEADWALL
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
FIRE HYDRANT
WATER METER
WATER VALVE
GAS VALVE
24" CURB & GUTTER
GUY WIRE
POWER POLE
LIGHT POLE
SEWER LINE
FENCE
TELEPHONE LINE
POWER LINE
WATER LINE
11 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
TRANSFORMER
CONCRETE PAVING

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A ROLE PROVI. THE VERTICAL DATUM IS NAVD 88.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL)

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13212C0245F, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PROPERTY.
4. STRIPED PARKING WAS FADED AND THE SPACES SHOWN ARE WHAT COULD BE OBSERVED

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 81,508 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN EMPLOYER DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 71,623 FEET

LEGAL DESCRIPTION

Overall Tract
All that tract or parcel of land lying and being in Land Lots 763 and 764 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the easternmost interior corner of the easterly Right of Way of Interstate 285 (Variable R/W) and the southwesterly Right of Way of Atlanta Road (a.k.a. State Route 3, Variable R/W), from point thus established and running along the southwesterly Right of Way of Atlanta Road the following courses, thence South 45° 13' 03" East a distance of 22.13 feet to a point, thence running along a curve to the right an arc length of 371.48 feet, (said curve having a radius of 1943.00 feet, with a chord bearing of South 35° 39' 20" East, and a chord length of 370.91 feet) to a point; thence South 30° 09' 42" East a distance of 213.62 feet to a point; thence South 30° 09' 42" East a distance of 21.01 feet to a Right of Way Monument found, thence leaving said Right of Way and running North 89° 13' 01" West a distance of 337.70 feet to an iron pin set; thence North 02° 31' 05" East a distance of 18.00 feet to an iron pin set; thence North 89° 15' 24" West a distance of 162.68 feet to an angle iron found on the easterly Right of Way of Interstate 285, thence running along said Right of Way the following courses: North 05° 09' 43" East a distance of 325.18 feet to a Right of Way Monument found; thence running along a miter North 75° 02' 25" East a distance of 88.21 feet to the TRUE POINT OF BEGINNING. Said tract contains 3.791 Acres (165,154 Square Feet)

LEGAL DESCRIPTION

Tract 1
All that tract or parcel of land lying and being in Land Lot 764 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the easternmost interior corner of the easterly Right of Way of Interstate 285 (Variable R/W) and the southwesterly Right of Way of Atlanta Road (a.k.a. State Route 3, Variable R/W), from point thus established and running along the southwesterly Right of Way of Atlanta Road the following courses, thence South 45° 13' 03" East a distance of 22.13 feet to a point; thence running along a curve to the right an arc length of 371.48 feet, (said curve having a radius of 1943.00 feet, with a chord bearing of South 35° 39' 20" East, and a chord length of 370.91 feet) to a point, thence South 30° 09' 42" East a distance of 213.62 feet to a point on the Land Lot Line common to Land Lots 763 and 764; thence leaving said Right of Way and running along said Land Lot Line North 89° 15' 24" West a distance of 346.34 feet to an iron pin set; thence continuing along said Land Lot Line North 89° 13' 01" West a distance of 162.68 feet to an angle iron found on the easterly Right of way of Interstate 285, thence running along said Right of Way the following courses: North 05° 09' 43" East a distance of 325.18 feet to a Right of Way Monument found; thence North 25° 10' 03" East a distance of 173.63 feet to a Right of Way Monument found; thence running along a miter North 75° 02' 25" East a distance of 88.21 feet to the TRUE POINT OF BEGINNING. Said tract contains 3.646 Acres (158,814 Square Feet).

LEGAL DESCRIPTION

Tract 2
All that tract or parcel of land lying and being in Land Lots 763 of the 17th District, Cobb County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at an iron pin set at the easternmost interior corner of the westerly Right of Way of Interstate 285 (Variable R/W) and the southwesterly Right of Way of Atlanta Road (a.k.a. State Route 3, Variable R/W), thence running along the southwesterly Right of Way of Atlanta Road the following courses: thence South 45° 13' 03" East a distance of 22.13 feet to a point, thence running along a curve to the right an arc length of 371.48 feet, (said curve having a radius of 1943.00 feet, with a chord bearing of South 35° 39' 20" East, and a chord length of 370.91 feet) to a point; thence South 30° 09' 42" East a distance of 213.62 feet to a point on the Land Lot Line common to Land Lots 763 and 764 and the TRUE POINT OF BEGINNING; from point thus established thence continuing along said Right of Way South 30° 09' 42" East a distance of 21.01 feet to a Right of Way Monument found, thence leaving said Right of Way and running North 89° 13' 01" West a distance of 337.70 feet to an iron pin set; thence North 02° 31' 05" East a distance of 18.00 feet to an iron pin set; thence South 89° 15' 24" East a distance of 346.34 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.146 Acres (6,340 Square Feet).

EXCEPTIONS IN TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1154282-ATL
COMMITMENT DATE: JULY 5, 2023

12. Easement from W. E. Brown to Georgia Power Company, dated January 4, 1940, filed for record April 2, 1940, and recorded in Deed Book 137, Page 181, Cobb County, Georgia records. (May affect subject property; insufficient description to determine exact location)
13. Easement from J. H. Carmichael Estate to Plantation Pipeline Company, dated September 26, 1941, filed for record January 30, 1942, and recorded in Deed Book 144, Page 288, aforesaid records, as affected by Right of Way Release from Plantation Pipeline Company to J. Dudley Otley, dated July 15, 1966, filed for record July 21, 1966, and recorded in Deed Book 324, Page 437, aforesaid records; as affected by Partial Release of Easement from Plantation Pipeline Company, a Delaware and Virginia corporation to Monte R. Sharp and C. Leeman Maxwell, dated November 2, 1981, filed for record November 17, 1988 and recorded in Deed Book 5144, Page 295, aforesaid records. (Does NOT affect subject property, subject property centered in Deed Book 5144, page 295)
14. Easement from J. H. Carmichael Estate to Southeastern Pipeline Company, dated March 21, 1946, filed for record April 12, 1946, and recorded in Deed Book 171, Page 482, aforesaid records, as assigned by Indenture between Southeastern Pipeline Company, a Delaware corporation and Colonial Pipeline Company, a Delaware corporation, dated November 15, 1963, filed for record December 30, 1963, and recorded in Deed Book 743, Page 438, aforesaid records, as amended by Modification of Pipeline Right-of-Way by Trustees of Mt. Vernon Methodist Church to Colonial Pipeline Company, as successor and assignee of Southeastern Pipe Line Company, dated March 6, 1987, filed for record March 20, 1987, and recorded in Deed Book 4653, Page 43, aforesaid records, as affected by Quitclaim Deed by and between Colonial Pipeline Company, a Delaware corporation and West Village Partners LLC, a Georgia Limited liability company, dated July 6, 2007, filed for record August 1, 2007 and recorded in Deed Book 14520, Page 718, aforesaid records. (Does NOT affect subject property)
15. Easement from J.H. Carmichael of the J.H. Carmichael Estate to American Telephone and Telegraph Co., dated November 18, 1948, filed for record December 27, 1948, and recorded in Deed Book 199, Page 180, aforesaid records. (May affect subject property, insufficient description to determine exact location)
16. Easement from Carmichael Estate to Georgia Power Company, dated August 6, 1948, filed for record August 11, 1948, and recorded in Deed Book 205, Page 92, aforesaid records. (May affect subject property, insufficient description to determine exact location)
17. Easement from J. H. Carmichael Estate to Plantation Pipe line Company, dated January 3, 1951, filed for record January 12, 1951, and recorded in Deed Book 225, Page 247, aforesaid records. (Does NOT affect subject property)
18. Easement from Robert Brown and Miss Dorothy L. Brown to Georgia Power Company, dated January 14, 1952, filed for record March 18, 1952, and recorded in Deed Book 235, Page 526, aforesaid records. (May affect subject property, insufficient description to determine exact location)
19. Right-of-Way Easement from Mount Vernon Methodist Church to Georgia Power Company, dated September 27, 1961, filed for record October 27, 1961, and recorded in Deed Book 618, Page 332, aforesaid records. (Does Affect Subject Property, Not Plottable due to insufficient description)
20. Conveyance of access rights and easements conveyed in Right-of-Way Deed from Trustees of Mt. Vernon Methodist Church to the State Highway Department of Georgia, dated March 6, 1987, filed March 20, 1987, and recorded in Deed Book 384, Page 129, aforesaid records. (Does Affect Subject Property, Limits access, easements are not plottable)
21. Right-of-Way Easement from D.P.R. Investment Corp-Peoples Financial Corp to Georgia Power Company, dated January 22, 1971, filed for record May 11, 1971, and recorded in Deed Book 1223, Page 21, aforesaid records. (May affect subject property, insufficient description to determine exact location)
22. Right-of-Way Easement from Cumberland United Methodist Church to Georgia Power Company, dated May 22, 1975, filed for record August 14, 1975, and recorded in Deed Book 1623, Page 41, aforesaid records. (May affect subject property, insufficient description to determine exact location)
23. Easement from Esther S. Lewyn to Georgia Power Company, dated March 10, 1981, filed for record June 3, 1981, and recorded in Deed Book 2364, Page 402, aforesaid records. (May affect subject property, insufficient description to determine exact location)
24. Easement from Bert Lewyn to Georgia Power Company, dated November 14, 1984, filed for record January 3, 1985, and recorded in Deed Book 3363, Page 490, aforesaid records. (May affect subject property, insufficient description to determine exact location)
25. Easement from Bert Lewyn to Georgia Power Company dated March 20, 1986, filed for record April 1, 1986, and recorded in Deed Book 3674, Page 435, aforesaid records. (May affect subject property, insufficient description to determine exact location)
26. Permanent Drainage Easement from Lewyn Atlanta Partnership to Cobb County, Georgia, dated November 4, 1992, filed for record January 12, 1994, and recorded in Deed Book 7944, Page 142, aforesaid records (Does NOT Affect Subject Property)
27. Terms and provisions of Encroachment Agreement from Atlanta Gas Light Company to Pilot Corporation, dated July 11, 1995, filed for record August 28, 1995, and recorded in Deed Book 9067, Page 91, aforesaid records. (Does NOT Affect Subject Property)
28. Easements and access rights acquired pursuant to Order and Judgment entered in Case No. 13-19738-99, Superior Court of Cobb County, Georgia, styled Cobb County, Georgia v. Cochran, et al. Pilot Travel Centers, LLC, et. al., dated November 11, 2013, filed for record November 19, 2013, and recorded in Deed Book 15121, Page 3726, aforesaid records (Does Affect Subject Property as Shown Hereon)
29. Easements and access rights acquired pursuant to Docket No. 23718, Superior Court of Cobb County, Georgia, styled State Highway Department of Georgia vs. 2.452 acres of land, and Penuel Financial Corporation and D.P.R. Investment Corporation, dated April 12, 1967. (Does Affect Subject Property, Not Plottable due to insufficient description)
30. Matters shown on plat recorded in Plat Book 21, Page 101, aforesaid records (Does Affect Subject Property, No Plottable Matters)
31. Matters shown on plat recorded in Plat Book 123, Page 71, aforesaid records. (Does Affect Subject Property, No Plottable Matters)

SITE ADDRESS

4600 ATLANTA ROAD SE
ATLANTA, GEORGIA 30339

SURVEYOR'S CERTIFICATION

To Flournoy Development Group, LLC, a Delaware limited liability company & First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 16, 17, & 18_, of Table A thereof. The fieldwork was completed on August 21, 2023.

DRAFT

Aubrey J. Akin, R.L.S. #3158 — September 1, 2023
Date of Plat

RECEIVED
NOV 15 2023
COBB COUNTY ZONING

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1640 Auburn Blvd, STE
Conyers, Georgia 30012
(770) 922-6600
info@us-tss.com
www.us-tss.com

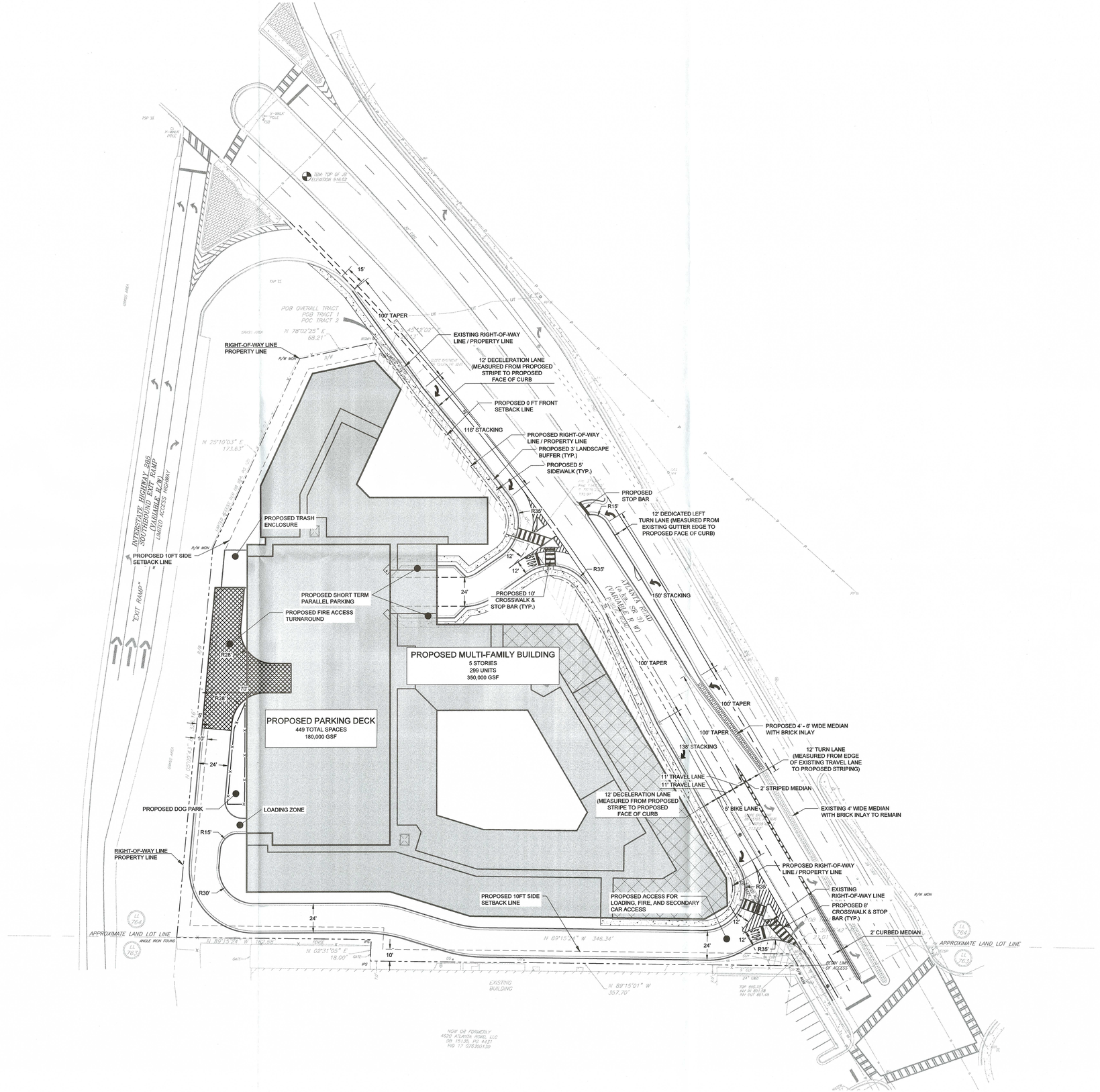
No.	Revision	Date

Field Date: 08/21/2023
Plat Date: 09/01/2023
Scale: 1" = 30'

ALTA/NSPS LAND TITLE SURVEY
FOR
FLOURNOY DEVELOPMENT GROUP, LLC
OF
4600 ATLANTA ROAD
LAND LOT(S) 763 & 764, 17th DISTRICT
COBB COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB # 2023-1019
CRD: ATL RD
DWG FILE: ENGR ATL RD
LSV: ALTA



REZONING NOTES

SITE SUMMARY:

LAND LOT 763 & 764
17TH DISTRICT - 2ND SECTION

CURRENT ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA:	3.79 AC
ROW DEDICATION:	0.15 AC
ADJUSTED SITE AREA:	3.64 AC

PROPOSED BUILDING SETBACK:

FRONT:	0 FT
SIDE:	10 FT
REAR:	10 FT
MAXIMUM BUILDING HEIGHT:	70 FT
MAXIMUM IMPERVIOUS %:	85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	299 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**524 SPACES** (TOTAL)
MULTIFAMILY (299 UNITS)	524 SPACES (1.75/UNIT)
PROPOSED PARKING:	**448 SPACES** (TOTAL)
MULTIFAMILY PARKING	448 SPACES (1.50/UNIT)
STANDARD	438 SPACES
HANDICAP	10 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:

- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 00 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES:

- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.21. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION.
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85%.
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17076400030

2-2-2024
RECEIVED
NOV 15 2023
COBB COUNTY ZONING

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE: (404) 443-3700
WWW.KIMLEY-HORN.COM

PREPARED FOR
FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE: 706.243.9243

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
4600 ATLANTA ROAD
4600 ATLANTA ROAD, SMYRNA, GA 30080
LAND LOT 763 & 764, 17TH DISTRICT
PARCEL ID: 17076400030

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER ANTHARY RANDOLPH
11/09/2023

GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	11.09.2023
PROJECT NO.	19598015

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

Drawing name: C:\Users\KATE~1.TRI\AppData\Local\Temp\AcPublish_20636\C0.10 - REZONING SITE PLAN.dwg C0.10 REZONING SITE PLAN Nov 09, 2023 2:30pm by: kate.triplett

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	20,400	C

Based on 2022 AADT counting data taken by GDOT, as published on their website, for Atlanta Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	299	25	86	**111**	71	46	**117**	**1,357**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received November 15, 2023, this development requires a traffic study submittal. CCDOT held meetings with the Developer on September 22 and October 16, 2023. A Traffic Submittal 1 dated September 29, 2023, was received by Cobb DOT (CCDOT) on November 3, 2023. Comments for Submittal 1 were provided November 30, 2023, and a revised Submittal 1 was received on December 11, 2023. The revised Submittal 1 was approved on December 22, 2023. A full traffic study (Submittal 2) was then required and was received by Cobb DOT on January 11, 2024, and approved by Cobb DOT on January 26, 2024.

The potential for a left turn movement from Atlanta Road westbound onto the Development was under consideration as part of this zoning application. After reviewing Submittal 1 and through meetings with the Developer, the back-to-back left turn lanes (as shown on the conceptual layout dated November 15, 2023) was the anticipated access configuration for the Build condition that was studied in the Traffic Study Submittal 2. Based on the results and review of Traffic Study Submittal 2, as well as additional field observations and conversations with GDOT staff, the entering left turn lane is not recommended. Cobb DOT therefore recommends all site access be

(continued)

limited to right-in right-out operation at a single access point. This driveway must also be placed outside the 300 feet of limited access that GDOT desires to maintain surrounding the I-285 ramp intersection.

The current site plan (received November 15, 2023) will need further modification to remove the site entering left turn lane and otherwise meet all Cobb County standards. These modifications can be negotiated during the plan review process as long as the turn lane prohibition and driveway location being placed outside the GDOT limited access (300' from any ramp location, measured from curb return to curb return) are agreed to as stipulations of the zoning case.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Atlanta Road, a minimum of 50' from the roadway centerline

2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Atlanta Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend Atlanta Road access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT and GDOT approvals. The driveway shown on the site plan dated November 15, 2023, would need to shift a minimum of 75 feet away from I-285 and toward Brownwood Lane to meet the GDOT spacing requirement from the I-285 ramp.

4. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Atlanta Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways.

(continued)

5. Recommend Georgia Department of Transportation (GDOT) permits for any work that encroaches upon State right-of-way.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

February 22, 2024

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-2 (2024)
Applicant: Flournoy Development Group, LLC
Property Owner: Cobb County, Georgia
Property: 3.79 acres, more or less, located on the southwesterly side of Atlanta Road and the easterly side of Interstate 285 southbound exit ramp, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Flournoy Development Group, LLC ("Applicant"); as well as, the Property Owner, please accept this correspondence as our formal request for a sixty-day continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on March 5, 2024, and March 19, 2024, respectively. The continuance to the May 2024 zoning hearing agendas will allow Applicant's team additional time to continue its evaluation and study of new information received from the Cobb Department of Transportation. We would very much appreciate Staff's consideration of continuing the hearings to May 7, 2024, before the Cobb County Planning Commission, and May 21, 2024, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Bill Millkey
Vinings Village Homeowners Association
(Via E-mail Only)

Ron Sifen
Vinings Homeowners Association
(Via E-mail Only)

Flournoy Development Group, LLC
(Via E-mail Only)

MOORE INGRAM JOHNSON & STEELE

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HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

April 29, 2024

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-2 (2024)
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Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

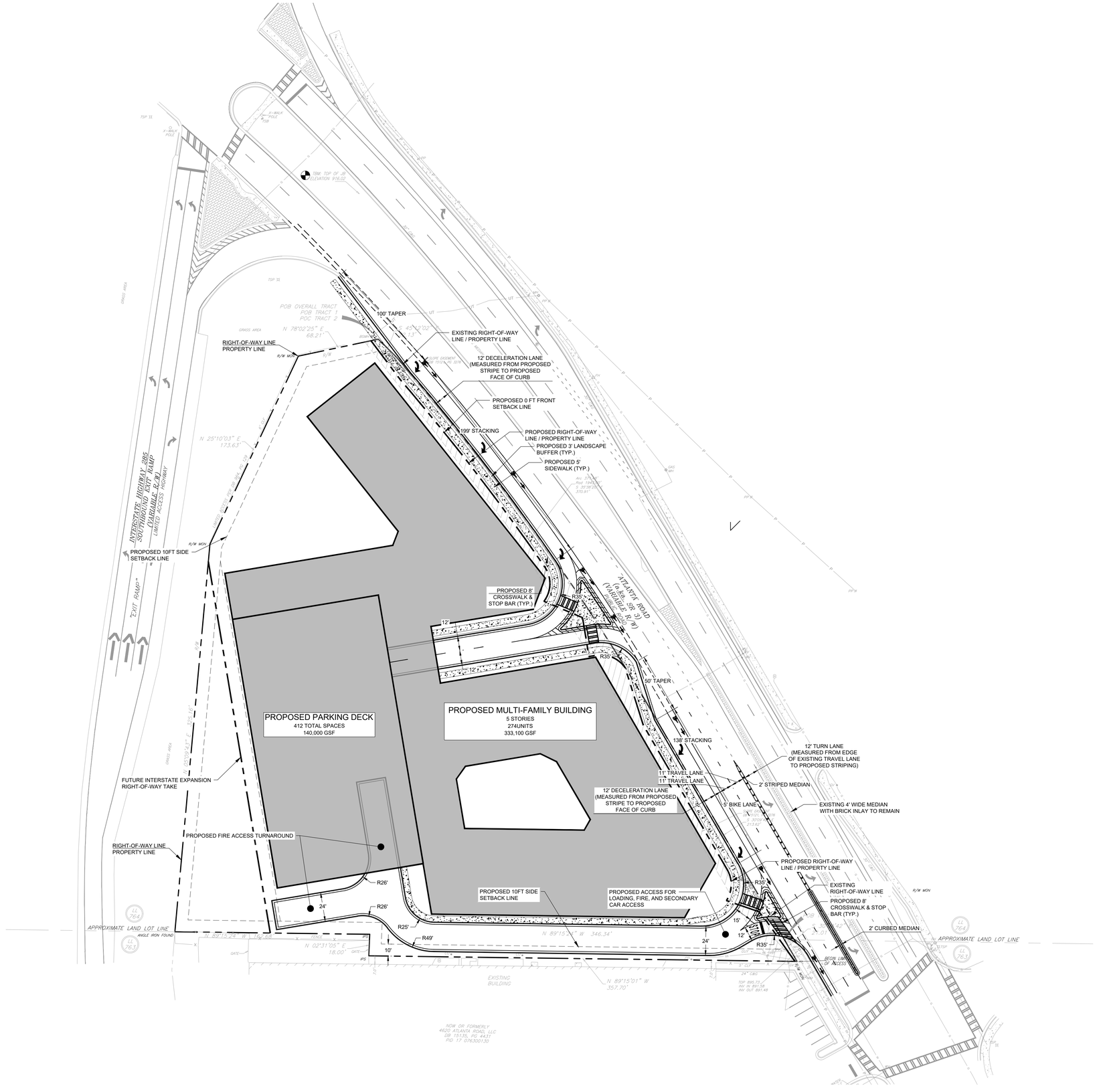
J. Kevin Moore

JKM:cc
c: Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Bill Millkey
Vinings Village Homeowners Association
(Via E-mail Only)

Ron Sifen
Vinings Homeowners Association
(Via E-mail Only)

Flournoy Development Group, LLC
(Via E-mail Only)



REZONING NOTES

SITE SUMMARY:

LAND LOT 763 & 764
17TH DISTRICT - 2ND SECTION

CURRENT ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA:	3.79 AC
ROW DEDICATION:	0.15 AC
ADJUSTED SITE AREA:	3.36 AC
FUTURE INTERSTATE EXPANSION RIGHT-OF-WAY:	0.28 AC

PROPOSED BUILDING SETBACK:

FRONT:	0 FT
SIDE:	10 FT
REAR:	10 FT
MAXIMUM BUILDING HEIGHT:	70 FT
MAXIMUM IMPERVIOUS %:	85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	274 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**412 SPACES** (TOTAL)
MULTIFAMILY (299 UNITS)	412 SPACES (1.75/UNIT)
PROPOSED PARKING:	**412 SPACES** (TOTAL)
MULTIFAMILY PARKING	412 SPACES (1.50/UNIT)
STANDARD	402 SPACES
HANDICAP	10 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:

- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 00 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES:

- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.30. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85% ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17076400030

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

PREPARED FOR
FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE: 706.243.9243

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
	REVISED ZONING PLAN	08.14.2025	

PROJECT
4600 ATLANTA ROAD
4600 ATLANTA ROAD, SMYRNA, GA 30080
LAND LOT 763 & 764 17TH DISTRICT
PARCEL ID: 17076400030

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER ZACHARY RANDOLPH
08.14.2025

GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	08.14.2025
PROJECT NO.	19598015

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\AMT_CIVIL\019598015_4600 Atlanta Road\CAD\Plansheets\C0.10 - REZONING SITE PLAN.dwg C0.10 REZONING SITE PLAN Aug 14, 2025, 3:30pm by: Kareem.Rodriguez

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

August 25, 2025

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-2 (2024)
Applicant: Flournoy Development Group, LLC
Property Owner: Cobb County, Georgia
Property: 3.79 acres, more or less, located on the southwesterly side of Atlanta Road and the easterly side of Interstate 285 southbound exit ramp, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Flournoy Development Group, LLC, the Applicant (hereinafter referred to as "Applicant"), and Cobb County, Georgia, the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in this Application for Rezoning with regard to a total tract of 3.79 acres, more or less, located on the southwesterly side of Atlanta Road and the easterly side of Interstate 285 southbound exit ramp, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, meetings and ongoing discussions with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Rezoning of the Subject Property shall be from the existing General Commercial ("GC") zoning category to the Regional Retail Commercial ("RRC"), with reference to the revised Rezoning Site Plan ("Site Plan") prepared for Applicant by Kimley-Horn and Associates, Inc., dated and last revised August 14, 2025, and submitted electronically to the Cobb Zoning Division on August 18, 2025. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of approximately 3.79 acres of total site area (however there will be impact and less area available for development due to future right-of-way acquisition by the Georgia Department of Transportation and Cobb County Department of Transportation) and shall be developed for a multi-family residential community, including leasing and amenity areas.

(4) The proposed multi-family building shall be a maximum of five (5) stories in height and shall contain a maximum of two hundred seventy-four (274) residential leased units.

(5) Floor plans and finishes for the residential units shall consist, at a minimum, or shall exceed the level of quality, of the following:

(a) Enhanced Corian, granite, quartz, or marble counter tops, or other solid surface materials;

(b) Top-of-the line appliances;

(c) Premium grade cabinetry;

(d) A selection of faux hardwood flooring, high-end carpet, and tile throughout;

(e) Spacious open floor plans;

(f) Brushed chrome, brushed nickel, or antiqued or brushed brown or bronze bathroom and kitchen fixtures;

(g) Spacious closets; and

(h) Units include tile surrounds, either tubs with showers and/or shower only walk-ins.

(6) All residents of the proposed community shall have access to and use and enjoyment of the amenity areas, which will include, at a minimum, the following:

(a) Pool;
(b) Fitness center;
(c) Clubroom;
(d) Business center or internet café;
(e) Electric vehicle charging stations (or other alternate power source);
(f) Bicycle racks; and
(g) Dog park.

(7) Signage shall be ground-based monument style, with the finish, materials, and color consistent with the architecture and design of the buildings within the residential community.

(8) Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the buildings within the development.

(9) Minor modifications to the within stipulations, the revised Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(10) Applicant requests the following contemporaneous variances due to the unique characteristics and shape of the Property, as set forth on the referenced, revised Site Plan:

Setback Variances:

(a) Reduction of front building setback from required fifty (50) feet to zero (0) feet;
(b) Reduction of side building setback from fifty (50) feet to ten (10) feet;

Design Variances:

(a) Reduction of required minimum twenty (20) foot driveway offset (*see* Development Standard § 403.1.2) from the property line to five (5) feet;
(b) Reduction of multi-family residential parking requirements from 1.75 spaces per unit to 1.5 spaces per unit (minimum 524 spaces to 412 spaces);

(c) Increase of maximum FAR of 1.00 to 2.30; and
(d) Increase of maximum allowable impervious surface from seventy (70) percent to eighty-five (85) percent.

(11) Applicant agrees to comply with all Cobb County Development Standards and Ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

(12) All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, sanitary sewer, water, fire protection, power, surface parking, and any and all slopes or other required engineering features of the foregoing.

(13) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(14) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

We believe the development of this project, pursuant to the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is an exciting project which redevelops an existing commercial development into a multi-family residential community in close proximity to interstate roadways, retail, office, and various entertainment venues within the Metropolitan Atlanta area. The residential development shall be of the highest quality; shall be compatible with and complementary to surrounding developments, businesses, and venues; and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

[Balance of page 5 left intentionally blank]

[Signature contained on page 6]

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
David Anderson
Fred Beloin
Deborah Dance
Deidra Massey
(With Copy of Attachment)

Terry L. Martin, AICP,CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

c: Bill Millkey
Vinings Village Homeowners Association
(With Copy of Attachment)
(Via E-mail Only)

Ron Sifen
Vinings Homeowners Association
(With Copy of Attachment)
(Via E-mail Only)

Flournoy Development Group, LLC
(With Copy of Attachment)
(Via E-mail Only)

REZONING NOTES
SITE SUMMARY:
LAND LOT 783 & 784
17TH DISTRICT - 2ND SECTION
CURRENT ZONING GENERAL COMMERCIAL (GC)
PROPOSED ZONING REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA 3.79 AC
ROW DEDICATION 0.15 AC
ADJUSTED SITE AREA 3.36 AC
FUTURE INTERSTATE EXPANSION RIGHT-OF-WAY 0.28 AC
PROPOSED BUILDING SETBACK
FRONT 0 FT
SIDE 10 FT
REAR 10 FT
MAXIMUM BUILDING HEIGHT 70 FT
MAXIMUM IMPERVIOUS % 85% (SEE VARIANCE BELOW)
PROPOSED LAND USES & DENSITIES:
MULTIFAMILY RESIDENTIAL 274 UNITS
PARKING SUMMARY:
REQUIRED PARKING: 412 SPACES (TOTAL)
MULTIFAMILY (150 UNITS) 412 SPACES (1 / UNIT)
PROPOSED PARKING: 413 SPACES (TOTAL)
MULTIFAMILY PARKING STANDARD 413 SPACES (1.506/UNIT)
HANDICAP 16 SPACES
1 TMS SITE IS NOT IN A FLOODPLAIN
2 THE SITE DOES NOT CONTAIN LAKES STREAMS OR STREAM BUFFERS
3 TMS SITE DOES NOT CONTAIN A CEMETERY
4 THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS
5 ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE
6 IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ARC REGULATIONS AND MUST PROVIDE ADA CONNECTIVITY AND WILL BE DESIGNED AND DETAILED AS SUCH
7 IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY
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PROPERTY LINE NOTE
PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2 THE COMBINED TRACTS ARE SHOWN IN COBB COUNTY GIS AS PIN 17078400350
PROPOSED MULTI-FAMILY BUILDING
PROPOSED PARKING DECK
ATLANTA ROAD
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
811
Know what's below. Call before you dig.
GEORGIA REGISTERED LANDSCAPE ARCHITECT
08 14 2025
4600 ATLANTA ROAD
4600 ATLANTA ROAD SMYRNA, GA 30080
LAND LOT 783 & 784 17TH DISTRICT
PARCEL ID 17078400350
FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE 706 243 9243
Kimley»Horn
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 418-8700
WWW.KIMLEY-HORN.COM
NO. | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY
1 | REVISED ZONING PLAN | 08.14.2025
GEORGIA REGISTERED LANDSCAPE ARCHITECT
08 14 2025
GEORGIA REGISTERED LANDSCAPE ARCHITECT

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	20,400	C

Based on 2022 AADT counting data taken by GDOT, as published on their website, for Atlanta Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	299	25	86	**111**	71	46	**117**	**1,357**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Received Stipulation Letter (August 25, 2025) and revised Site Plan (dated August 14, 2025). These comments are being revised based on the information received.

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received November 15, 2023, this development requires a traffic study submittal. CCDOT held meetings with the Developer on September 22 and October 16, 2023. A Traffic Submittal 1 dated September 29, 2023, was received by Cobb DOT (CCDOT) on November 3, 2023. Comments for Submittal 1 were provided November 30, 2023, and a revised Submittal 1 was received on December 11, 2023. The revised Submittal 1 was approved on December 22, 2023. A full traffic study (Submittal 2) was then required and was received by Cobb DOT on January 11, 2024, and approved by Cobb DOT on January 26, 2024. A revised traffic study (dated and received August 22, 2025) was performed for the updated site plan (dated August 14, 2025) and was accepted by Cobb DOT on August 29, 2025.

(continued)

The potential for a left turn movement from Atlanta Road westbound onto the Development was under consideration as part of this zoning application. After reviewing Submittal 1 and through meetings with the Developer, the back-to-back left turn lanes (as shown on the conceptual layout dated November 15, 2023) was the anticipated access configuration for the Build condition that was studied in the Traffic Study Submittal 2. Based on the results and review of Traffic Study Submittal 2, as well as additional field observations and conversations with GDOT staff, the entering left turn lane is not recommended. Cobb DOT therefore recommends all site access be limited to right-in right-out operation at a single access point. This driveway must also be placed outside the 300 feet of limited access that GDOT desires to maintain surrounding the I-285 ramp intersection.

Recommendations

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Atlanta Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The stipulation letter (dated August 25, 2025, Stipulation 14) and revised site plan (dated August 14, 2025) appear to address this recommendation.

2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Atlanta Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians. The stipulation letter (dated August 25, 2025, Stipulation 14) and revised site plan (dated August 14, 2025) appear to address this recommendation.

3. Recommend Atlanta Road access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT and GDOT approvals. The stipulation letter (dated August 25, 2025, Stipulation 14) and revised site plan (dated August 14, 2025) appear to address this recommendation.

(continued)

4. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Atlanta Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways. The stipulation letter (dated August 25, 2025, Stipulation 14) and revised site plan (dated August 14, 2025) appear to address this recommendation.

5. Recommend Georgia Department of Transportation (GDOT) permits for any work that encroaches upon State right-of-way.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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MARIETTA, GEORGIA
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FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

September 26, 2025

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-2 (2024)
Applicant: Flournoy Development Group, LLC
Property Owner: Cobb County, Georgia
Property: 3.79 acres, more or less, located on the southwesterly side of Atlanta Road and the easterly side of Interstate 285 southbound exit ramp, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Flournoy Development Group, LLC ("Applicant"); as well as, the Property Owner, please accept this correspondence as our request for a continuance of the above-referenced Application for Rezoning from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on October 7, 2025, and October 21, 2025, respectively. The additional time will allow Applicant the opportunity to address specific concerns which have been raised. We would very much appreciate Staff's consideration of continuing the hearings to November 4, 2025, before the Cobb County Planning Commission, and November 18, 2025, before the Cobb County Board of Commissioners.

Thank you for your consideration in this request. If you should have any questions or require additional information at this time, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Terry L. Martin, AICP, CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(Via E-mail Only)

Flournoy Development Group, LLC
(Via E-mail Only)

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-2-2024

SITE BACKGROUND

Applicant	Flournoy Development Group, LLC
Phone	706-324-4000
Email	cameron.bean@flournoydev.com, ryan.foster@flournoydev.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cobb County
Property Location	Located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road
Address	4600 Atlanta Road
Access to Property	Atlanta Road

QUICK FACTS

Commission District	2-Allen
Current Zoning	GC
Current Use of Property	Vacant lot
Proposed Zoning	RRC
Proposed Use	Multifamily residential
Future Land Use	CAC
Site Acreage	3.79
District	17
Land Lot	763, 764
Parcel #	17076400030
Taxes Paid	Exempt

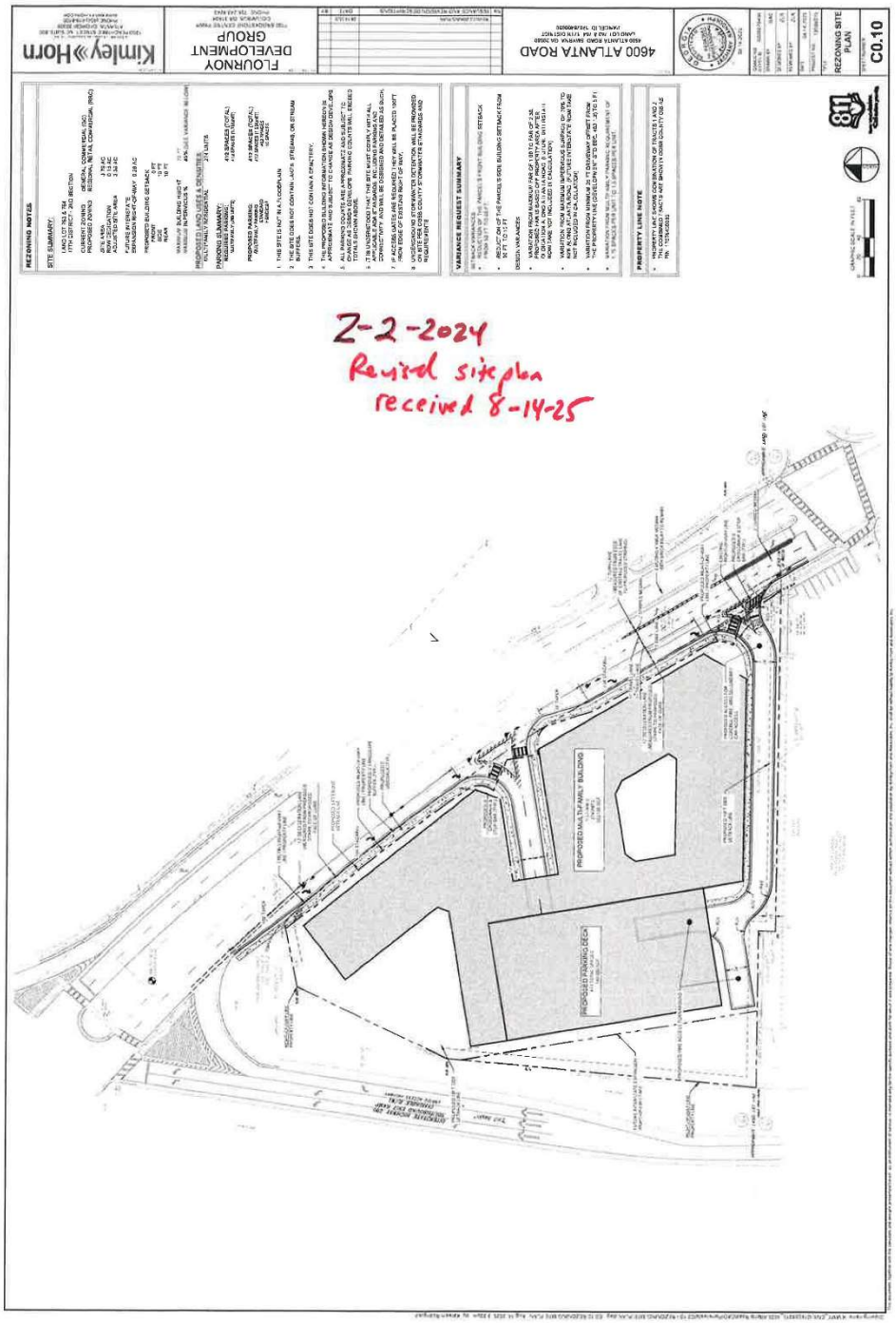
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones)

Based on the analysis of this case, Staff recommends **APPROVAL** subjected to the following:

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

1. Site plan received by the Zoning Division on November 15, 2023, with the District Commissioner approving minor modifications;
2. No more than 53 units per acre density;
3. FAR not to exceed 1.5;
4. All other variances stated in the Zoning comments;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Water and Sewer comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. Planning Division comments and recommendations.


Z-2-2024
Revised site plan
received 8-14-25
REZONING NOTES
SITE SUMMARY:
VARIANCE REQUEST SUMMARY
PROPERTY LINE NOTE
4600 ATLANTA ROAD
FLOURNOY DEVELOPMENT GROUP
Kimley»Horn
REZONING SITE PLAN
C0.10
PROPOSED MULTI-FAMILY BUILDING
PROPOSED PARKING DECK

Z-2 2024 Aerial Map

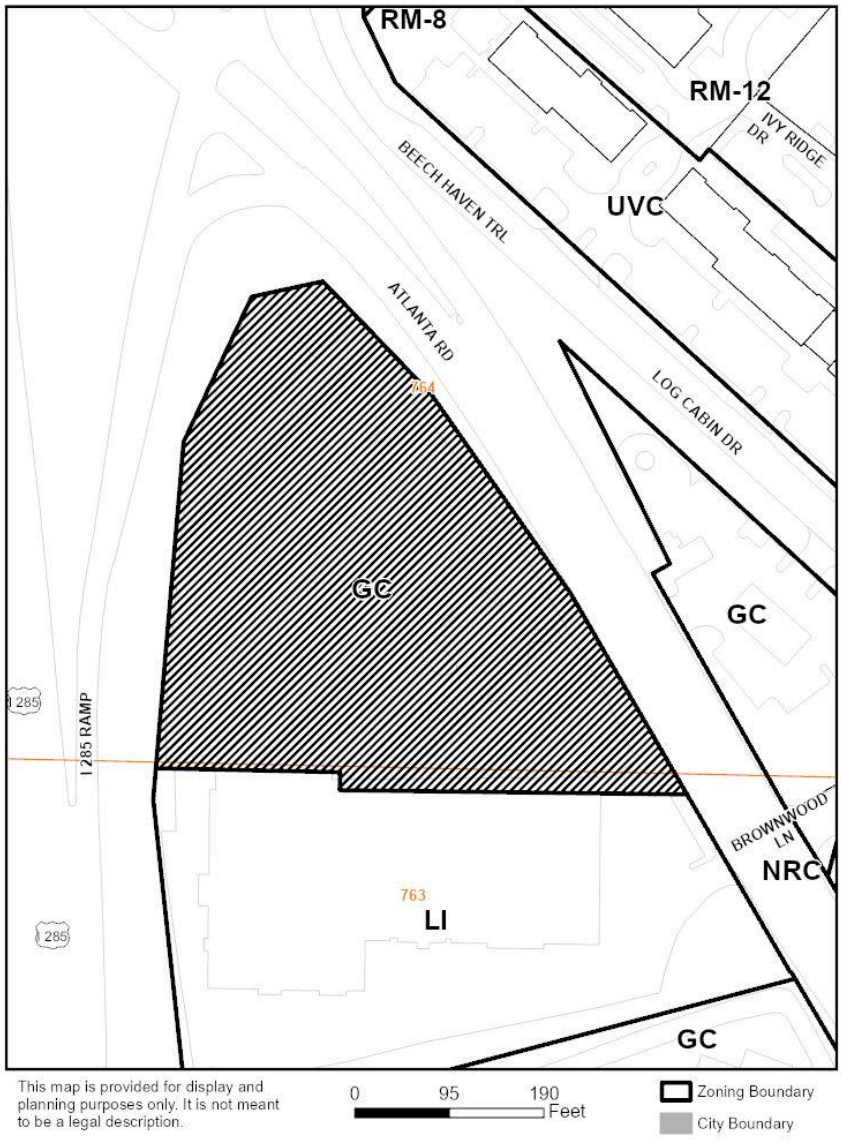


North

Zoning: O&I, RM-8/ Self-Storage Facility, Townhomes

Future Land Use: RAC

Z-2 2024 Map



WEST

Zoning: PVC/ Interstate 285, Apartments

Future Land Use: RAC

EAST

Zoning: GC, UVC, RM-12/ Gas Station, Shopping Center, Apartments

Future Land Use: CAC, HDR

SOUTH

Zoning: LI/ Warehouse Facility

Future Land Use: CAC

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 3.79-acre site to the RRC regional retail commercial district in order to develop the property as a five (5) story multifamily residential building. The building will have 274 units for a total of 333,100 square feet of residential area. The architectural style of the building will include glass, masonry, fiber cement sidings, and metal balconies. On the side of the building there will be a parking deck comprising 412 spaces.

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 274
Net density: 60.2**
Increase of units: 274
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 85%

****Based on 4.55 acres under Code Section 134-167**

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 50 feet to 0 feet;
2. Reduce the side setbacks from required 50 feet to 10 feet;
3. Increase the maximum FAR from 1.00 to 2.21;
4. Increase the maximum impervious coverage from 70% to 85%; and
5. Reduce the required parking ratio for multifamily dwelling units from 1.75 to 1.5 per dwelling unit;
6. Reduce minimum driveway offset from the property line from required 20 feet to 5 feet.

12/19/24

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure.
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(continued)

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. Site plan approval must be issued prior to approval of building plans.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(770) 528-8814
Jeffrey.Byrd@cobbcounty.org

Z-2-2023 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

Z-2-2024 DEPARTMENT COMMENTS – School System

2/6/24

Approval of this petition may have an impact on the enrollment of schools since Nickajack ES is **OVER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	937	1206	+269
Campbell MS	1437	1263	-174
Campbell HS	3300	3039	-261

Z-02-2024 DEPARTMENT COMMENTS – Stormwater Management

12/29/2023

Site Data

1. Address: 4600 Atlanta Road
2. District: 2
3. Existing Zoning: GC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: RRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Tributary to Chattahoochee
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: No: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: No
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site exists at a localized high-point and all drainage from the site appears to discharge into an existing pipe system within the R/W of Atlanta Rd, near the southeastern corner of the site.

2. Downstream Description: Stormwater discharges through an existing pipe system within the Atlanta Rd R/W.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes, if appropriate.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The existing and/or proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

7. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

8. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. Per discussion with the applicant, an underground stormwater management system is proposed for this site, however no such system is shown on the submitted Zoning site plan.

12/29/2023

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Smyrna
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☒ Yes ☐ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☒ Yes ☐ No
If yes, design guidelines area? Atlanta Road
Does the proposal plan comply with the design requirements? No

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-02-2024 DEPARTMENT COMMENTS – Water and Sewer

12/29/23 – DATE OPTIONAL

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" in Atlanta Road

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approx. distance to nearest sewer: Atlanta Road ROW

Estimated waste generation (in G.P.D.): Average daily = 35,880

Peak flow = 89,700

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	20,400	C

Based on 2022 AADT counting data taken by GDOT, as published on their website, for Atlanta Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	299	25	86	**111**	71	46	**117**	**1,357**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received November 15, 2023, this development requires a traffic study submittal. CCDOT held meetings with the Developer on September 22 and October 16, 2023. A Traffic Submittal 1 dated September 29, 2023 was received by Cobb DOT (CCDOT) on November 3, 2023. Comments for Submittal 1 were provided November 30, 2023 and a revised Submittal 1 was received on December 11, 2023. The revised Submittal 1 was approved on December 22, 2023. A full traffic study (Submittal 2) will be required.

The potential for a left turn movement from Atlanta Road westbound onto the Development is under consideration. After reviewing Submittal 1 and through meetings with the Developer, the back-to-back left turn lanes (as shown on the conceptual layout dated November 15, 2023) is the anticipated access configuration for the Build condition. The approval of this left turn movement will depend on the results and review of Traffic Study Submittal 2.

(continued)

The current site plan (received November 15, 2023) does have some engineering details (such as raised concrete island size and crosswalk placement) that will need further modification to meet Cobb County standards. These modifications can be negotiated during the plan review process.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Atlanta Road, a minimum of 50’ from the roadway centerline

2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Atlanta Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend Atlanta Road access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval. The site plan dated November 15, 2023, complies with this requirement.

4. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Atlanta Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways.

5. Recommend Georgia Department of Transportation (GDOT) permits for any work that encroaches upon State right-of-way.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. Development in the surrounding area includes other apartment communities such as The Old Ivy at Vinings community is to the northeast which has a net density of 9.06. The Flats at West Village and West Village Townhomes communities are to the west across Interstate 285 and have a net density of 22.83. The West Village Apartments that are also located to the west across Interstate 285 have a net density of 26.565. The area also contains other uses such as retail, restaurants, mixed use development, industrial, and offices.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. The site lies adjacent to parcels with similar multifamily residential uses as the proposed apartment building and backs up directly to Interstate 285.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is not in conformity with the Cobb County Comprehensive Plan which delineates this property as being within the Community Activity Center (CAC) future land use category. The requested RRC zoning district and the proposed use are not compatible with the CAC land use designation. The proposed use and zoning designation are both compatible with Regional Activity Centers (RAC). It should be noted there is a RAC to the north and to the west of the proposal.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal, but at a lower density. Although the existing future land use designation is not supportive of the residential usage, the request is consistent with developments in the immediate area. Also, though the request involves certain variances including an increase in the maximum FAR allowed for the site, the site's net density can be supported when reducing the height to four (4) stories instead of five (5) stories which would be more consistent with the heights of the surrounding developments. If limited to four (4) stories, it would result in a net density of 52.57 and a FAR no greater than 1.5.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
NOV 15 2023
COBB COUNTY ZONING

Application No. Z-2 (2024)

Hearing Dates: PC - 02/06/2024
BOC - 02/20/2024

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Average unit size is 830 square feet

b) **Proposed building architecture:** Proposed five-story multi-family residential building which will include glass, masonry, fiber cement siding, and metal balconies

c) **List all requested variances:** See attached for listing of requested variances

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

The Property is owned by Cobb County, Georgia.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Part 1. Residential Rezoning Information

(d) List all requested variances:

Setback Variances:

i) Reduction of the required front setback from 50 feet to 0 feet; and
ii) Reduction of required side setback from 50 feet to 10 feet.

Design Variances:

i) Waiver of maximum FAR of 1.00 to FAR of 2.21 (proposed FAR is based off property area after dedication);
ii) Waiver of maximum impervious surface of 70 percent to 85 percent;
iii) Waiver of minimum 20 foot driveway offset from the property line (Development Standard 403.1.2) to 5 feet; and
iv) Waiver of multi-family parking requirement of 1.75 spaces per unit to 1.5 spaces per unit.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

RECEIVED
NOV 15 2023
COBB COUNTY ZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.79 acres located on the easterly side of the Interstate 285 southbound exit ramp and the southwesterly side of Atlanta Road, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned General Commercial ("GC"), and Applicant, Flournoy Development Group, LLC ("Applicant"), is seeking rezoning to the Regional Retail Commercial ("RRC") zoning category for the purpose of a multi-family residential development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning of properties in the area vary from high-density residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to the East-West Connector, Atlanta Road, Cumberland Parkway, and interstate connectivity. The proposed RRC zoning classification and development for a multi-family residential use would be compatible to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. The proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of Cobb County, Georgia; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

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NOV 15 2023
COBB COUNTY ZONING

Cobb County...Expect the Best!

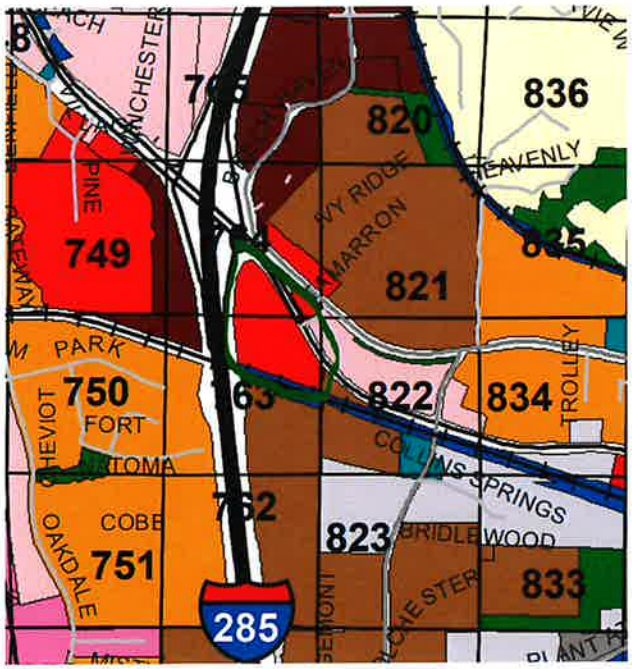
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Provide an Environmental Site Analysis fully addressing all items below. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Reference information presented on the site plan that depicts the proposed project

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**
   Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Cobb County's Comprehensive Plan may be found online at https://www.cobbcounty.org/community-development/planning/comprehensive-planning.

While the land use map reflects a target use of "Community Activity Center," and our proposed land use is "High Density Residential, we propose a project that does conform with the Plan based on two primary reasons:

1) *The subject site is currently blighted, undeveloped, and adjacent to parcels that are coded for high-density residential.*
2) *The proposed use complies with and fulfills the objectives outlined in all three Land Use Goals (LU-Goal 1; LU-Goal 2; and LU-Goal 3) referenced in the Comprehensive Plan.*



FUTURE LAND USE LEGEND

RR	Rural Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
CAC	Community Activity Center

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s) or other sources. Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the U. S. Fish and Wildlife Service, National Wetlands Inventory website (http://www.fws.gov/wetlands/), wetland areas are located on the northwest portion of the site).

a. Wetlands
- U. S. Fish and Wildlife Service, National Wetlands Inventory (http://www.fws.gov/wetlands/)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Based on a review of the NWI map, no wetlands are mapped on the Subject Property. A copy of the NWI map is attached.

b. Floodplain
- Federal Emergency Management Agency (http://www.fema.org)
- Field observation and verification

Based on a review of the FEMA FIRM Map, the Subject Property is mapped in Zone X. Areas within Zone X are areas of minimal flood hazard, depicted on the FIRM as above the 500-year flood level. A copy of the FEMA FIRM Map is attached.

c. Streams/stream buffers
- Cobb County Erosion Control
- Field observation and verification

Based on a review of the NWI map, no streams are mapped on the Subject Property. A copy of the NWI map is attached.

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)
- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Based on a review of the USGS National Map, slopes greater than 25 percent are not located on the Subject Property. A copy of the USGS National Map is attached.

e. Vegetation (including endangered species)
- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Based on a review of the USFWS Information for Planning and Consultation (IPaC) report for Cobb County, Georgia, four endangered species (one bird, one insect, and two flowering) were identified. The Subject Property is currently improved with the remnants of a former gasoline station (building foundations and surface parking). It is unlikely that critical habitats associated with the four endangered species exist on the Subject Property. A copy of the IPaC report is attached.

f. Wildlife Species (including fish and endangered species)
- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

- Field observation

Based on a review of the GA DNR list of Rare Animals, Plants, and Natural Plan Communities within Cobb County, 17 plants and 25 animals were identified. As noted in Section 2e, the Subject Property is improved with remnants of a gasoline station and asphalt parking areas. It is unlikely that habitats associated with these plants and animals are present on the Subject Property. A copy of the GA DRN list is attached.

g. Archeological/Historical Sites
   - Cobb County Historic Resources
   - Georgia Department of Natural Resources, Historic Preservation Division
   - Field observation and verification

Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)
Based on a review of the NWI map, no wetlands, streams or slopes exceeding 25 percent are mapped on the Subject Property. Reference item 2.b. above for floodplain details.

b. Protection of water quality – *Water quality improvements will be installed as part of the stormwater management system proposed for the project. These improvements will meet the requirements of the Cobb County Ordinance or the Georgia Stormwater Management Manual.*

c. Minimization of negative impacts on existing infrastructure. *Stormwater and drainage infrastructure will be installed to ensure that the post-developed flow rates do not exceed the pre-developed flowrates leaving the site. Sewer infrastructure will be installed to route sewer flows leaving the site to the existing CCWS system present in Atlanta Road and limit contamination to nearby sensitive areas.*

d. Minimization of negative impacts on archeological/historically significant areas
Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

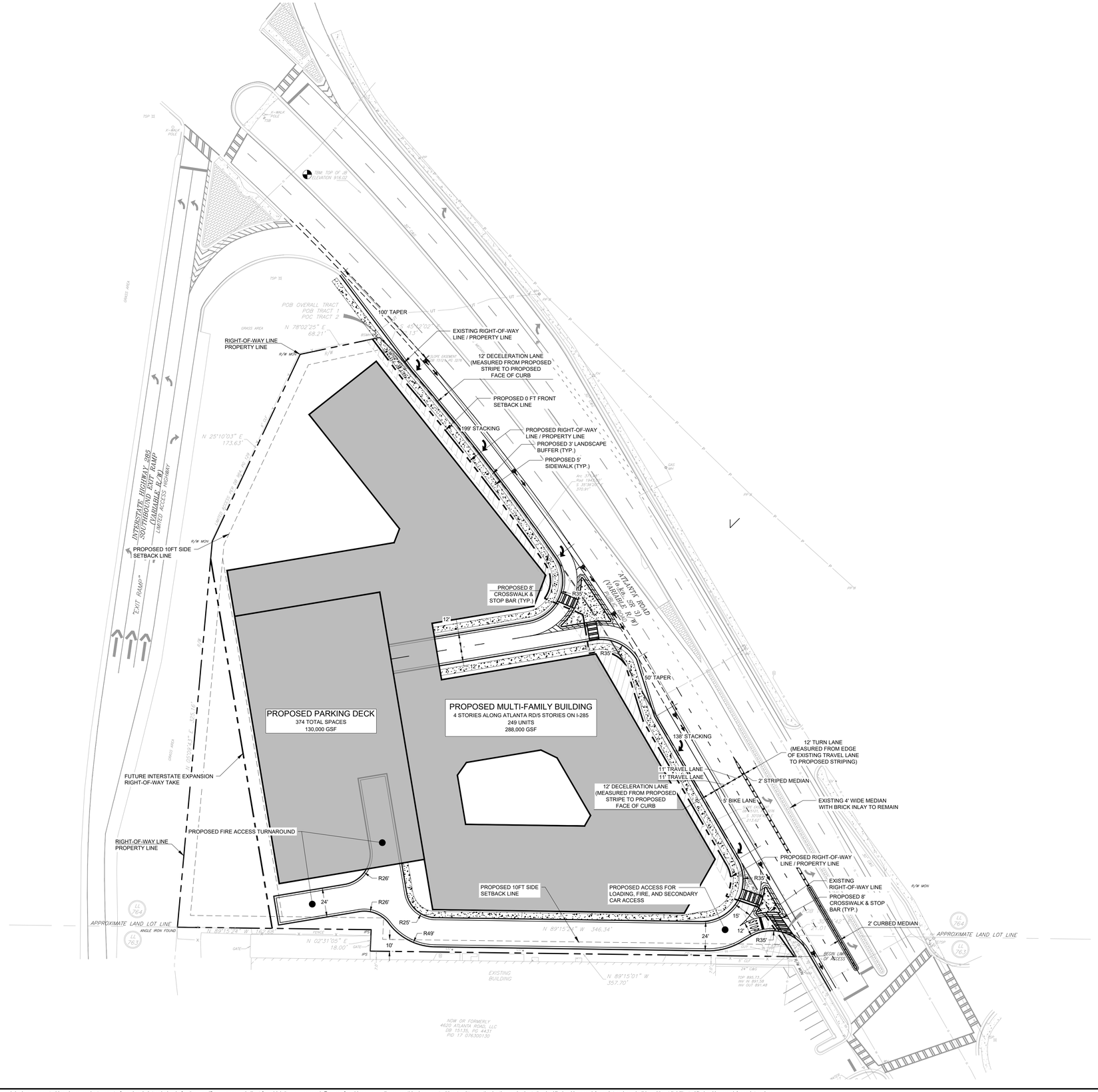
e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses.
   - Public and private municipal (solid waste and wastewater treatment facilities, utilities, airports, and railroads) *These areas are not present on the Subject Property.*
   - Industrial (landfills, quarries and manufacturing facilities) *These areas are not present on the Subject Property.*

f. Creation and preservation of green space and open space. *Two courtyard areas will be created as part of the project to allow for open space areas to be present on the site.*

g. Protection of citizens from the negative impacts of noise and lighting. *Proposed development is not immediately surrounded by residential neighborhoods, but does not include design features that would contribute to excessive noise or light pollution.*

h. Protection of parks and recreational green space – *Amenity courtyard areas are being proposed as part of the project to facilitate on-site recreational areas and limit overuse of adjacent public recreation areas.*

i. Minimization of impacts to wildlife habitats – *The site is currently an abandoned paved parking lot that has minimal wildlife habitat. Construction practices and erosion control measures such as silt fence and sediment storage/routing will be implemented to minimize impacts to off-site wildlife area by protecting the perimeter of the site and minimizing runoff.*



REZONING NOTES

SITE SUMMARY:

LAND LOT 763 & 764
17TH DISTRICT - 2ND SECTION

CURRENT ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	REGIONAL RETAIL COMMERCIAL (RRC)
SITE AREA:	3.79 AC
ROW DEDICATION:	0.15 AC
ADJUSTED SITE AREA:	3.36 AC
FUTURE INTERSTATE EXPANSION RIGHT-OF-WAY:	0.28 AC

PROPOSED BUILDING SETBACK:

FRONT:	0 FT
SIDE:	10 FT
REAR:	10 FT
MAXIMUM BUILDING HEIGHT:	70 FT
MAXIMUM IMPERVIOUS %:	85% (SEE VARIANCE BELOW)

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	249 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**374 SPACES** (TOTAL)
MULTIFAMILY (249 UNITS)	374 SPACES (1.50/UNIT)
PROPOSED PARKING:	**374 SPACES** (TOTAL)
MULTIFAMILY PARKING	374 SPACES (1.50/UNIT)
STANDARD	366 SPACES
HANDICAP	8 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
3. THIS SITE DOES NOT CONTAIN A CEMETERY.
4. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
5. ALL PARKING COUNTS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS. PARKING COUNTS WILL EXCEED TOTALS SHOWN ABOVE.
6. IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
7. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
8. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.

VARIANCE REQUEST SUMMARY

SETBACK VARIANCES:

- REDUCTION OF THE PARCEL'S FRONT BUILDING SETBACK FROM 50 FT TO 0 FT.
- REDUCTION OF THE PARCEL'S SIDE BUILDING SETBACK FROM 50 FT. TO 10 FT.

DESIGN VARIANCES:

- VARIATION FROM MAXIMUM FAR OF 1.00 TO FAR OF 2.30. PROPOSED FAR IS BASED OFF PROPERTY AREA AFTER DEDICATION ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MAXIMUM IMPERVIOUS SURFACE OF 70% TO 85% ALONG ATLANTA ROAD. (FUTURE INTERSTATE ROW TAKE NOT INCLUDED IN CALCULATION)
- VARIATION FROM MINIMUM 20 FT DRIVEWAY OFFSET FROM THE PROPERTY LINE (DEVELOPMENT STD SEC. 403.1.2) TO 5 FT.
- VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.5 SPACES PER UNIT.

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS COMBINATION OF TRACTS 1 AND 2. THE COMBINED TRACTS ARE SHOW IN COBB COUNTY GIS AS PIN: 17076400030

PREPARED BY
Kimley»Horn
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ATLANTA, GEORGIA 30309
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PREPARED FOR
FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE: 706.243.9243

No.	DESCRIPTION	DATE	BY
1	ISSUANCE AND REVISION	08.14.2025	
2	REVISED ZONING PLAN	11.25.2025	
3	REVISED ZONING PLAN		

PROJECT
4600 ATLANTA ROAD
4600 ATLANTA ROAD, SMYRNA, GA 30080
LAND LOT 763 & 764, 17TH DISTRICT
PARCEL ID: 17076400030

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER ZACHARY RANDOLPH
11.25.2025

GSWCC NO. (LEVEL II)	0000076496
DRAWN BY	BAC
DESIGNED BY	ZLR
REVIEWED BY	ZLR
DATE	11.25.2025
PROJECT NO.	19598015

TITLE
REZONING SITE PLAN

SHEET NUMBER
C0.10

811 Know what's below. Call before you dig.

Drawing name: K:\AMT_CIVIL\019598015_4600 Atlanta Road\CAD\Plansheets\C0.10 - REZONING SITE PLAN.dwg C0.10 REZONING SITE PLAN Nov 25, 2025 6:19pm by: katie.triplett

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-2-2024

SITE BACKGROUND

Applicant	Flournoy Development Group, LLC
Phone	706-324-4000
Email	cameron.bean@flournoydev.com, ryan.foster@flournoydev.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cobb County
Property Location	Located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road
Address	4600 Atlanta Road
Access to Property	Atlanta Road

QUICK FACTS

Commission District	2-Allen
Current Zoning	GC
Current Use of Property	Vacant lot
Proposed Zoning	RRC
Proposed Use	Multifamily residential
Future Land Use	CAC
Site Acreage	3.79
District	17
Land Lot	763, 764
Parcel #	17076400030
Taxes Paid	Exempt

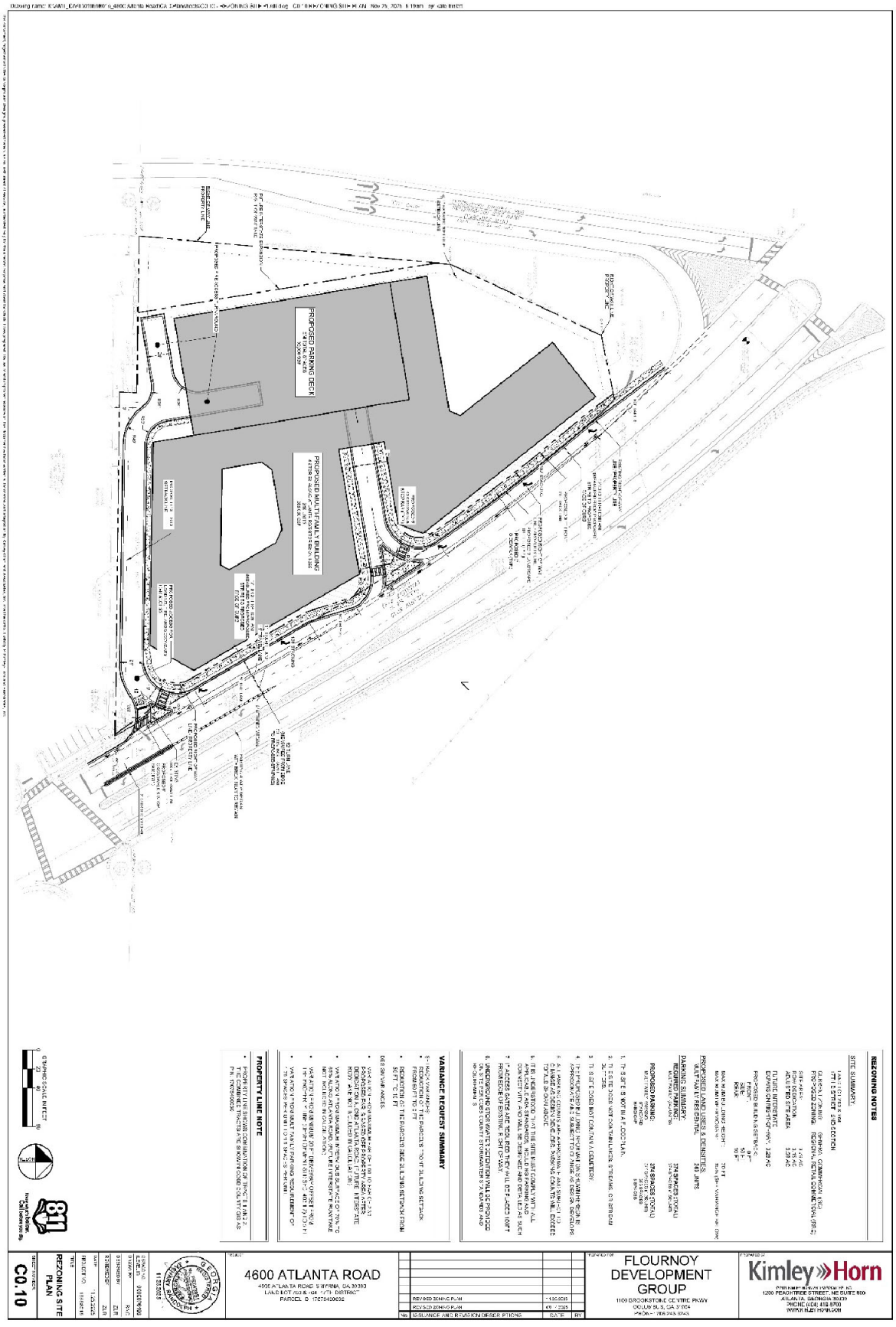
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones)

Based on the analysis of this case, Staff recommends **APPROVAL** subjected to the following:

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

1. Revised site plan dated November 25, 2025, with the District Commissioner approving minor modifications;
2. No more than 53 units per acre density;
3. FAR not to exceed 1.5;
4. All other variances stated in the Zoning comments;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Water and Sewer comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. Planning Division comments and recommendations.


PROPOSED PARKING DECK
PROPOSED MULTI-FAMILY BUILDING
REZONING NOTES
SITE SUMMARY
VARIANCE REQUEST SUMMARY
PROPERTY LINE NOTE
4600 ATLANTA ROAD
4600 ATLANTA ROAD SMYRNA, GA 30080
LAND LOT 703 & 704 17TH DISTRICT
PARCEL ID 17070400052
FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904
PHONE: (706) 243-1243
Kimley»Horn
1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 418-8700
WWW.KIMLEY-HORN.COM
REZONING SITE PLAN
C0.10
REV#2 ZONING PLAN 1.23.2025
REV#1 ZONING PLAN 09.17.2025
ISSUANCE AND REVISION DESCRIPTIONS
DATE
BY

Z-2 2024 Aerial Map

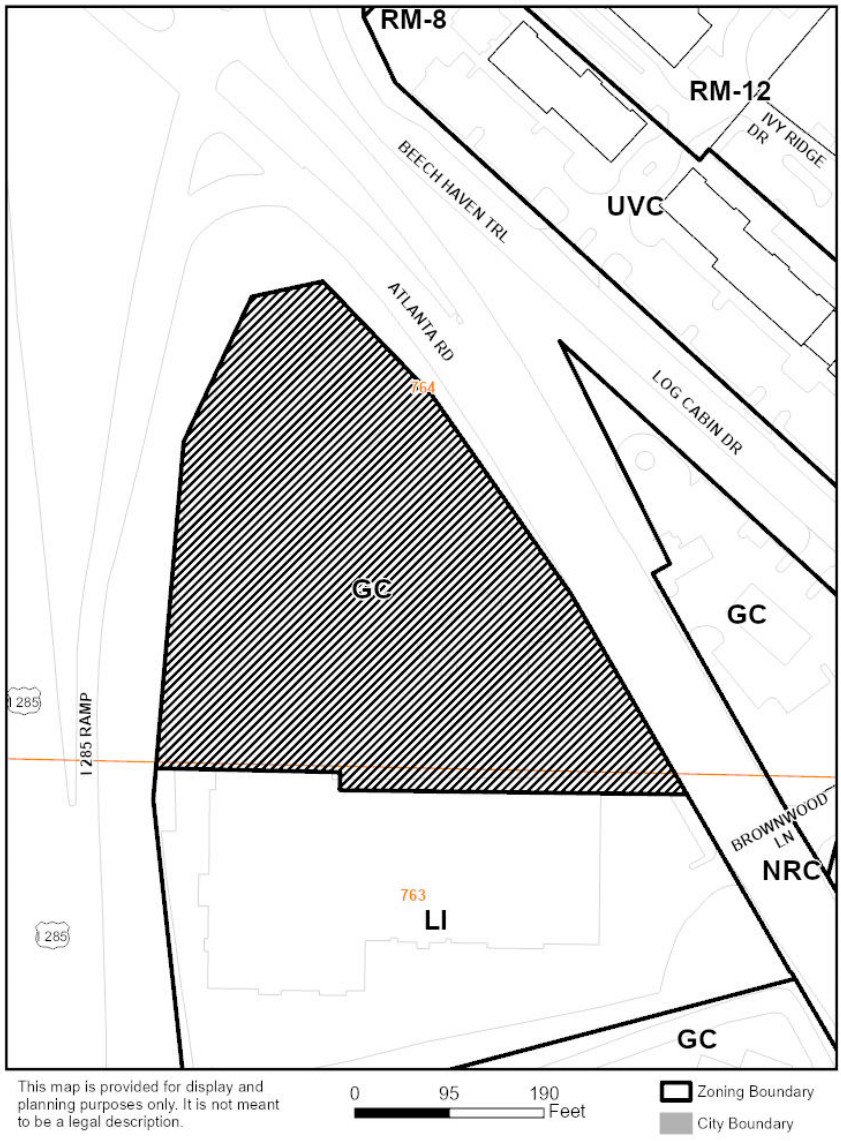


North

Zoning: O&I, RM-8/ Self-Storage Facility, Townhomes

Future Land Use: RAC

Z-2 2024 Map



WEST

Zoning: PVC/ Interstate 285, Apartments

Future Land Use: RAC

EAST

Zoning: GC, UVC, RM-12/ Gas Station, Shopping Center, Apartments

Future Land Use: CAC, HDR

SOUTH

Zoning: LI/ Warehouse Facility

Future Land Use: CAC

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 3.79-acre site to the RRC regional retail commercial district in order to develop the property as a multifamily residential building that is up to five (5) stories. The building will have 249 units for a total of 288,000 square feet of residential area. The architectural style of the building will include glass, masonry, fiber cement sidings, and metal balconies. On the side of the building there will be a parking deck comprising 374 spaces.

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 249
Net density: 54.7**
Increase of units: 249
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 85%

****Based on 4.55 acres under Code Section 134-167**

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 50 feet to 0 feet;
2. Reduce the side setbacks from required 50 feet to 10 feet;
3. Increase the maximum FAR from 1.00 to 2.30;
4. Increase the maximum impervious coverage from 70% to 85%; and
5. Reduce the required parking ratio for multifamily dwelling units from 1.75 to 1.5 per dwelling unit;
6. Reduce minimum driveway offset from the property line from required 20 feet to 5 feet.

STAFF ANALYSIS

12/19/24

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure.
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(continued)

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. Site plan approval must be issued prior to approval of building plans.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(770) 528-8814
Jeffrey.Byrd@cobbcounty.org

Z-2-2023 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

Z-2-2024 DEPARTMENT COMMENTS – School System

2/6/24

Approval of this petition may have an impact on the enrollment of schools since Nickajack ES is **OVER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	937	1206	+269
Campbell MS	1437	1263	-174
Campbell HS	3300	3039	-261

Z-02-2024 DEPARTMENT COMMENTS – Stormwater Management

12/29/2023

Site Data

1. Address: 4600 Atlanta Road
2. District: 2
3. Existing Zoning: GC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: RRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Tributary to Chattahoochee
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: No: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: No
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site exists at a localized high-point and all drainage from the site appears to discharge into an existing pipe system within the R/W of Atlanta Rd, near the southeastern corner of the site.

2. Downstream Description: Stormwater discharges through an existing pipe system within the Atlanta Rd R/W.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes, if appropriate.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The existing and/or proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

7. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

8. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. Per discussion with the applicant, an underground stormwater management system is proposed for this site, however no such system is shown on the submitted Zoning site plan.

12/29/2023

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Smyrna
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☒ Yes ☐ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☒ Yes ☐ No
If yes, design guidelines area? Atlanta Road
Does the proposal plan comply with the design requirements? No

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Is this property within the Six Flags Special Service District? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-02-2024 DEPARTMENT COMMENTS – Water and Sewer

12/29/23 – DATE OPTIONAL

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" in Atlanta Road

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approx. distance to nearest sewer: Atlanta Road ROW

Estimated waste generation (in G.P.D.): Average daily = 35,880

Peak flow = 89,700

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	20,400	C

Based on 2022 AADT counting data taken by GDOT, as published on their website, for Atlanta Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
221	Multifamily Housing (Mid Rise)	299	25	86	**111**	71	46	**117**	**1,357**

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received November 15, 2023, this development requires a traffic study submittal. CCDOT held meetings with the Developer on September 22 and October 16, 2023. A Traffic Submittal 1 dated September 29, 2023 was received by Cobb DOT (CCDOT) on November 3, 2023. Comments for Submittal 1 were provided November 30, 2023 and a revised Submittal 1 was received on December 11, 2023. The revised Submittal 1 was approved on December 22, 2023. A full traffic study (Submittal 2) will be required.

The potential for a left turn movement from Atlanta Road westbound onto the Development is under consideration. After reviewing Submittal 1 and through meetings with the Developer, the back-to-back left turn lanes (as shown on the conceptual layout dated November 15, 2023) is the anticipated access configuration for the Build condition. The approval of this left turn movement will depend on the results and review of Traffic Study Submittal 2.

(continued)

The current site plan (received November 15, 2023) does have some engineering details (such as raised concrete island size and crosswalk placement) that will need further modification to meet Cobb County standards. These modifications can be negotiated during the plan review process.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Atlanta Road, a minimum of 50’ from the roadway centerline

2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Atlanta Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend Atlanta Road access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval. The site plan dated November 15, 2023, complies with this requirement.

4. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Atlanta Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways.

5. Recommend Georgia Department of Transportation (GDOT) permits for any work that encroaches upon State right-of-way.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. Development in the surrounding area includes other townhouse/condominium communities such as The Old Ivy at Vinings community is to the northeast which has a net density of 9.06. The Flats at West Village and West Village Townhomes communities are to the west across Interstate 285 and have a net density of 22.83. The West Village Apartments that are also located to the west across Interstate 285 have a net density of 26.565. The area also contains other uses such as retail, restaurants, mixed use development, industrial, and offices.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. The site lies adjacent to parcels with similar multifamily residential uses as the proposed apartment building and backs up directly to Interstate 285.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the applicant's zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.5. This opinion is supported by the departmental comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the zoning proposal is not in conformity with the Cobb County Comprehensive Plan which delineates this property as being within the Community Activity Center (CAC) future land use category. The requested RRC zoning district and the proposed use are not compatible with the CAC land use designation. The proposed use and zoning designation are both compatible with Regional Activity Centers (RAC). It should be noted there is a RAC to the north and to the west of the proposal.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal, but at a lower density. Although the existing future land use designation is not supportive of the residential usage, the request is consistent with developments in the immediate area. Also, though the request involves certain variances including an increase in the maximum FAR allowed for the site, the site's net density can be supported when reducing the height to four (4) stories instead of five (5) stories which would be more consistent with the heights of the surrounding developments. If limited to four (4) stories, it would result in a net density of 52.57 and a FAR no greater than 1.5.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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NOV 15 2023
COBB COUNTY ZONING

Application No. Z-2 (2024)

Hearing Dates: PC - 02/06/2024
BOC - 02/20/2024

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Average unit size is 830 square feet

b) **Proposed building architecture:** Proposed five-story multi-family residential building which will include glass, masonry, fiber cement siding, and metal balconies

c) **List all requested variances:** See attached for listing of requested variances

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

The Property is owned by Cobb County, Georgia.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Part 1. Residential Rezoning Information

(d) List all requested variances:

Setback Variances:

i) Reduction of the required front setback from 50 feet to 0 feet; and
ii) Reduction of required side setback from 50 feet to 10 feet.

Design Variances:

i) Waiver of maximum FAR of 1.00 to FAR of 2.21 (proposed FAR is based off property area after dedication);
ii) Waiver of maximum impervious surface of 70 percent to 85 percent;
iii) Waiver of minimum 20 foot driveway offset from the property line (Development Standard 403.1.2) to 5 feet; and
iv) Waiver of multi-family parking requirement of 1.75 spaces per unit to 1.5 spaces per unit.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

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NOV 15 2023
COBB COUNTY ZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Analysis of impact of the proposed rezoning with respect to the following:

(a) This Application for Rezoning seeks rezoning of approximately 3.79 acres located on the easterly side of the Interstate 285 southbound exit ramp and the southwesterly side of Atlanta Road, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned General Commercial ("GC"), and Applicant, Flournoy Development Group, LLC ("Applicant"), is seeking rezoning to the Regional Retail Commercial ("RRC") zoning category for the purpose of a multi-family residential development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning of properties in the area vary from high-density residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to the East-West Connector, Atlanta Road, Cumberland Parkway, and interstate connectivity. The proposed RRC zoning classification and development for a multi-family residential use would be compatible to surrounding properties and the area as a whole.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.

(c) The property, as zoned, does not have a reasonable economic use. The proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of Cobb County, Georgia; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.

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COBB COUNTY ZONING

Cobb County...Expect the Best!

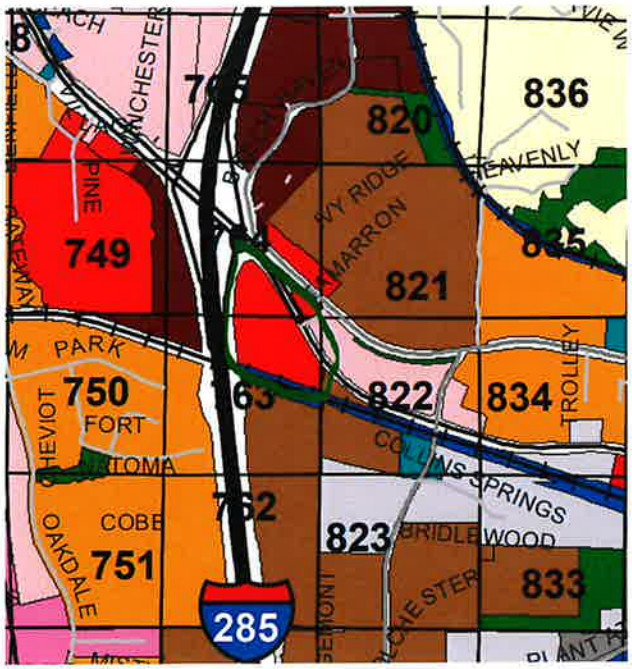
ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Provide an Environmental Site Analysis fully addressing all items below. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Reference information presented on the site plan that depicts the proposed project

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**
   Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Cobb County's Comprehensive Plan may be found online at https://www.cobbcounty.org/community-development/planning/comprehensive-planning.

While the land use map reflects a target use of "Community Activity Center," and our proposed land use is "High Density Residential, we propose a project that does conform with the Plan based on two primary reasons:

1) *The subject site is currently blighted, undeveloped, and adjacent to parcels that are coded for high-density residential.*
2) *The proposed use complies with and fulfills the objectives outlined in all three Land Use Goals (LU-Goal 1; LU-Goal 2; and LU-Goal 3) referenced in the Comprehensive Plan.*



FUTURE LAND USE LEGEND

RR	Rural Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
CAC	Community Activity Center

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s) or other sources. Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the U. S. Fish and Wildlife Service, National Wetlands Inventory website (http://www.fws.gov/wetlands/), wetland areas are located on the northwest portion of the site).

a. Wetlands
- U. S. Fish and Wildlife Service, National Wetlands Inventory (http://www.fws.gov/wetlands/)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Based on a review of the NWI map, no wetlands are mapped on the Subject Property. A copy of the NWI map is attached.

b. Floodplain
- Federal Emergency Management Agency (http://www.fema.org)
- Field observation and verification

Based on a review of the FEMA FIRM Map, the Subject Property is mapped in Zone X. Areas within Zone X are areas of minimal flood hazard, depicted on the FIRM as above the 500-year flood level. A copy of the FEMA FIRM Map is attached.

c. Streams/stream buffers
- Cobb County Erosion Control
- Field observation and verification

Based on a review of the NWI map, no streams are mapped on the Subject Property. A copy of the NWI map is attached.

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)
- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Based on a review of the USGS National Map, slopes greater than 25 percent are not located on the Subject Property. A copy of the USGS National Map is attached.

e. Vegetation (including endangered species)
- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Based on a review of the USFWS Information for Planning and Consultation (IPaC) report for Cobb County, Georgia, four endangered species (one bird, one insect, and two flowering) were identified. The Subject Property is currently improved with the remnants of a former gasoline station (building foundations and surface parking). It is unlikely that critical habitats associated with the four endangered species exist on the Subject Property. A copy of the IPaC report is attached.

f. Wildlife Species (including fish and endangered species)
- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

- Field observation

Based on a review of the GA DNR list of Rare Animals, Plants, and Natural Plan Communities within Cobb County, 17 plants and 25 animals were identified. As noted in Section 2e, the Subject Property is improved with remnants of a gasoline station and asphalt parking areas. It is unlikely that habitats associated with these plants and animals are present on the Subject Property. A copy of the GA DRN list is attached.

g. Archeological/Historical Sites
   - Cobb County Historic Resources
   - Georgia Department of Natural Resources, Historic Preservation Division
   - Field observation and verification

Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)
Based on a review of the NWI map, no wetlands, streams or slopes exceeding 25 percent are mapped on the Subject Property. Reference item 2.b. above for floodplain details.

b. Protection of water quality – *Water quality improvements will be installed as part of the stormwater management system proposed for the project. These improvements will meet the requirements of the Cobb County Ordinance or the Georgia Stormwater Management Manual.*

c. Minimization of negative impacts on existing infrastructure. *Stormwater and drainage infrastructure will be installed to ensure that the post-developed flow rates do not exceed the pre-developed flowrates leaving the site. Sewer infrastructure will be installed to route sewer flows leaving the site to the existing CCWS system present in Atlanta Road and limit contamination to nearby sensitive areas.*

d. Minimization of negative impacts on archeological/historically significant areas
Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses.
   - Public and private municipal (solid waste and wastewater treatment facilities, utilities, airports, and railroads) *These areas are not present on the Subject Property.*
   - Industrial (landfills, quarries and manufacturing facilities) *These areas are not present on the Subject Property.*

f. Creation and preservation of green space and open space. *Two courtyard areas will be created as part of the project to allow for open space areas to be present on the site.*

g. Protection of citizens from the negative impacts of noise and lighting. *Proposed development is not immediately surrounded by residential neighborhoods, but does not include design features that would contribute to excessive noise or light pollution.*

h. Protection of parks and recreational green space – *Amenity courtyard areas are being proposed as part of the project to facilitate on-site recreational areas and limit overuse of adjacent public recreation areas.*

i. Minimization of impacts to wildlife habitats – *The site is currently an abandoned paved parking lot that has minimal wildlife habitat. Construction practices and erosion control measures such as silt fence and sediment storage/routing will be implemented to minimize impacts to off-site wildlife area by protecting the perimeter of the site and minimizing runoff.*

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2025

SITE BACKGROUND

Applicant	Knight Partners, LLC
Phone	404-242-1852
Email	jaredrayman@gmail.com, shaazthobani@gmail.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Louise G. Howard Family Investments, LP
Property Location	Located on the northwest corner of South Cobb Drive and River View Road
Address	5322 South Cobb Drive, 2273 River View Road, 2259 River View Road
Access to Property	South Cobb Drive

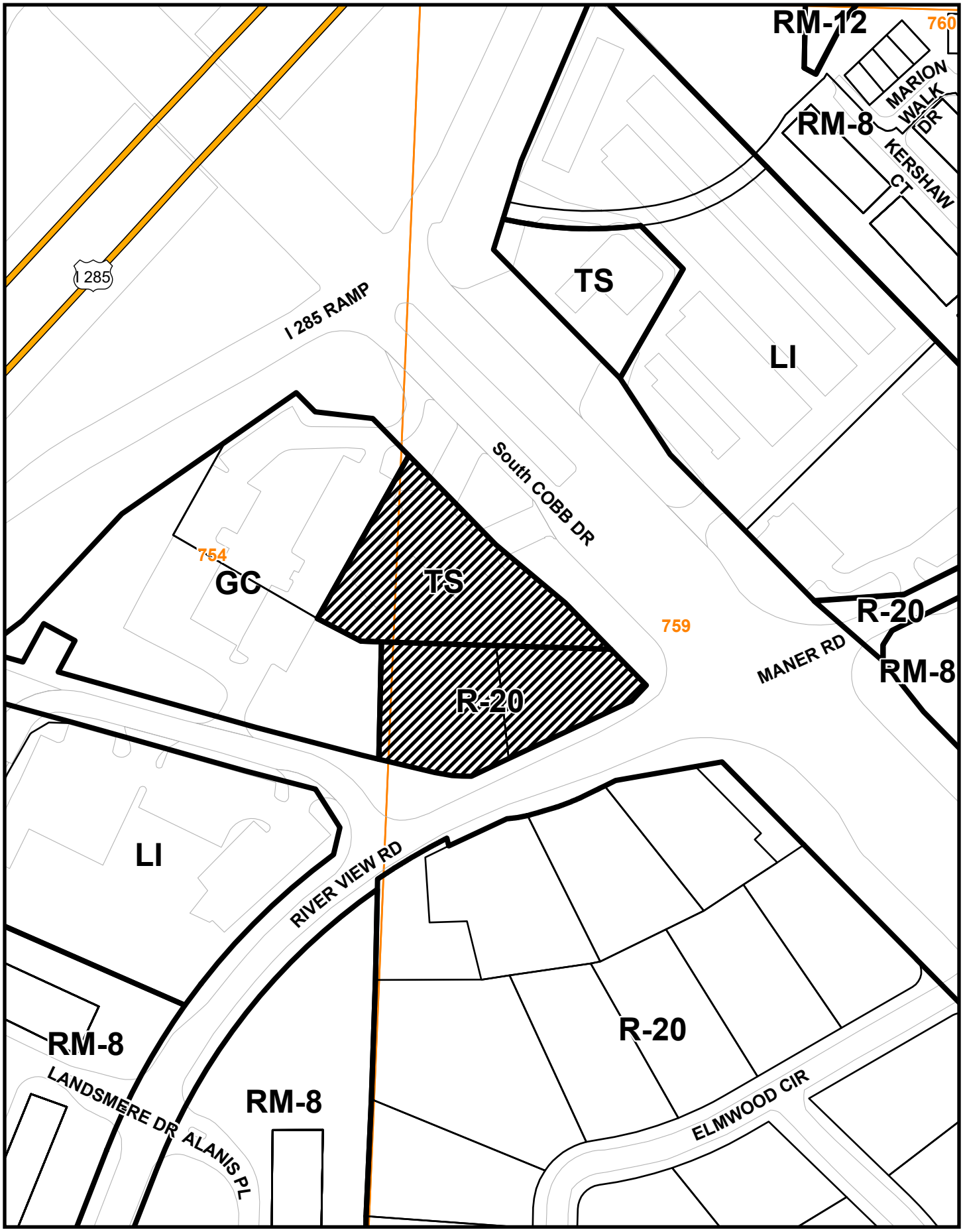
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20, TS
Current Use of Property	Vacant commercial, undeveloped
Proposed Zoning	CRC
Proposed Use	Convenience food store with self-service fuel sales
Future Land Use	CAC
Site Acreage	1.54
District	17
Land Lot	754, 759
Parcel #	17075400040, 17075900150, 17075900160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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Z-27 2025 Map

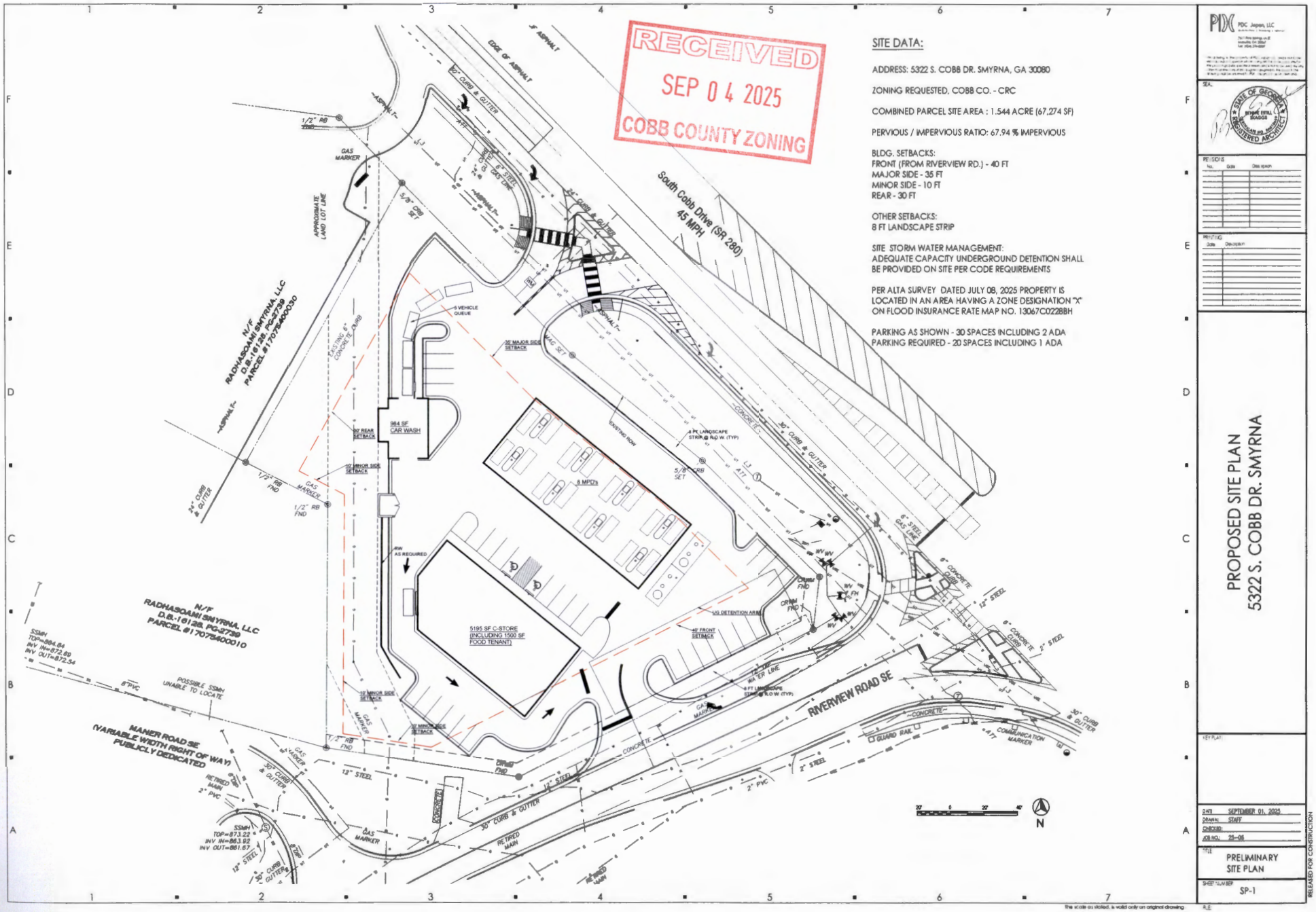


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0 120 240 Feet

Zoning Boundary

City Boundary


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COBB COUNTY ZONING
SITE DATA:
ADDRESS: 5322 S. COBB DR. SMYRNA, GA 30080
ZONING REQUESTED, COBB CO. - CRC
COMBINED PARCEL SITE AREA : 1.544 ACRE (67,274 SF)
PERVIOUS / IMPERVIOUS RATIO: 67.94 % IMPERVIOUS
BLDG. SETBACKS:
FRONT (FROM RIVERVIEW RD.) - 40 FT
MAJOR SIDE - 35 FT
MINOR SIDE - 10 FT
REAR - 30 FT
OTHER SETBACKS:
8 FT LANDSCAPE STRIP
SITE STORM WATER MANAGEMENT:
ADEQUATE CAPACITY UNDERGROUND DETENTION SHALL BE PROVIDED ON SITE PER CODE REQUIREMENTS
PER ALTA SURVEY DATED JULY 08, 2025 PROPERTY IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "X" ON FLOOD INSURANCE RATE MAP NO. 13067C0228BH
PARKING AS SHOWN - 30 SPACES INCLUDING 2 ADA
PARKING REQUIRED - 20 SPACES INCLUDING 1 ADA
South Cobb Drive (SR 280)
45 MPH
RIVERVIEW ROAD SE
MANER ROAD SE
(VARIABLE WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED
N/F
RADHASOAMI SMYRNA, LLC
D.B.-16128, PG-2739
PARCEL #17075400030
N/F
RADHASOAMI SMYRNA, LLC
D.B.-16128, PG-2739
PARCEL #17075400010
964 SF CAR WASH
5195 SF C-STORE (INCLUDING 1500 SF FOOD TENANT)
8 MPD's
6 VEHICLE QUEUE
UG DETENTION AREA
PROPOSED SITE PLAN
5322 S. COBB DR. SMYRNA
PRELIMINARY SITE PLAN
SP-1
SEPTEMBER 01, 2025
STAFF
25-06
RELEASED FOR CONSTRUCTION

Z-27 2025 Aerial Map



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0 120 240 Feet

Zoning Boundary

City Boundary

Application No. Z- (2025)

Hearing Dates: PC - 11/04/2025
BOC - 11/18/2025

Summary of Intent for Rezoning*

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COBB COUNTY ZONING

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **List all requested variances:** Not Applicable

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Convenience Food Store with Self-Serve Fuel Sales

b) **Proposed building architecture:** In Accordance with New Construction

c) **Proposed hours/days of operation:** 24/hours per day; 7 days per week

d) **List all requested variances:** Setback Variance

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2025)
Hearing Dates: November 4, 2025
November 18, 2025

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COBB COUNTY ZONING

Applicant: Knight Partners LLC
Titleholder: Louise G. Howard Family Investments, L.P., a Georgia limited partnership

Tax Parcel Identification Nos.: 17075400040; 17075900150; 17075900160

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) Applicant, Knight Partners LLC (hereinafter "Applicant"), is seeking rezoning of three assembled parcels, totaling approximately 1.544 acres, located at the intersection of the southwesterly side of South Cobb Drive and the northwesterly side of Riverview Road, being more particularly known as 5322 South Cobb Drive and 2259 and 2273 Riverview Road, located in Land Lots 754 and 759, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Tourist Services ("TS") and R-20 zoning categories, and Applicant is seeking rezoning to the Community Retail Commercial ("CRC") zoning classification to allow for development of the Property as a convenience food store with self-service fuel sales. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies within a Community Activity Center ("CAC"), is located adjacent to two major corridor roadways, South Cobb Drive and Riverview Road, and is within close proximity to Interstate 285 and an exit ramp to the major interstate. property located within a Community Activity Center ("CAC"). Adjacent and nearby properties are utilized for residential and non-residential purposes, being rezoned as General Commercial ("GC"), Light Industrial ("LI"), Tourist Services ("TS"), R-20, and RM-8.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel : (770) 690-9255 Fax : (770) 690-9210
www.areng.com

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COBB COUNTY ZONING

GEORGIA
REGISTERED
NO. 22518
PROFESSIONAL
ENGINEER
ABDUL KAREEM AMER

Memorandum

To: Cobb County Department of Transportation
From: Abdul Amer, PE. A&R Engineering
Date: August 18th, 2025
Subject: Submittal 1 for Proposed Convenience Store/Gas Station Development at 5322 South Cobb Drive, in Cobb County, GA | 25-142

The purpose of this memorandum is to document the scope of the traffic impact study for the proposed convenience store / gas station development at 5322 South Cobb Drive, in Cobb County, Georgia. The development proposes 5,135 sf of convenience store building (which includes the 1,500 sf quick service restaurant) and gas station with 8 pumps (16 vehicle fueling position) along with 1,000 sf building serving as an automated car wash. The development plans to convert the existing right-in only and right-out only driveways on South Cobb Drive into a standard right-in/right-out driveway with a deceleration lane. Additionally, the plan proposes a full-access driveway on Riverview Road. The site location is illustrated in Figure 1 below.



Figure 1 – Site Overlay Map

STUDY METHODOLOGY:

To evaluate future traffic operations in this area, a projection of normal traffic growth will be applied to the existing volumes. Existing data points collected by GDOT over the last five years (between 2018-

2019 & 2021-2023) revealed traffic volume growth of approximately 1% in the area. This growth factor will be applied to the existing traffic volumes to estimate the build year (2027) traffic volumes for the development. The traffic study will include an analysis for the existing and future "No-Build" and "Build" conditions at the study intersections, both of which account for the background growth in traffic. Recommendations to improve operations will be included as necessary.

TRIP GENERATION FOR PROPOSED SITE:

Trip generation estimates were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation estimates for the site were based on the following ITE Land Use Category: *945 – Convenience Store/Gas Station - GFA (5.5-10k), 937 Coffee/Donut Shop with Drive-Through Window, and 948 – Automated Car Wash*. Since ITE does not have weekday data for AM peak hour and 24 hours for automated car wash, engineering judgment was used to determine the trips for the AM peak hour and 24-hours based on the PM peak hour values. The calculated total trip generation for the proposed development is shown below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 945 – Convenience Store/Gas Station - GFA (5.5-10k)	16 vfp	253	253	506	215	215	430	5,532
ITE 948 – Automated Car Wash	1 Wash Tunnel	10*	10*	20*	39	39	78	476*
ITE 937 Coffee/Donut Shop with Drive-Thru	1,500 SF	66	63	129	29	29	58	800
(ITE 945) Pass-by Trips (76%) 75%		-192	-192	-384	-161	-161	-322	-3,220
New External Trips (with Reductions)		**137**	**134**	**271**	**122**	**122**	**244**	**3,588**

*Estimated based on engineering judgment

STUDY INTERSECTIONS AND TRAFFIC COUNTS:

Traffic counts will be collected during the AM (7:00 - 9:00) and PM (4:00 - 6:00) peak hours at the following intersections:

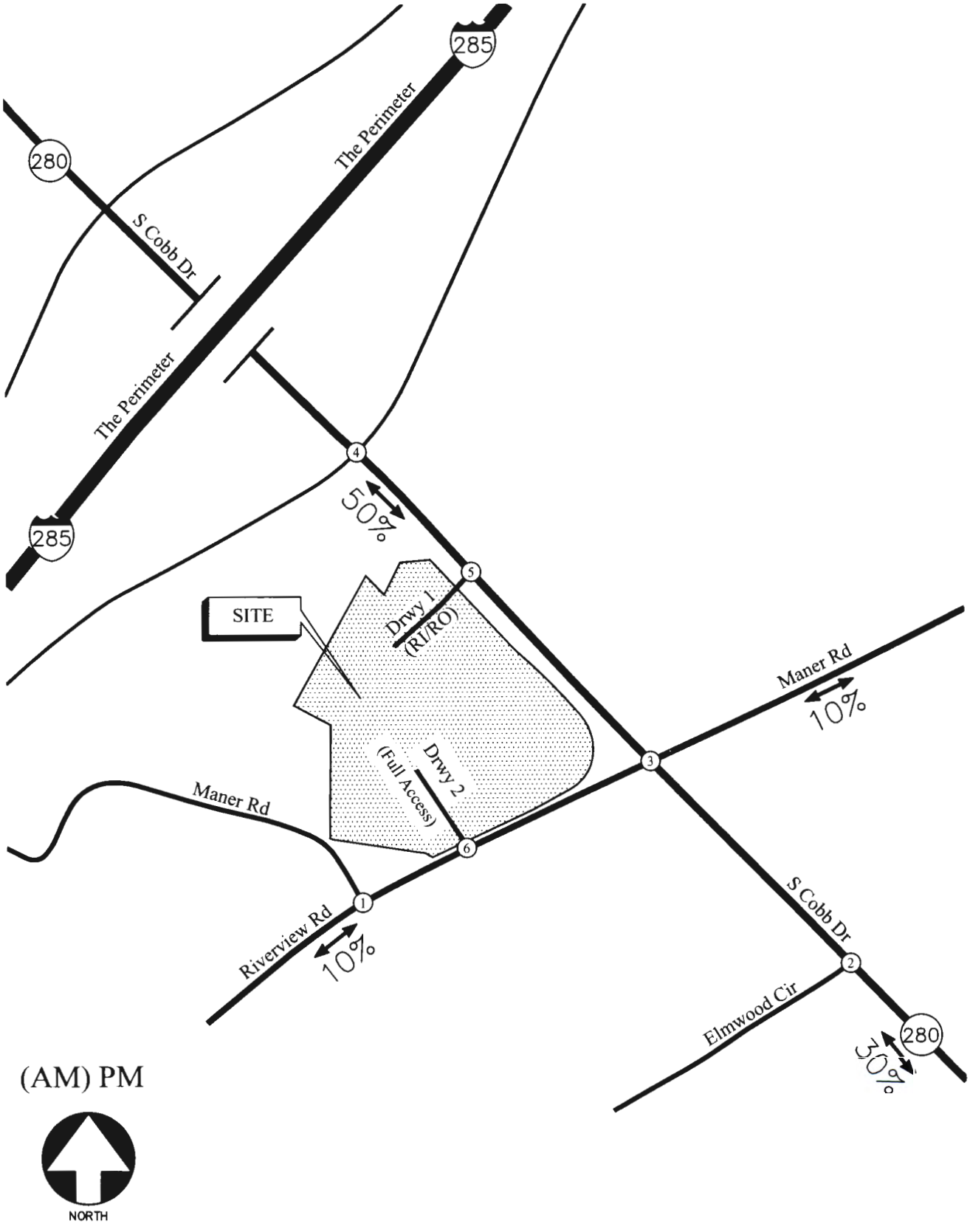
1. Riverview Road at Maner Road
2. SR 280 (South Cobb Drive) at Elmwood Circle
3. SR 280 (South Cobb Drive) at Riverview Road / Maner Road
4. SR 280 (South Cobb Drive) at I – 285 (Northbound Ramp)
5. SR 280 (South Cobb Drive) at Site Driveway 1 (right-in/right-out)
6. Riverview Road at Site Driveway 2 (Full Access)

TRIP DISTRIBUTION:

We are proposing the following outer leg trip distribution based on the roadway network and nature of the planned development:

SR 280 (South Cobb Drive) (East) – 30%
SR 280 (South Cobb Drive) (West) – 50%
Maner Road (North) – 10%
Riverview Road (South) – 10%

A graphic showing the study intersection locations and outer leg distribution is included in the next page.



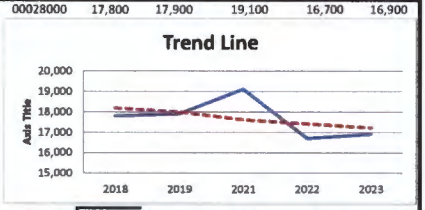
OUTER LEG DISTRIBUTION

A&R Engineering Inc.

Location	Growth Rate	R Squared	Station ID	Route	2018	2019	2021	2022	2023
S Cobb Dr (SE of Elmwood Cir)	-1.4%	0.18	067-2601	00028000	17,800	17,900	19,100	16,700	16,900
S Cobb Dr (N of Oak Dr)	1.2%	0.11	067-2603	00028000	39,000	44,800	40,200	41,900	43,800
Bolton Rd (NE of Browntown Rd)	1.2%	0.17	121-5274	00348403	17,100	18,800	17,200	17,900	19,000
James Jackson Pkwy (NW of Old Georgian Ter)	-0.1%	0.01	121-5445	00028000	16,000	16,100	15,800	15,900	16,100
Church Rd (E of N Church Ln)	-2.0%	0.58	067-2317	00289800	7,480	7,630	7,530	6,900	7,080
Weighted Average	**0.3%**	0.03	Sum of Count Stations =		97,380	105,230	99,830	99,300	102,880

Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
S Cobb Dr (SE of Elmwood Cir)	067-2601	00028000	17,800	17,900	19,100	16,700	16,900

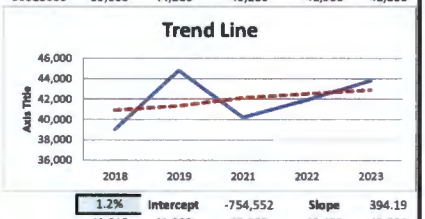




Growth Rate	-1.4%	Intercept	410,052	Slope	-194.19
Trend Line	18,185	17,991	17,602	17,408	17,214

Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
S Cobb Dr (N of Oak Dr)	067-2603	00028000	39,000	44,800	40,200	41,900	43,800

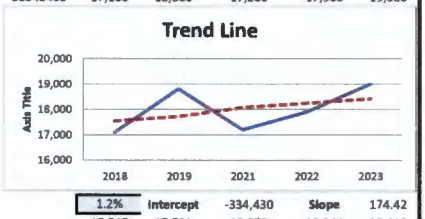




Growth Rate	1.2%	Intercept	-754,552	Slope	394.19
Trend Line	40,915	41,309	42,098	42,492	42,886

Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Bolton Rd (NE of Browntown Rd)	121-5274	00348403	17,100	18,800	17,200	17,900	19,000

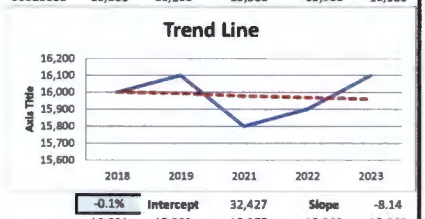




Growth Rate	1.2%	Intercept	-334,430	Slope	174.42
Trend Line	17,547	17,721	18,070	18,244	18,419

Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
James Jackson Pkwy (NW of Old Georgian Ter)	121-5445	00028000	16,000	16,100	15,800	15,900	16,100

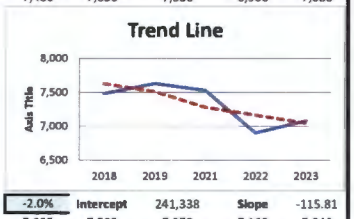




Growth Rate	-0.1%	Intercept	32,427	Slope	-8.14
Trend Line	16,001	15,993	15,977	15,969	15,960

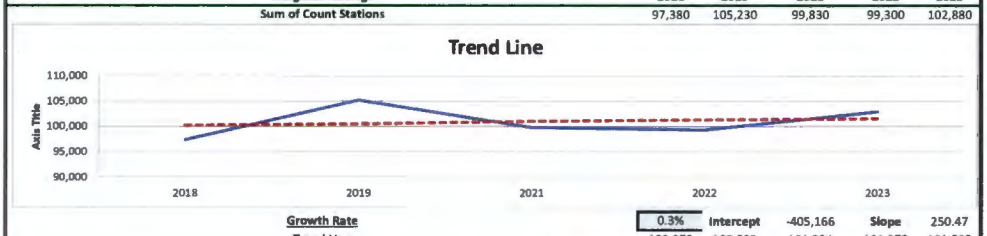
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Church Rd (E of N Church Ln)	067-2317	00289800	7,480	7,630	7,530	6,900	7,080



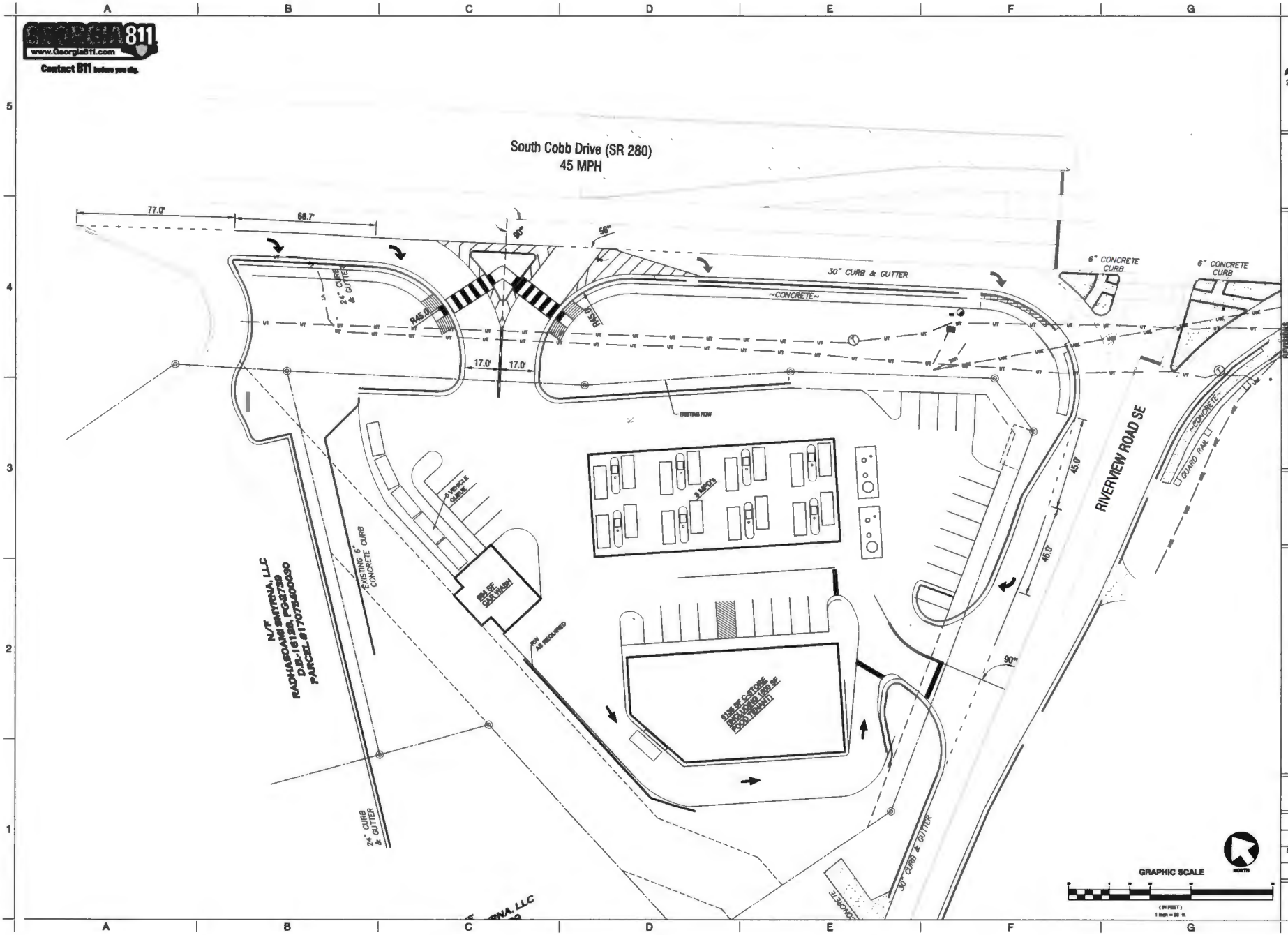


Growth Rate	-2.0%	Intercept	241,338	Slope	-115.81
Trend Line	7,625	7,509	7,278	7,162	7,046

Weighted Average	2018	2019	2021	2022	2023
Sum of Count Stations	97,380	105,230	99,830	99,300	102,880



Growth Rate	0.3%	Intercept	-405,166	Slope	250.47
Trend Line	100,273	100,523	101,024	101,275	101,525



A&R Engineering, Inc.
2160 Kingston Court, Ste O
Marietta, GA 30067
(770) 690-9255
www.areng.com
info@areng.com
GA COA #PEF00400

NOT RELEASED FOR CONSTRUCTION

SEAL

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

PREPARED FOR
KNIGHT PARTNERS, LLC
3495 NORTHSIDE PKWY NW
ATLANTA, GA 30327
404-242-1852

CONCEPT

SOUTH COBB IMPACT STUDY
DD / SD
5322 SOUTH COBB DRIVE
ATLANTA, GA 30327

24 HOUR CONTACT
JARED RAYMAN
404-242-1852

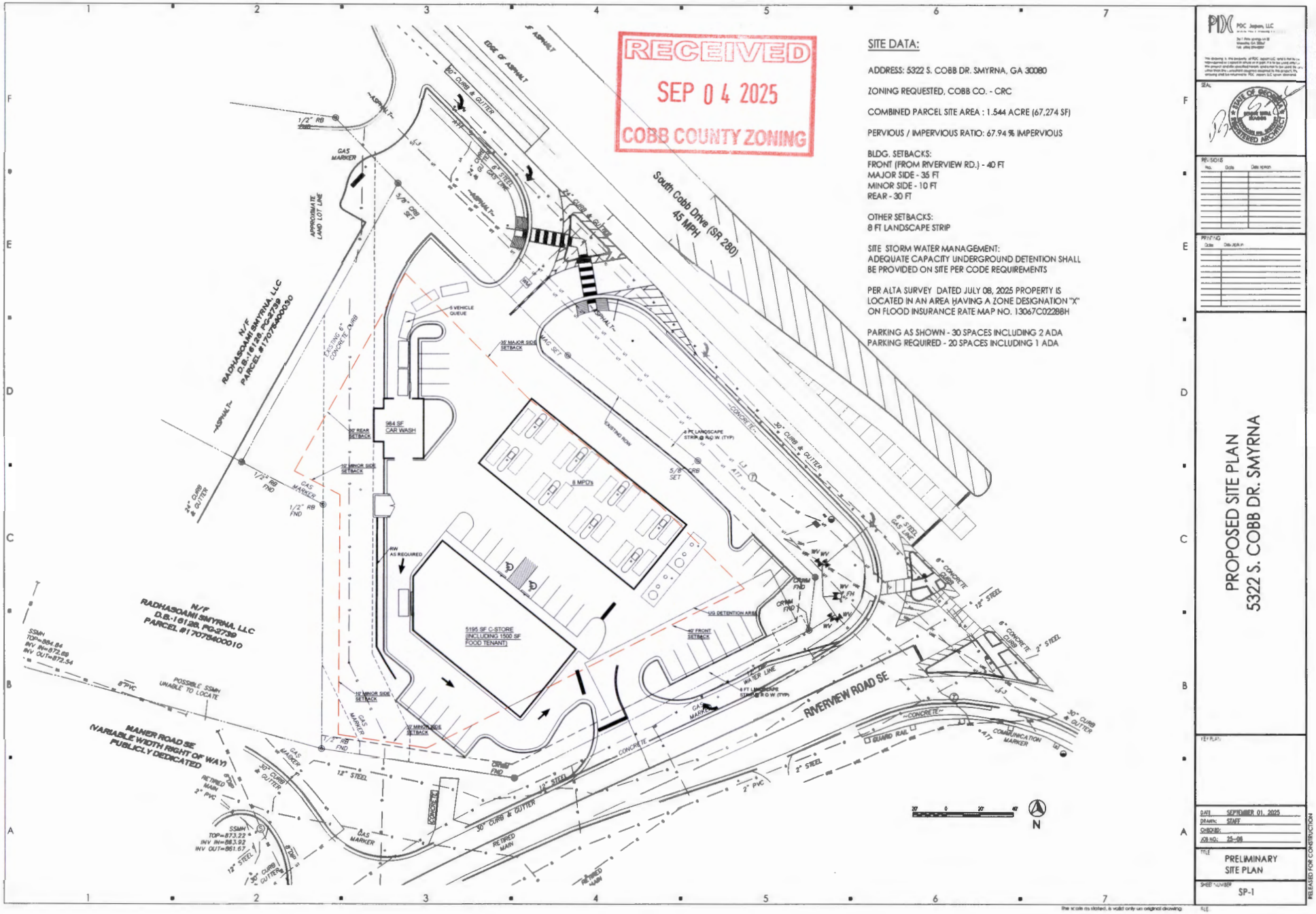
LANDLOT	DISTRICT
759	7

PARCEL ID #
17078400090

DWN BY	CKD BY	A&R JOB No.
LO	AKA	25-142

DATE

SHEET IDENTIFICATION
CONCEPT



PROPOSED SITE PLAN
5322 S. COBB DR. SMYRNA

PRELIMINARY SITE PLAN

SP-1

DATE: SEPTEMBER 01, 2025
DRAWN: STAFF
CHECKED:
JOB NO.: 25-08

RELEASED FOR CONSTRUCTION

Z-27

SITE DATA:

ADDRESS: 5322 S. COBB DR. SMYRNA, GA 30080

ZONING REQUESTED, COBB CO. - CRC

COMBINED PARCEL SITE AREA : 1.544 ACRE (67,274 SF)

PERVIOUS / IMPERVIOUS RATIO: 67.94 % IMPERVIOUS

BLDG. SETBACKS:
FRONT (FROM RIVERVIEW RD.) - 40 FT
MAJOR SIDE - 35 FT
MINOR SIDE - 10 FT
REAR - 30 FT

OTHER SETBACKS:
8 FT LANDSCAPE STRIP

SITE STORM WATER MANAGEMENT:
ADEQUATE CAPACITY UNDERGROUND DETENTION SHALL BE PROVIDED ON SITE PER CODE REQUIREMENTS

PER ALTA SURVEY DATED JULY 08, 2025 PROPERTY IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "X" ON FLOOD INSURANCE RATE MAP NO. 13067C0228BH

PARKING AS SHOWN - 30 SPACES INCLUDING 2 ADA
PARKING REQUIRED - 20 SPACES INCLUDING 1 ADA

South Cobb Drive (SR 280)
45 MPH

JF ASPHALT
EDGE OF ASPHALT
30" CURB & GUTTER
~ASPHALT~
24" CURB & GUTTER
1/2" RB END
GAS MARKER
APPROXIMATE LAND LOT LINE
5/8" CRB SET
EXISTING 6" CONCRETE CURB
N/F RADHASOAMI SMYRNA, LLC D.B.16128, PG-2739 PARCEL #17075400030
5 VEHICLE QUEUE
35' MAJOR SIDE SETBACK
30' REAR SETBACK
984 SF CAR WASH
10' MINOR SIDE SETBACK
8 MPD's
EXISTING ROW
8 FT LANDSCAPE STRIP @ R.O.W. (TYP)
~CONCRETE~
5/8" CRB SET
RW AS REQUIRED
5195 SF C-STORE (INCLUDING 1500 SF FOOD TENANT)
UG DETENTION AREA
40' FRONT SETBACK
6" CONCRETE CURB
12" STEEL
2" STEEL
WATER LINE
GUARD RAIL
COMMUNICATION MARKER
RIVERVIEW ROAD SE
N/F RADHASOAMI SMYRNA, LLC D.B.-16128, PG-2739 PARCEL #17075400010
SSMH TOP=884.84 INV IN=872.69 INV OUT=872.54
8"PVC
POSSIBLE SSMH UNABLE TO LOCATE
MANER ROAD SE (VARIABLE WIDTH RIGHT OF WAY) PUBLICLY DEDICATED
RETIRED MAIN
2" PVC
6"DIP
SSMH TOP=873.22 * INV IN=863.92 INV OUT=861.67
CONCRETE
CRWM FND
1/2" RB FND

RECEIVED
SEP 04 2025
COBB COUNTY ZONING

20' 0 20' 40'
N

The scale as stated, is valid only on original drawing.

PDC Japan, LLC
Architecture | Planning | Interiors
2611 Pine Springs Ln SE
Marietta, GA 30067
Tel: (404) 274-0207

This drawing is the property of PDC Japan LLC, and it not to be reproduced or copied in whole or in part. It is to be used only for the project and site specified herein, and is not to be used by any other than the consultant assigned to this project. This drawing shall be returned to PDC Japan, LLC upon demand.

SEAL
STATE OF GEORGIA
BENNIE ESTILL SKAGGS
CERTIFICATE NO. RA014855
REGISTERED ARCHITECT

REVISIONS

No.	Date	Description

PRINTING

Date	Description

PROPOSED SITE PLAN
5322 S. COBB DR. SMYRNA

KEY PLAN

DATE: SEPTEMBER 01, 2025
DRAWN: STAFF
CHECKED:
JOB NO.: 25-06

TITLE: PRELIMINARY SITE PLAN

SHEET NUMBER: SP-1

FILE:

RELEASED FOR CONSTRUCTION

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2025

SITE BACKGROUND

Applicant	Knight Partners, LLC
Phone	404-242-1852
Email	jaredrayman@gmail.com, shaazthobani@gmail.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Louise G. Howard Family Investments, LP
Property Location	Located on the northwest corner of South Cobb Drive and River View Road
Address	5322 South Cobb Drive, 2273 River View Road, 2259 River View Road
Access to Property	South Cobb Drive

QUICK FACTS

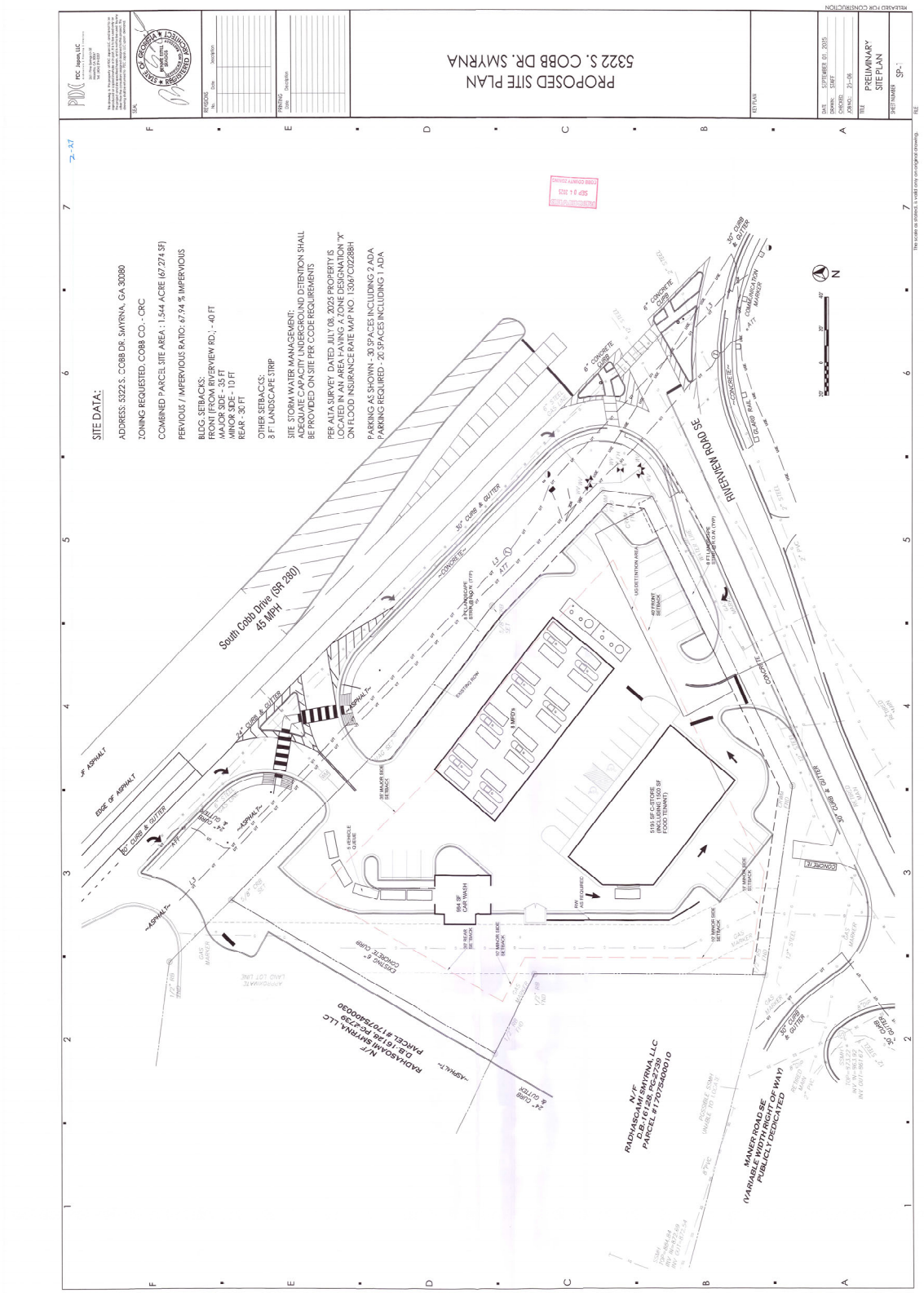
Commission District	4 - Sheffield
Current Zoning	R-20, TS
Current Use of Property	Vacant commercial, undeveloped
Proposed Zoning	CRC
Proposed Use	Convenience food store with self-service fuel sales
Future Land Use	CAC
Site Acreage	1.54
District	17
Land Lot	754, 759
Parcel #	17075400040, 17075900150, 17075900160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **DELETION TO NRC,** subject to the following;

1. Site plan received by the Zoning Division dated September 4, 2025; with District Commissioner approving the final site plan;
2. No variances to zoning code;
3. Fire Department comments and recommendations;
4. Stormwater Management comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Water and Sewer comments and recommendations.


PROPOSED SITE PLAN
5322 S. COBB DR. SMYRNA
SITE DATA:
ADDRESS: 5322 S. COBB DR. SMYRNA, GA 30080
ZONING REQUESTED: COBB CO. - CRC
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PARKING AS SHOWN - 30 SPACES INCLUDING 2 ADA
PARKING REQUIRED - 20 SPACES INCLUDING 1 ADA
South Cobb Drive (SR 280)
45 MPH
RIVERVIEW ROAD SE
MANER ROAD SE
(VARIABLE WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED
N/F
RADHASOAMI SMYRNA, LLC
DB: 16128, PG: 2739
PARCEL #17075B0010
N/F
RADHASOAMI SMYRNA LLC
DB: 16128, PG: 2739
PARCEL #17075B0030
5,191 SF C-STORE
(INCLUDING 1,503 SF
FOOD TENANT)
884 SF
CAR WASH
8 FUELING POSITIONS
8 VEHICLE QUEUE
4 MPDs
6 VEHICLE QUEUE
PROPOSED SITE PLAN
5322 S. COBB DR. SMYRNA
PRELIMINARY
SITE PLAN
SP-1

Z-27 2025 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 120 240 Feet

Zoning Boundary

City Boundary

North

Zoning: TS, LI / Self-Storage Facility, Truck Rental Facility

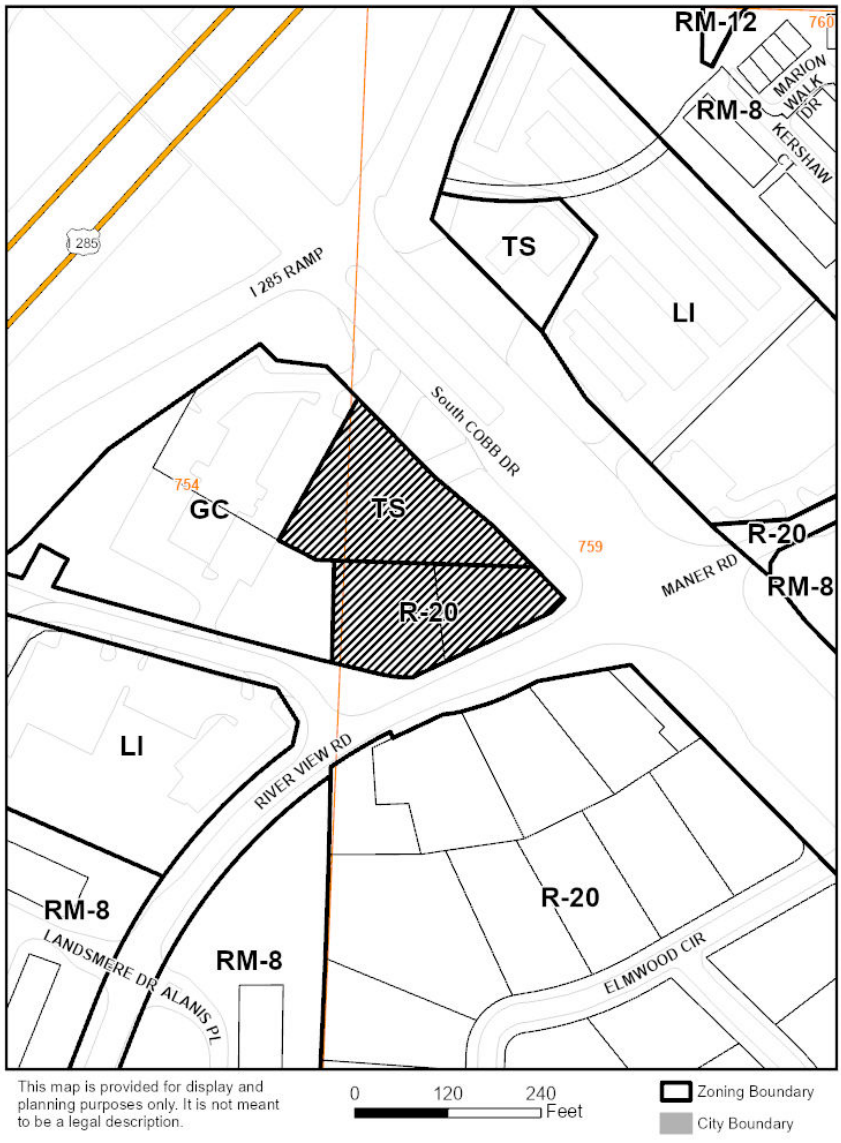
Future Land Use: CAC

WEST

Zoning: GC / Motel

Future Land Use: CAC

Z-27 2025 Map



EAST

Zoning: LI, RM-8 / Office Building, Townhome Complex

Future Land Use: CAC, MDR

SOUTH

Zoning: R-20 / Single-Family Homes

Future Land Use: CAC

Current zoning district for the property

The TS district is established to provide locations for commercial and service uses which are oriented toward automotive businesses and interstate and state highway travelers. The board of commissioners has determined that TS zoning will only be allowed on properties designated as community activity centers, regional activity centers, industrial compatible and heavy industrial as identified in the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See subsection (11) of this section, pertaining to use limitations, for those uses no longer appropriate.

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting to rezone to the CRC community retail commercial zoning district to develop a convenience store with self-service fuel sales on 1.54-acre lot. The proposed structure will provide 1,500 square feet of food tenant space within the 5,195 square foot convenience store. The proposed hours of operation are Monday through Sunday, 24 hours per day. There will also be an accessory car wash on the property that is 984 square feet.

Non-residential criteria

Proposed # of buildings**:** 2
Proposed # of stories: 1
Total sq. footage of development: 6,179
Floor area ratio: 0.09
Square footage per acre: 4,002
Required parking spaces: Minimum of 5 spaces, 1 space per employee
Proposed parking spaces: 30
Acres in floodplain or wetlands: 0
Impervious surface shown: 67.94%

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 40 feet to 31 feet; and
2. Allow for an accessory structure (proposed 984 square foot carwash) to be located on the side of the principal building.

Are there any environmental conditions existing or proposed on the site?

None Identified

Z-27-2025 DEPARTMENT COMMENTS – Fire Department

09/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Show all egress doors and provide a clear flat (10-foot minimum) access to all perimeter parts of the structure (CCDS 107.7) Identify what surface type is provided to egress from the structure to the public way from each exit discharge door of the building(s).

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(770) 528-8814
Jeffrey.Byrd@cobbcounty.org

Z-27-2025 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

11/4/2025

Approval of this petition will not have an impact on the enrollment of schools.

Z-27-2025 DEPARTMENT COMMENTS – Stormwater Management

9/26/2025

Site Data

1. Address: 5322 South Cobb Drive, 2259 & 2273 Riverview Road
2. District: 4
3. Existing Zoning: R-20, TS Existing Allowable Impervious Coverage: 35%, 70%
4. Proposed Zoning: CRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No.

Stormwater Information

1. Drainage Basin: Unnamed tributary to the Chattahoochee River.
2. State Stream Buffers: No.
3. County Stream Buffer Ordinance: No.
4. Impaired Stream: No.
5. Hotspot: Yes: Due to the proposed use of site; portions of the proposed site will be considered a "Hotspot" requiring an oil/water separator to capture potential stormwater contaminates prior to entering the stormwater management facility.
6. Wetlands: No
7. Water Intake Zone: No.
8. Chattahoochee River MRPA/ARC Corridor: No.
9. Existing Onsite Ponds / Lake: No.

Topography Information

1. General site Description: This assemblage of three properties is in the south quadrant of the I-285 – South Cobb Drive interchange. Drainage from the properties leaves the site primarily near the southeastern corner of the site. The most southwestern corner of the site currently discharges to Riverview Road via a flume.

2. Downstream Description: Stormwater discharges through a pipe system under River View Rd into an existing, established residential neighborhood, then into another pipe system which crosses South Cobb Drive to continue downstream along Maner Road.

3. Potential or known drainage problems may exist downstream from this site.

(continued)

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream pipe systems and/or detention ponds.

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

5. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.

7. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

8. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

9. Structural fill must be placed under the direction of a qualified registered geotechnical

(continued)

engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. Because the proposed facility is considered a “hot-spot” for stormwater runoff contamination, pre-treatment of stormwater runoff from the fuel dispenser and tank storage locations must be captured for pre-treatment in an oil/grit separator unit, prior to entering the proposed underground detention system.
3. A high point in Riverview Road exists near the most southwestern corner of the properties. To avoid stormwater bypass from the site, a trench drain or other similar grading and/or stormwater conveyance be provided to capture runoff from the site and not allow bypass runoff into Riverview Road.
4. An existing flume at the southwest corner of the property allows runoff from the existing site to enter Riverview Road. The onsite grading, curb & gutter and drainage system mentioned in Item #3 above will eliminate the need for this flume so the flume should be demolished and the area regraded and stabilized in the final condition.
5. The proposed car wash on-site must discharge its waste water to the sanitary sewer system and not to the storm drain system.

9/26/2025

Comprehensive Plan Future Land Use Designation: Community Activity Center
The subject tract is within the Community Activity Center (CAC). Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Smyrna
Was the city notified? Yes

Specific Area Policy Guidelines: ☒ Yes ☐ No
Policy:
CAC-P16: In recognition of the existing zoning and future uses along River View Road and in an effort to protect surrounding, established subdivisions and environmentally sensitive properties, the Board of Commissioners has established a CAC along River View Road, west of South Cobb Drive, in Land Lots 754 and 759. The Board of Commissioners will only consider uses permitted within the LRO zoning district.

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No
(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No
Is this property within the Six Flags Special Service District?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000' of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

Historic Preservation:
After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-27-2025 DEPARTMENT COMMENTS – Water and Sewer

9/23/25

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on South Cobb Dr and River View Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approx. distance to nearest sewer: River View Rd ROW

Estimated waste generation (in G.P.D.): Average daily = 520

Peak flow = 1,300

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
South Cobb Drive (SR 280)	Arterial	45	Georgia DOT	100’
River View Road	Major Collector	35	Cobb County	80’

Roadway	Location	Average daily trips (vpd)	Level of service
South Cobb Drive (SR 280)	South of Elmwood Circle	18,900	C
River View Road	NA	N/A	N/A

vpd = vehicles per day, NA = Not available

Based on 2024 AADT counting data taken by GDOT, as published on their website, for South Cobb Drive (SR 280).

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for major collector or arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Fuel Positions*)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
945	Convenience Store/Gas Station	16	95	95	**433**	80	80	**364**	**4,114**

vph = vehicles per hour

**Fuel positions is the maximum number of vehicles that can be fueled simultaneously.*

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

South Cobb Drive is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

River View Road is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated September 4, 2025, this development does require a traffic impact study submittal. A traffic Submittal 1 (dated August 18, 2025) was received for this proposed development. The applicant team was approved to continue to the full Submittal 2 traffic study in a meeting with Cobb DOT on August 28, 2025. However, discussion was held in the August 28th meeting concerning potential mitigation for the site driveway spacing. The Submittal 2 should address a mitigation strategy, including using the most recent site plan that incorporates the recommended mitigation. Cobb DOT recommendations may be revised after the Submittal 2 study’s receipt.

The applicant property is adjacent to a planned GDOT project, I-285 West Side Express Lanes.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend a traffic study pursuant to Code Section 134-121(b)(8). The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Cobb DOT recommendations may be revised after the study's receipt.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the north side of River View Road, a minimum of 40' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Installing curb, gutter, and sidewalk along the South Cobb Drive and River View Road frontages. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend closing and removing driveway aprons along the South Cobb Drive and River View Road frontage that the development renders unnecessary.

5. Recommend GDOT permits for all work that encroaches upon State right-of-way.

6. Recommend applicant coordinate with Cobb DOT and GDOT prior to development plan approval to ensure compatibility with the proposed I-285 West Side Express Lanes project.

7. Recommend existing South Cobb Drive raised median be extended as necessary to prohibit left turns at the South Cobb Drive access point. Recommend median design be determined during plan review, subject to GDOT and Cobb DOT approval.

8. Recommend coordination with GDOT on South Cobb Drive access point design, principally addressing throat length and deceleration lane design requirements. A conceptual deceleration lane is shown on the site plan received September 4, 2025. Recommend final location and design be determined during plan review, subject to GDOT and Cobb County DOT approvals.

9. Recommend the access on River View Road be a minimum of 250’ straight-line distance as measure from the signalized intersection curb return to the driveway curb return or be restricted to mitigation measures as approved by Cobb DOT. The typical mitigation measure is restricting the driveway to right-in right-out operations. Driveways with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or centerline raised median. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

10. Recommend consideration of interparcel access to access Maner Road as part of site plan revisions to address turn restrictions.

11. Recommend River View Road access include a deceleration (right turn) lane to address safety because River View Road is a major collector roadway. This recommendation is pursuant to. Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. A conceptual deceleration lane is shown on the site plan received September 4, 2025. Recommend location and design be determined during plan review, subject to GDOT and Cobb DOT approval.

12. Recommend extending River View Road driveway uninterrupted access to a minimum of 50’ from the edge of right-of-way per Development Standard 402.8.

13. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Proposed Convenience Store/Gas Station Development
Z-27-2025 5322 South Cobb Drive
Traffic Study - Submittal 1

A traffic Submittal 1 (dated August 18, 2025) was received for this proposed development and a meeting was held with the development traffic team on August 28, 2025. As mentioned in the August 28th meeting, a full traffic study (Submittal 2) will be required.

Comments below are based on the August 18th Submittal 1 and the August 28th meeting. The applicant was approved to continue to the full Submittal 2 traffic study in the August 28th meeting. However, discussion was held in the August 28th meeting concerning the potential mitigation for the site driveway spacing. The Submittal 2 should address a mitigation strategy and should use a revised site plan that incorporates the recommended mitigation.

Comments and observations:

1. Existing traffic signal timing should be used in the Submittal 2 analysis for the signalized study intersection.

2. The Submittal 2 traffic study should include SimTraffic analysis of any driveway spacing mitigation except for restriction to right-in/right-out operation.

3. To address any spacing mitigations, add the following intersection to the analysis. This addition was discussed and agreed to at the August 28th meeting as part of the approval to proceed to the Submittal 2 analysis.

    a. River View Road at Maner Road (adjacent to site)

4. Synchro analysis files should be included with the Submittal 2 final report submission to Cobb DOT. All intersections (signalized and unsignalized) should be included in Synchro file for SimTraffic review.

5. Recommend any future analysis in the Submittal 2 ensure compatibility with the proposed I-285 West Side Express Lanes project.

Site plan comments and recommendations

6. Recommend existing South Cobb Drive raised median be extended as necessary to prohibit left turns at the South Cobb Drive access point. This recommendation may cause minor revisions for the future build analysis, including the South Cobb Drive driveway changing to a 90-degree connection.

7. Recommend the access on River View Road be a minimum of 250’ straight-line distance as measure from the signalized intersection curb return to the driveway curb return or be restricted to mitigation measures as approved by Cobb DOT.

    a. The typical mitigation measure is restricting the driveway to right-in right-out operations.

    b. Recommend consideration of interparcel access to access the adjacent Maner Road as part of site plan revisions to address turn restrictions.

    c. Any mitigation revisions should retain the River View Road deceleration lane.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties, if deleted to NRC. The area has a mix of commercial, industrial, single-family, and multifamily residential development.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning request would not have an effect on the usability of the adjacent or nearby properties. Commercial uses have served the community for decades.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools, if deleted to NRC. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's CRC rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan as the property is delineated in a Community Activity Center (CAC) future land use category. While the requested zoning district and proposed use is consistent with the CAC future land use designation, which allows for a convenience store with self-service fuel sales, deleting to NRC will also comply with the CAC designation and provide a transition in zoning.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to NRC. The proposal is consistent with the Cobb County Comprehensive Plan, which delineates this property to be within a Community Activity Center district. The proposed rezoning request is adjacent to single-family across the street and NRC could be a transitional zoning district between the single-family zoning and the intense commercial and industrial zoning districts nearby.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2025)

Hearing Dates: PC - 11/04/2025
BOC - 11/18/2025

Summary of Intent for Rezoning*

RECEIVED
SEP 04 2025
COBB COUNTY ZONING

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **List all requested variances:** Not Applicable

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Convenience Food Store with Self-Serve Fuel Sales

b) **Proposed building architecture:** In Accordance with New Construction

c) **Proposed hours/days of operation:** 24/hours per day; 7 days per week

d) **List all requested variances:** Setback Variance

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2025)
Hearing Dates: November 4, 2025
November 18, 2025

RECEIVED
SEP 04 2025
COBB COUNTY ZONING

Applicant: Knight Partners LLC
Titleholder: Louise G. Howard Family Investments, L.P., a Georgia limited partnership

Tax Parcel Identification Nos.: 17075400040; 17075900150; 17075900160

IMPACT ANALYSIS STATEMENT

Analysis of impact of the proposed rezoning with respect to the following:

(a) Applicant, Knight Partners LLC (hereinafter "Applicant"), is seeking rezoning of three assembled parcels, totaling approximately 1.544 acres, located at the intersection of the southwesterly side of South Cobb Drive and the northwesterly side of Riverview Road, being more particularly known as 5322 South Cobb Drive and 2259 and 2273 Riverview Road, located in Land Lots 754 and 759, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Tourist Services ("TS") and R-20 zoning categories, and Applicant is seeking rezoning to the Community Retail Commercial ("CRC") zoning classification to allow for development of the Property as a convenience food store with self-service fuel sales. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies within a Community Activity Center ("CAC"), is located adjacent to two major corridor roadways, South Cobb Drive and Riverview Road, and is within close proximity to Interstate 285 and an exit ramp to the major interstate. property located within a Community Activity Center ("CAC"). Adjacent and nearby properties are utilized for residential and non-residential purposes, being rezoned as General Commercial ("GC"), Light Industrial ("LI"), Tourist Services ("TS"), R-20, and RM-8.

(b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.

(c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

(e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

(f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.

Proposed Convenience Store/Gas Station Development
Z-27-2025 5322 South Cobb Drive
Traffic Study - Submittal 2

A traffic Submittal 1 (dated August 18, 2025) was received for this proposed development and a meeting was held with the development traffic team on August 28, 2025. The applicant was approved to continue to the full Submittal 2 traffic study in the August 28th meeting. The applicant submitted a Submittal 2 traffic study on October 14, 2025. Based on a site plan revision that added a third driveway for the proposed site, the applicant then submitted a revised Submittal 2 traffic study on November 7, 2025.

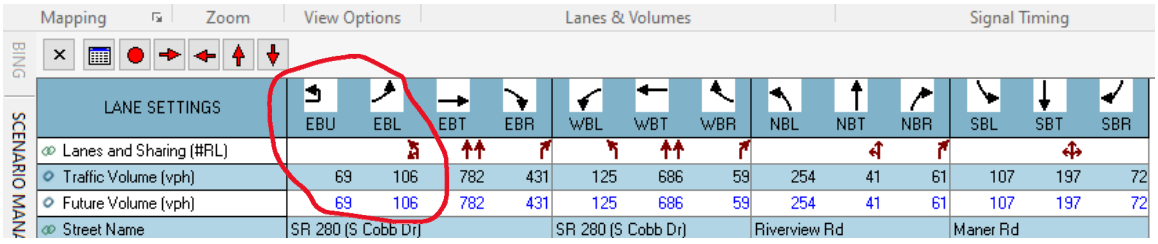
Comments below are based on the November 7th Submittal 2. Based on the revised future Build analyses required by the below comments, the traffic study requirement is **not satisfied** for this application. A new revised Submittal 2 traffic study that addresses the below comments should be submitted to Cobb DOT for review.

Comments and observations:

1. For purposes of the below comments, in the location of the site South Cobb Drive is referenced as having an east/west orientation and River View Road is referenced as having a north/south orientation.

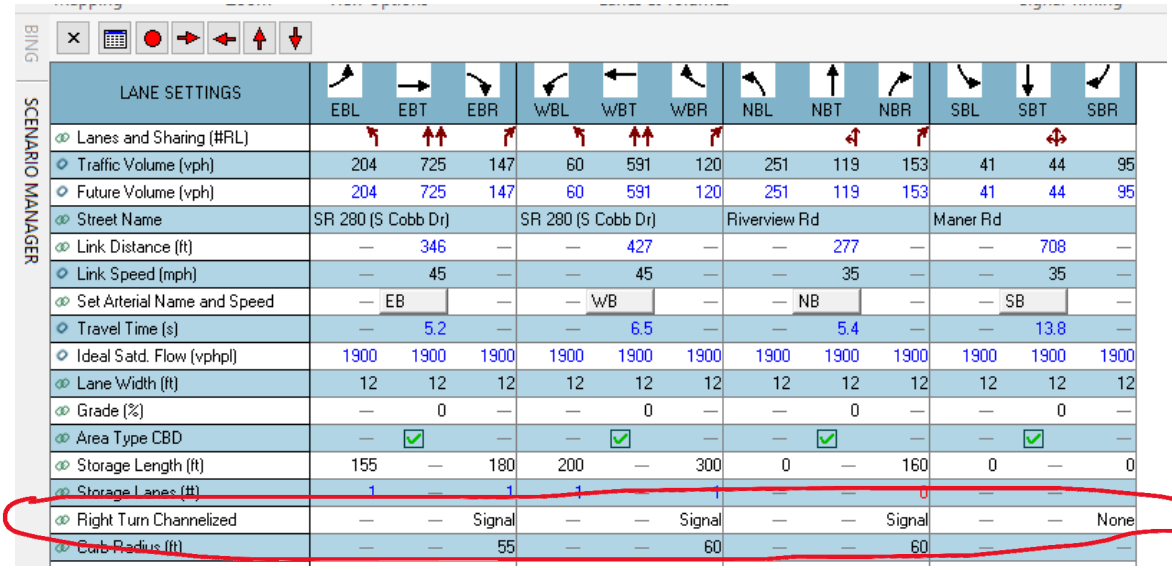
    a. This matches the orientation used in the November 7th Synchro for the signalized South Cobb Drive at River View Road/Maner Drive intersection.

2. The U-turn movement should be added as a separate volume rather than being added as part of the left-turn movement, as shown in the example below.



3. Channelized right turns should be coded in the Synchro Lane Settings as having Signal control if located at a traffic signal. Signalized approaches with no channelized right turn provided should be coded as None for this setting.

    a. The example below has been corrected from the November 7th analysis, which incorrectly uses “Yield” at all approaches.



LANE SETTINGS	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lanes and Sharing (#RL)												
Traffic Volume (vph)	204	725	147	60	591	120	251	119	153	41	44	95
Future Volume (vph)	204	725	147	60	591	120	251	119	153	41	44	95
Street Name	SR 280 (S Cobb Dr)			SR 280 (S Cobb Dr)			Riverview Rd			Maner Rd		
Link Distance (ft)	—	346	—	—	427	—	—	277	—	—	708	—
Link Speed (mph)	—	45	—	—	45	—	—	35	—	—	35	—
Set Arterial Name and Speed	—	EB	—	—	WB	—	—	NB	—	—	SB	—
Travel Time (s)	—	5.2	—	—	6.5	—	—	5.4	—	—	13.8	—
Ideal Satd. Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	—	0	—	—	0	—	—	0	—	—	0	—
Area Type CBD	—	☑	—	—	☑	—	—	☑	—	—	☑	—
Storage Length (ft)	155	—	180	200	—	300	0	—	160	0	—	0
Storage Lanes (#)	1	—	1	1	—	1	—	—	0	—	—	
Right Turn Channelized	—	—	Signal	—	—	Signal	—	—	Signal	—	—	None
Curb Radius (ft)	—	—	55	—	—	60	—	—	60	—	—	—

4. Cobb DOT does not agree that 100% of the traffic to and from the west on South Cobb Drive (50% of the total site traffic) will exit the South Cobb Drive intersection to U-turn at the adjacent River View intersection signal, as shown on the Submittal 2 Figure 5.

    a. The short weave distance from the right-out driveway to the U-turn can be difficult to maneuver, especially during weekday peak hours.

    b. A proportion of the exiting new site-generated trips going to South Cobb Drive to the west should therefore be distributed to the Maner Road driveway, to then turn left onto northbound River View Road and turn left at the South Cobb Drive traffic signal.

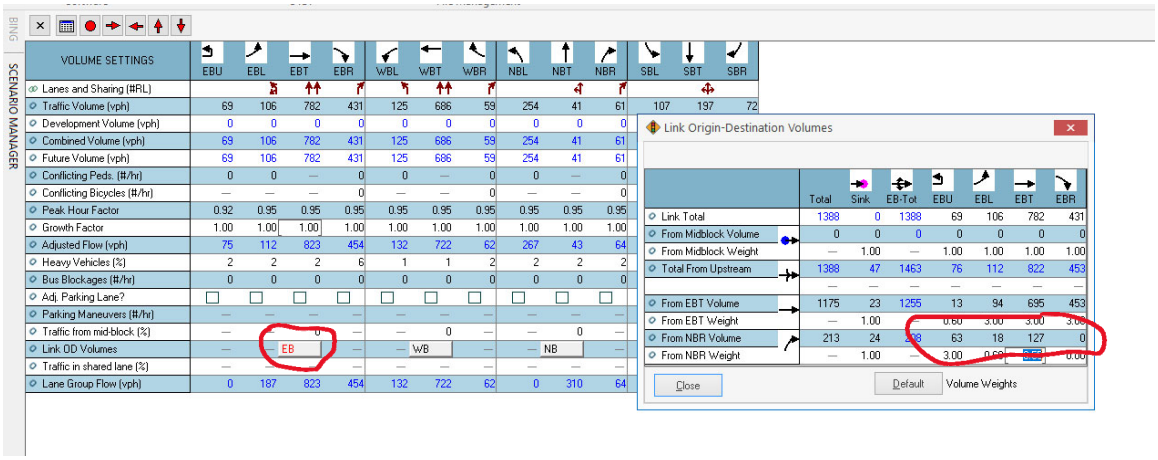
5. Cobb DOT does not agree that 100% of the passby traffic will approach from eastbound South Cobb Drive and southbound River View Road as shown on the Submittal 2 Figure 6.

    a. A proportion of the passby traffic percentages should also be distributed to westbound South Cobb Drive and northbound River View Road.

6. The O-D pairings in Synchro must be modified to correctly model the distribution of downstream movements that come from the South Cobb Drive driveway, as shown in the example below.

    a. This modification is required to correctly reflect the heavy weave movement from the South Cobb Drive driveway to the signalized U-turn.

b. The final volumes to be distributed will be affected by Comment 4 and/or Comment 5 above. Weight percentages should be adjusted to create the correct distribution from the South Cobb Drive development driveway.

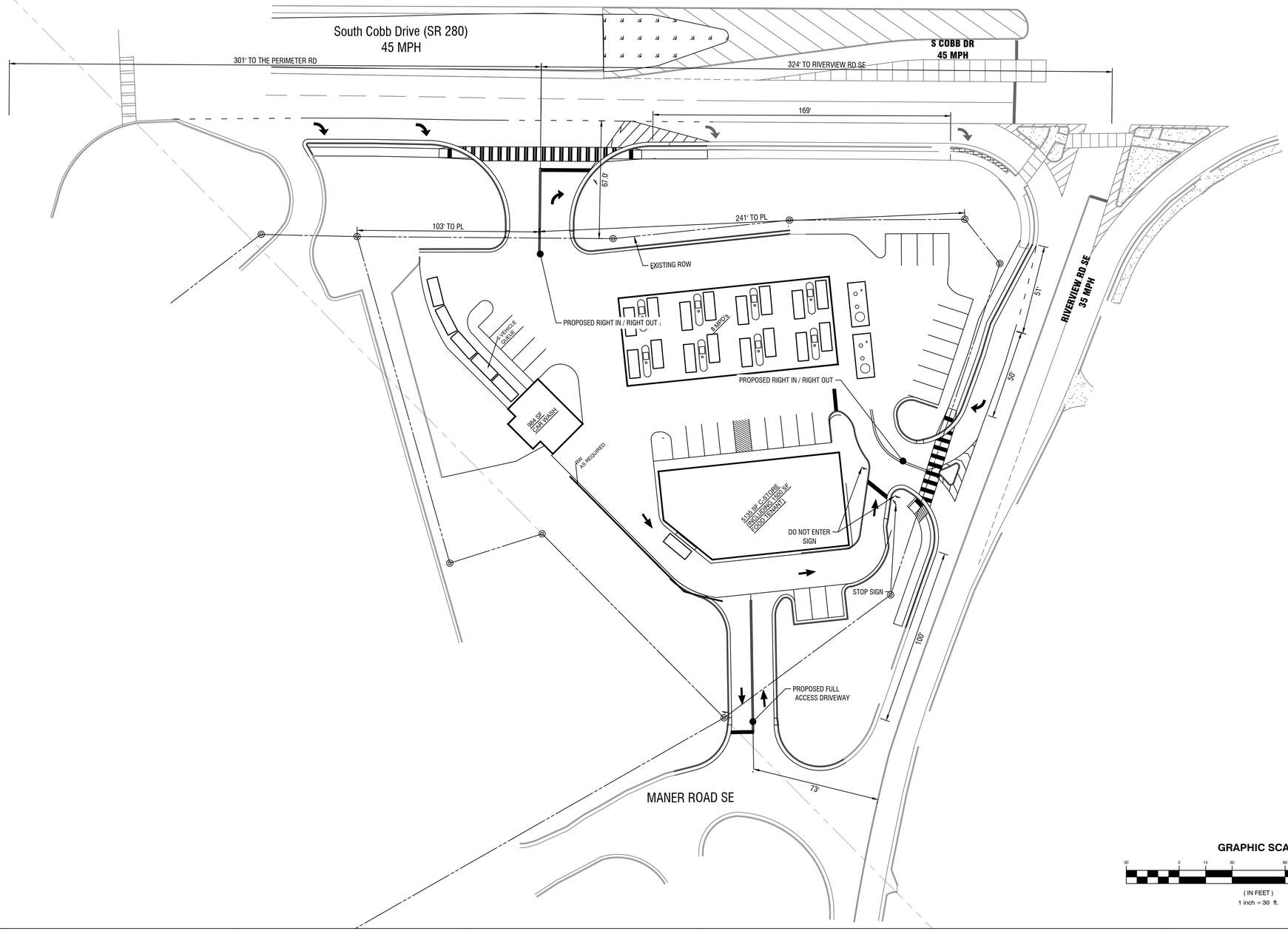


7. Exterior road segments should be extended so that vehicles are not denied entry when running SimTraffic. This can be identified by comparing maximum queue lengths versus the link distance.

   a. If any exterior road segments representing interior driveways become unreasonably long to address Comment 7 (ie, longer than on-site queuing could address), the internal existing trip assignment may need to be further adjusted to reflect the difficulty the microsimulated vehicles are indicating in finding acceptable gaps in the mainline traffic.

8. Cobb DOT recommends that the applicant traffic engineer contact Cobb DOT Traffic Engineering after addressing the above comments but before using the revised assumptions to revise the Future Build analyses. The discussion can confirm agreement on redistributed traffic volume percentages and any other concerns that could affect the revised Submittal 2. Please contact Abby Fletcher (abby.fletcher@cobbcounty.gov) at 770-528-4390 when this data is available.

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

A&R Engineering, Inc.
2160 Kingston Court, Ste O
Marietta, GA 30067
(770) 690-9255
www.areng.com
info@areng.com
GA COA #PEF00400

NOT RELEASED FOR CONSTRUCTION

SEAL

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

PREPARED FOR
KNIGHT PARTNERS, LLC

3465 NORTHSIDE PKWY NW
ATLANTA, GA 30327
404-242-1852

OVERALL PROPOSED PLAN

SOUTH COBB IMPACT STUDY
DD / SD
5322 SOUTH COBB DRIVE
ATLANTA, GA 30327

24 HOUR CONTACT
JARED RAYMAN
404-242-1852

LANDLOT	DISTRICT
759	7

PARCEL ID #
17075400030

DWN BY	CKD BY	A&R JOB No.
LO	AKA	25-142

DATE

SHEET IDENTIFICATION
CT-1101

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

January 28, 2026

Via E-mail Only

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

RE: Application for Rezoning - Application No.: Z-27 (2025)
Applicant: Knight Partners LLC
Property Owner: Louise G. Howard Family Investments, L.P.
Property: 1.544 acres, more or less, located at the intersection of the southwesterly side of South Cobb Drive and the northwesterly side of Riverview Road, being more particularly known as 5322 South Cobb Drive and 2259 and 2273 Riverview Road, Land Lots 754 and 759, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Knight Partners LLC (hereinafter referred to as "Applicant"), and the Property Owner, the Louise G. Howard Family Investments, L.P. (hereinafter referred to as "Owner" or "Property Owner"), in the Application for Rezoning with regard to a total tract of approximately 1.544 acres located at the intersection of the southwesterly side of South Cobb Drive and the northwesterly side of Riverview Road, being more particularly known as 5322 South Cobb Drive and 2259 and 2273 Riverview Road, Land Lots 754 and 759, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and ongoing meetings and communications with area residents and homeowner representatives, we have been authorized by the Applicant to submit this letter of

agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Tourist Services ("TS") and R-20 to the proposed zoning category of Community Retail Commercial ("CRC"), with reference to the revised Site Plan prepared for Applicant by A&R Engineering, Inc. (undated) and previously submitted to Cobb Zoning and Department of Transportation Staff. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) Applicant agrees the hours of operation for normal retail operations shall be limited to no greater than 5:00 a.m. to 11:00 p.m., Monday through Sunday.

(4) Applicant agrees to provide secure entry and access to the Property after hours (i.e., between 11:00 p.m. and 5:00 a.m.).

(5) Applicant agrees to install and utilize 24-hour security cameras at strategic locations on the Property.

(6) Applicant agrees to provide a Forest Acres Subdivision representative a 24-hour contact.

(7) Applicant agrees that lighting for the proposed development shall be designed to prevent glare from extending beyond the boundaries of the Subject Property. Applicant shall conduct a lighting study as part of Permitting and Plan Review.

(8) The dumpsters servicing the proposed convenience store shall be enclosed, with materials and colors for the enclosure being matching and complementary to the façade of the proposed store.

(9) Applicant agrees to a minimum eight (8) foot landscaped strip at the right-of-way along the Property frontage on South Cobb Drive and Riverview Road.

(10) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed development.

(11) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(12) All setback, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/ retention facilities, drainage facilities and any and all slopes or other required engineering features of the foregoing.

(13) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(14) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is appropriate for the Subject Property while taking into consideration the overall area and uses of properties surrounding the proposed development. We very much appreciate your consideration; as well as that of the Cobb County Planning Commission and Cobb County Board of Commissioners, in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

Terry L. Martin, AICP,CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Barkley Russell
Forest Acres Subdivision Representative
(With Copy of Attachment)

Knight Partners LLC
(With Copy of Attachment)

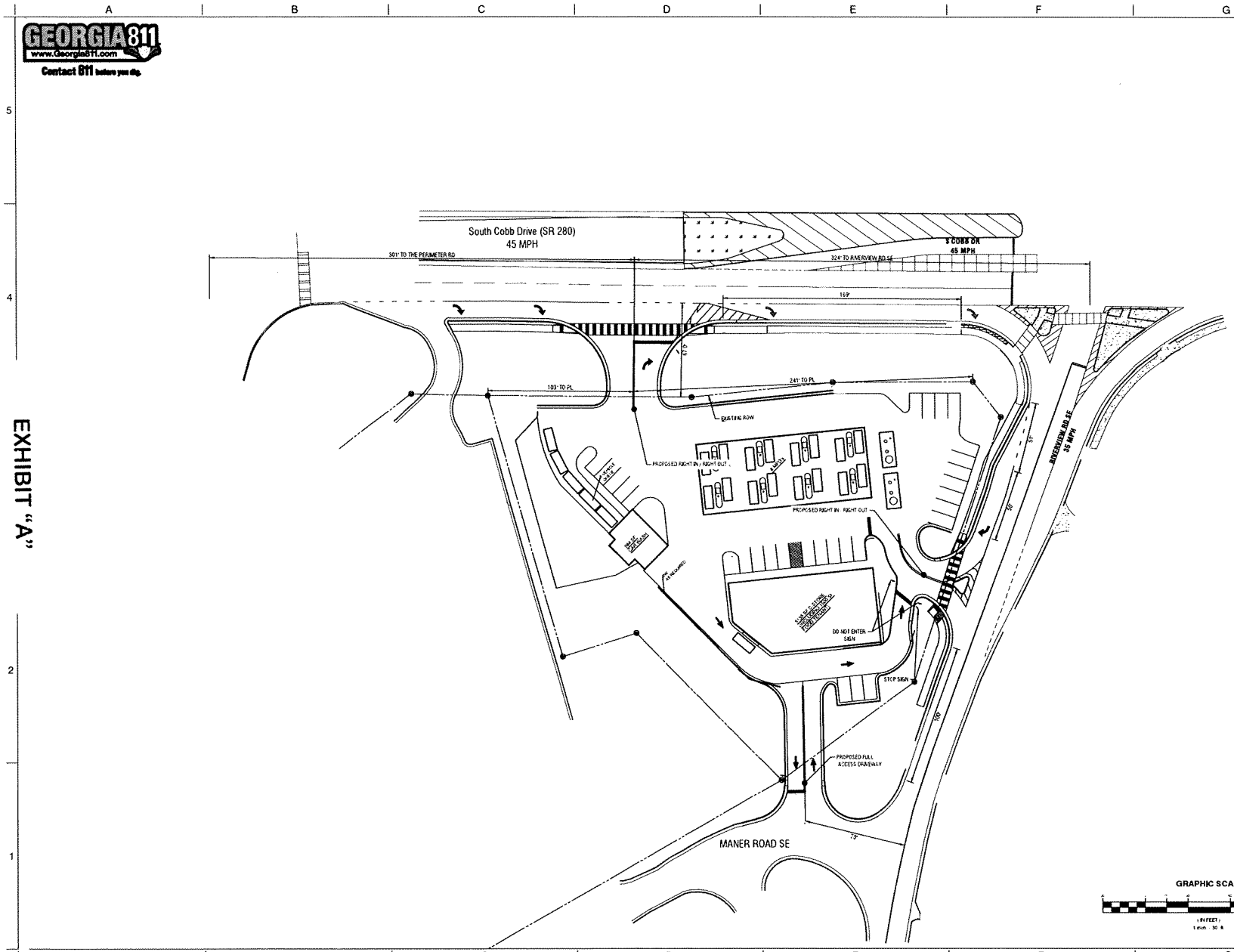


EXHIBIT "A"

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

A&R Engineering, Inc.
2160 Kingston Court, Ste O
Marietta, GA 30067
(770) 690-9255
www.areng.com
info@areng.com
GA COA #PEF000400

NOT RELEASED FOR CONSTRUCTION

SEAL

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

PREPARED FOR
KNIGHT PARTNERS, LLC
3455 NORTHSIDE PKWY NW
ATLANTA, GA 30327
404-242-1852

OVERALL PROPOSED PLAN

SOUTH COBB IMPACT STUDY
DD / SD
5322 SOUTH COBB DRIVE
ATLANTA, GA 30327

24 HOUR CONTACT
JARED RAYMAN
404-242-1852

LAND LOT	DISTRICT
759	7

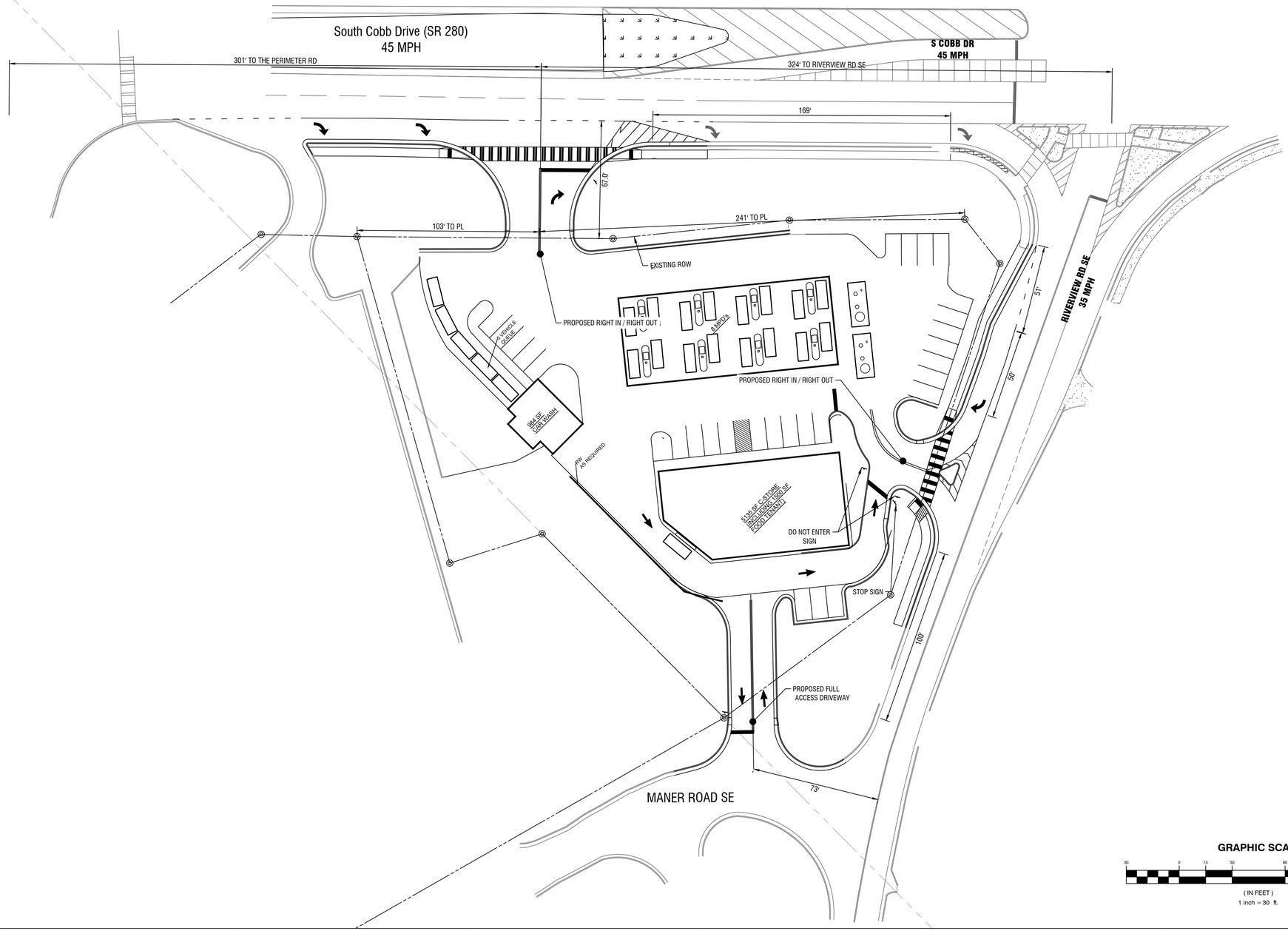
PARCEL ID #
17075400030

DWN BY	CKD BY	A&R JOB No
LO	AKA	25-142

DATE

SHEET IDENTIFICATION
CT-1101

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

A&R Engineering, Inc.
2160 Kingston Court, Ste O
Marietta, GA 30067
(770) 690-9255
www.areng.com
info@areng.com
GA COA #PEF00400

NOT RELEASED FOR CONSTRUCTION

SEAL

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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7		
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9		

PREPARED FOR
KNIGHT PARTNERS, LLC

3465 NORTHSIDE PKWY NW
ATLANTA, GA 30327
404-242-1852

OVERALL PROPOSED PLAN

SOUTH COBB IMPACT STUDY
DD / SD
5322 SOUTH COBB DRIVE
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LANDLOT	DISTRICT
759	7

PARCEL ID #
17075400030

DWN BY	CKD BY	A&R JOB No.
LO	AKA	25-142

DATE

SHEET IDENTIFICATION
CT-1101

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

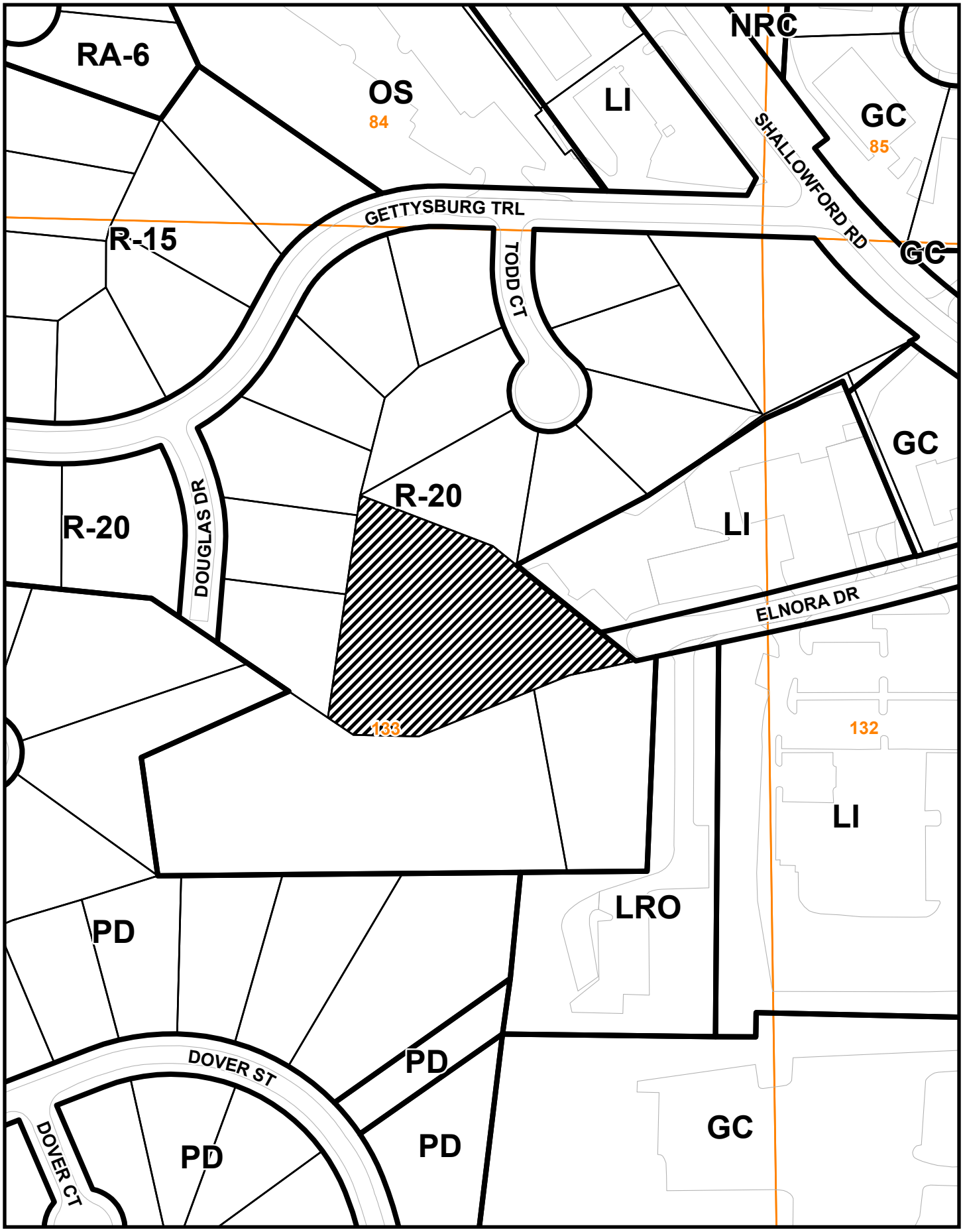
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
Future Land Use	LDR
Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-1 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

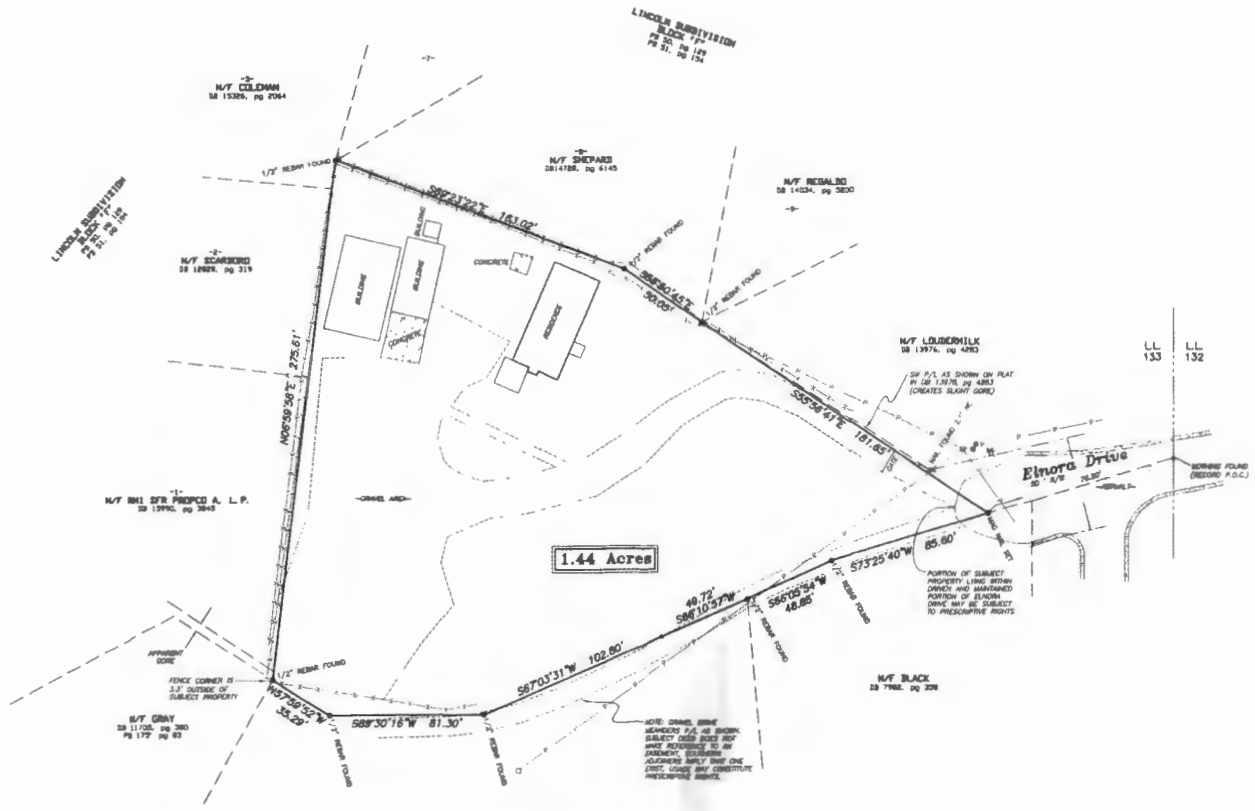
Z-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BR+7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.05 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 121,635 FEET.
C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15162, pg 6124
TAX PARCEL: 16013300010



GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(ii) (NO APPROVAL NEEDED)
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MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA No. 2718 MARK E. CHASTAIN

RETRACEMENT SURVEY
PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE — COMMENT

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

● IRON PIN FOUND	PROPERTY LINE
○ IRON PIN SET (IPS)	LAND LOT LINE
▲ COMPUTED POINT (NO MONUMENT)	RIGHT OF WAY
■ ROCK	LAND POWER
⊕ LP MAILBOX	FENCE
RB — REBAR	CENTERLINE OF POND
COTP — OPEN TOP PIPE	US GAS LINE
CTP — CRIMP TOP PIPE	US POWER
P.O.B. — POINT OF BEGINNING	STATE LAW LINE
R/W — RIGHT OF WAY	WATER LINE
P/L — PROPERTY LINE	STORM LINE
C/L — CENTERLINE	R/R TRACKS
M/T — NOW OR FORMERLY	EXIST. CONTOUR
RCP — REINFORCED CONC. PIPE	DEV. REV. CONTOUR
CMP — CORRUGATED METAL PIPE	PROP. CONTOUR
CPP — CORRUGATED PLASTIC PIPE	FEMA FLOODZONE
ASPHALT	
CONCRETE	
GRAVEL	

HOMEPAGE DIMENSIONS ARE GUTTER/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

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IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA
Since 1995
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3188
ALABAMA LAND SURVEYING FIRM CA-892-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5208

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE 229736

Z-1 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

_____

c) **List all requested variances:** _____

_____

_____

_____

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** On back page

_____

b) **Proposed building architecture:** Existing home used as commercial space

_____

c) **Proposed hours/days of operation:** On back page

_____

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

_____

_____

_____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

_____

No-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service

provides tree maintenance and removal services, The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.

Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again.

Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

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OCT 08 2025
COBB COUNTY ZONING

James L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144

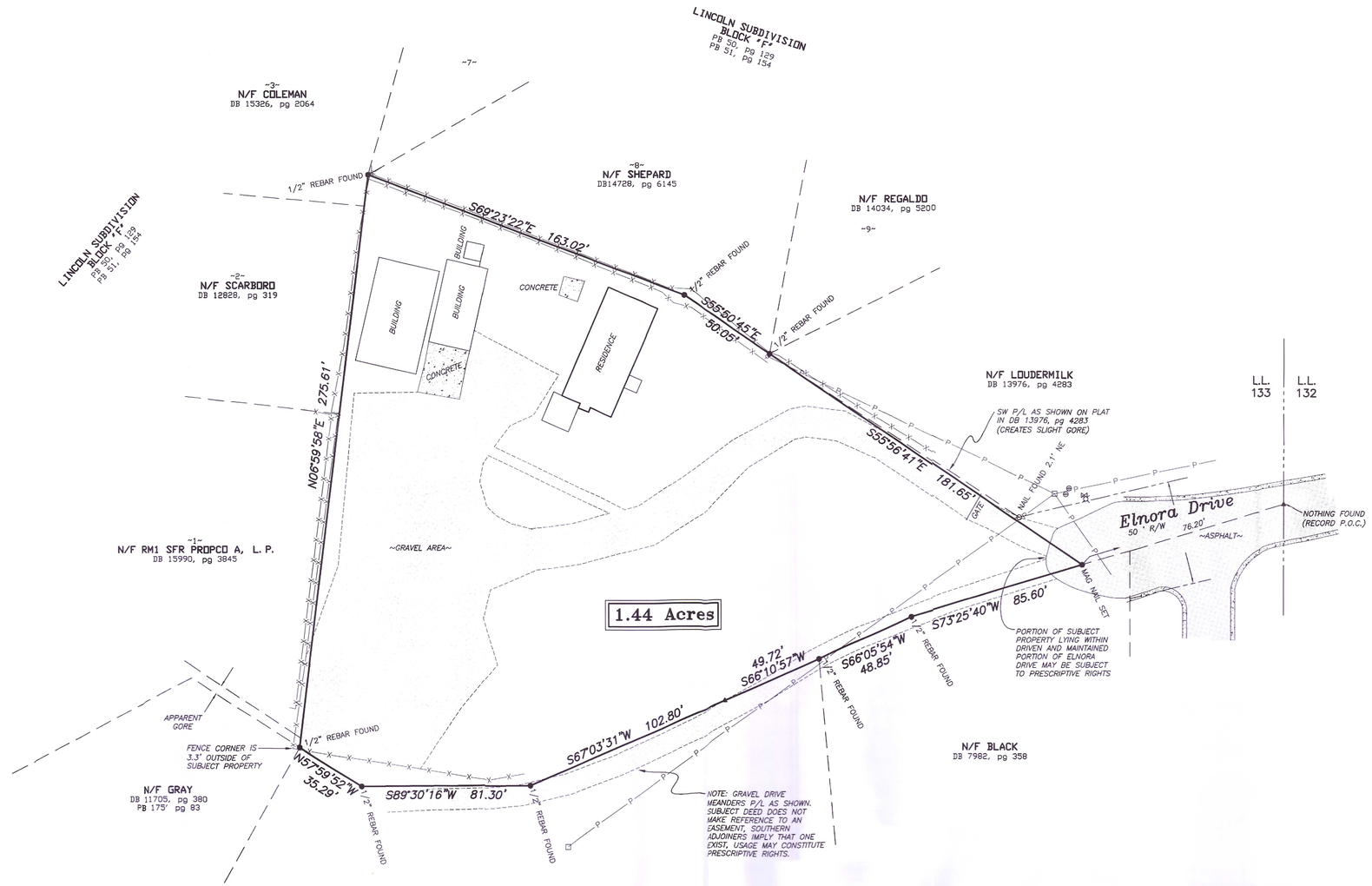
2-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Connie Taylor
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Cobb County, Georgia

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C. DATE(S) OF FIELD SURVEY: 09/25-30/2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FRANCISCO J. GARCIA
SOURCE OF TITLE: DB 15102, pg 6124
TAX PARCEL: 16013300010



GEORGIA SURVEYOR CERTIFICATION

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MARK E. CHASTAIN, RLS No. 2718 — OCTOBER 2, 2025

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

RECEIVED
OCT 08 2025
COBB COUNTY ZONING

RETRACEMENT SURVEY
PREPARED FOR

Francisco J. Garcia

895 ELNORA DRIVE, MARIETTA GA

LAND LOT 133
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DATE: OCTOBER 2, 2025

REVISIONS:
DATE COMMENT

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

IRON PIN FOUND		FIRE HYDRANT	POWER BOX
IRON PIN SET (IPS)		UTILITY POLE	UTILITY PEDESTAL
COMPUTED POSITION (NO MONUMENT)		WATER METER	DRAIN INLET
ROCK		WATER VALVE	STORM MH
OR CONCRETE MONUMENT		GAS METER	SEWER MH
RB — REBAR		GAS VALVE	LIGHT POLE
OTP — OPEN TOP PIPE			PROPERTY LINE
CTP — CRIMP TOP PIPE			LAND LOT LINE
P.O.B. — POINT OF BEGINNING			RIGHT OF WAY
R/W — RIGHT OF WAY		P	O/H POWER
P/L — PROPERTY LINE		T	O/H TELEPHONE
C/L — CENTERLINE		X	FENCE
N/F — NOW OR FORMERLY			STREAM OR POND
DB/pg — DEED BOOK/PAGE		G	UG GAS LINE
PB/pg — PLAT BOOK/PAGE		E	UG POWER
PP — UTILITY POLE		SS	SEWER LINE
LL — LAND LOT		W	WATER LINE
RCP — REINFORCED CONC. PIPE		C	UG COMMUNICATIONS
CMP — CORRUGATED METAL PIPE			STORM LINE
CPP — CORRUGATED PLASTIC PIPE			R/R TRACKS
ASPHALT		1000	EXIST. CONTOUR
CONCRETE		1000	EXIST. INDEX CONTOUR
GRAVEL		1000	PROP. CONTOUR
		1000	PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

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IN GOD WE TRUST

PREPARED BY
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GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

15 0 30 60
GRAPHIC SCALE - 1" = 30'

SHEET 1 OF 1
FILE: 225F35

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

Applicant	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Francisco J. Garcia Sanchez
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Francisco J. Garcia
Property Location	Located at the western terminus of Elnora Drive, west of Shallowford Road
Address	895 Elnora Drive
Access to Property	Elnora Drive

QUICK FACTS

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Current Use of Property	Single-family residence
Proposed Zoning	LI
Proposed Use	Tree service
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Site Acreage	1.44
District	16
Land Lot	133
Parcel #	16013300010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

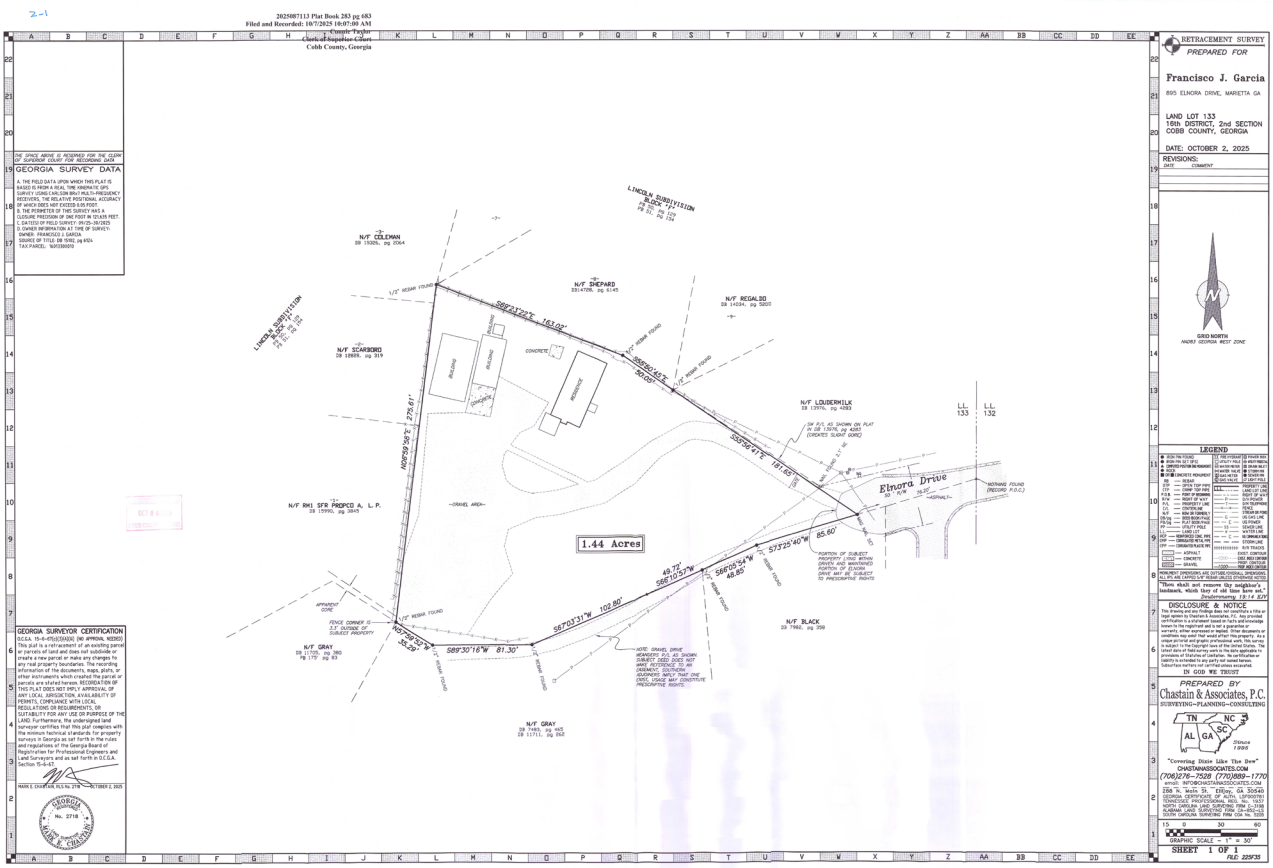
(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

Z-1 2026 Aerial Map



Z-1-2026 DEPARTMENT COMMENTS – Zoning Division



North

Zoning: R-20/ Single-family Residential

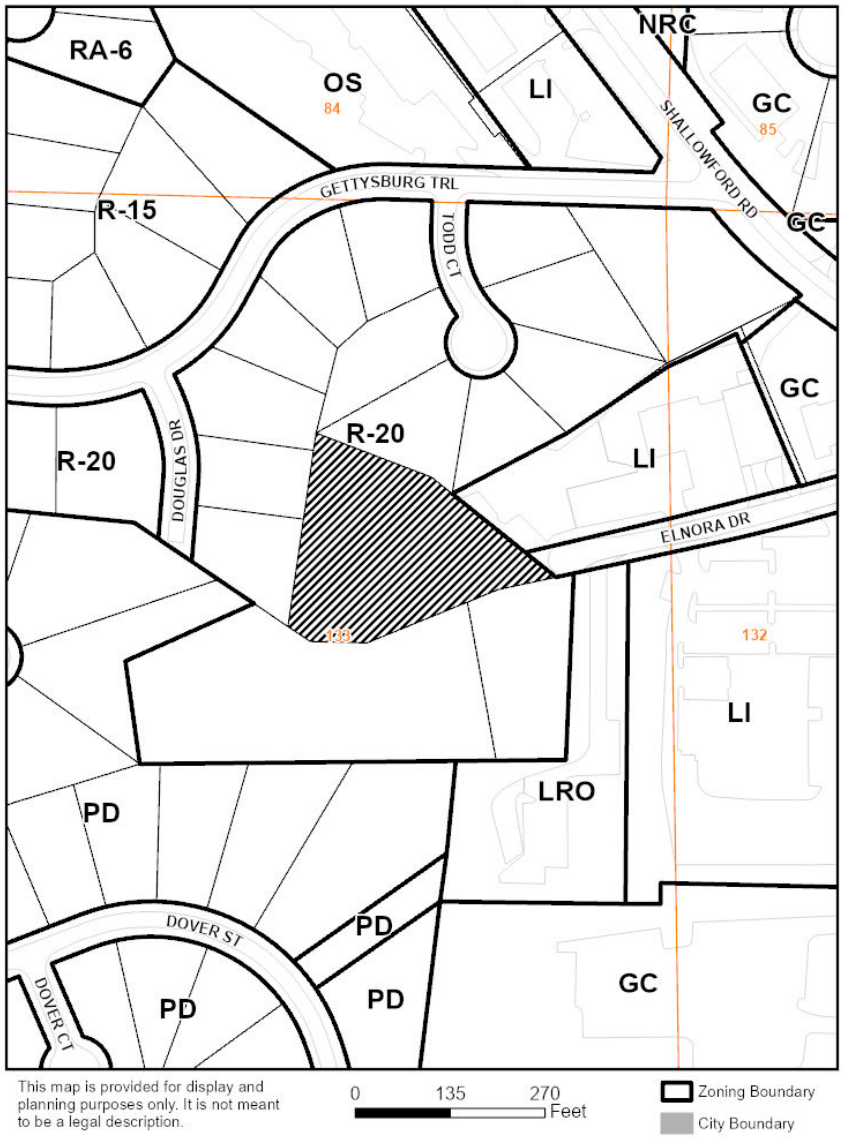
Future Land Use: LDR

WEST

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Z-1 2026 Map



EAST

Zoning: LI/ Light Industrial

Future Land Use: CAC

SOUTH

Zoning: R-20/ Single-family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting to rezone the site to the LI light industrial zoning district to operate a tree service and removal company. The applicant has stated that they will not be harvesting or breaking down tree materials at this location, and that the property's primary use will be for parking of vehicles. The applicant has proposed that employees will park on the property at 6:30am to pick-up work vehicles and won't return until the evening to store the vehicles, with the latest vehicles arriving at 7:00pm.

The subject property's road access is Elnora Drive, which primarily serves commercial, and industrial businesses. This has left 895 Elnora as one of three homes on an otherwise non-residential street. It should be noted that 895 Elnora Drive is surrounded by residential single-family homes to the north, west, and south. There are new structures on site that are lacking proper permits, which will have to be brought into compliance. The applicant proposes vehicles to be parked on the existing gravel drive, which is not permitted under existing code requirements. The code requires that all vehicles be parked on a hardened, treated surface, within designated parking spaces. The applicant proposes a maximum of 10 work vehicles to be parked overnight plus 8 employee vehicles to be parked on-site during the day.

Z-1-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 4
Proposed # of stories: 1
Total sq. footage of development: 4,116
Floor area ratio: 0.07
Square footage per acre: 2,858
Required parking spaces: 18 spaces minimum for 10 work vehicles and 8 employee vehicles.
Proposed parking spaces: 0, none paved or striped
Acres in floodplain or wetlands: 0
Impervious surface shown: 41.78%

Are there any zoning variances?

1. Reduction of side setback from 20ft to 10ft for existing single-family dwelling;
2. Reduction of rear setback from 30ft to 4ft for westernmost accessory structure;
3. Reduction of required road frontage from 100ft to 39ft;
4. Waive the 50-foot landscape buffer from 50-feet to 0-feet on the north, south, and west property lines; and
5. Allow parking and maneuvering on a non-hardened surface.

Are there any environmental conditions existing or proposed on the site?

No.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510 - EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads must be clearly defined/shown and shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

(continued)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS GATES:
Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-1-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-1-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev**.**

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-1-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size/location of existing water main(s): 6" on Elnora Dr

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 180' west on Douglas Dr

Estimated waste generation (in G.P.D.): Average daily = 400

Peak flow = 1000

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Property will be required to connect to sewer if the continued use of the existing septic system is not permitted by the Health Department.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Elnora Drive	Local	25	Cobb County	50’

Roadway	Location	Average daily trips	Level of service
Elnora Drive	NA	NA	NA

Comments and observations

Elnora Drive is classified as a local roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

The Institute of Traffic Engineers (ITE) Trip Generation manual, 11th edition, does not have available data for this specific land use type. This development is currently in limited operation and additional trip generation associated with the rezoning is assumed to be minimal.

In accordance with Cobb County Code 134-121 and based on site plan received October 8, 2025, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Should any driveway modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend driveway on Elnora Drive be reconstructed to commercial standards and treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-02404 **OPEN DATE:** 5/2/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: running a business out of home "Beaver Tree Service" 6 TO 7 commercial vehicles.

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/08/2025		Case Details		I issued a Notice of Violation for Customary Home Occupation and taped it to the front door with a written explanation of the violation. I was able to observe several heavy vehicles with Beaver Tree Service labeling on them. There were several vehicles which are most likely employee's vehicles. The vehicles were not parked on a hardened surface; however, the home was built in 1952 and does not appear to have ever had a driveway installed. D Roberts
05/08/2025		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/
05/21/2025		Case Details		I received an email from the property owner Francisco advising that he has completed the paperwork for rezoning. D Roberts
05/21/2025		ReInspection	In Violation 30 Day	
06/03/2025		Case Details		I observed a Large Truck loaded with Tree logs and equipment retuning to the case address.. D. Harrell
06/03/2025		Case Details		No Change on Property.. Large Trucks and Equipment parked and Large tree waste piles parked on property. (Photos Uploaded). D. Harrell
06/03/2025		ReInspection	In Violation 0 Day	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/10/2025		ReInspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* LITTER|*102-92(a)(1)(2)*|Remove all trash and debris, including tree debris and yard waste, from property.*/ /* PERMITTED USE/COMMERCIAL USE|*134-197(3)*|Property is not zoned for commercial use, for Tree Service Company operating on property .*/ /* SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION|*134-37(a)(12)*| A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.*/
09/10/2025		Violation Details		I issued a Notice of Violation for LITTER, OUTSIDE STORAGE, PERMITTED USE/ COMMERCIAL USE, AND SPECIAL LAND USE/ WASTE TRANSFER to the property. I Observed Trucks, Marked Commercial vehicles, Tree waste, Equipment, trash and debris outside of the property. I also observed large number of vehicles on the property. (Photos Uploaded). Notice will be mailed to the case address. D. Harrell
09/22/2025		Phone Call		On Sept 15, 2025, I received a Phone call from the Property owner (Francisco Garcia) who informed me that he has not filed for the Land Use Permit for the property, due waiting for a appointment for a survey for the property, since receiving the Notice form Code Enforcement on May 8, 2025. I informed Mr. Francisco If No Land Use Permit for the property is not filed for the property by Sept 30, 2025. Citations will be issued. D. Harrell
09/22/2025		ReInspection	In Violation	
10/09/2025		Case Details		Mr. Garcia filed for the Land Use Permit with County Zoning on Oct 8, 2025.. Pending Zoning Hearings for property on (Z-1) Feb 3, 2026 and Feb 17, 2026.. Next Inspection (Jan 29, 2026). D. Harrell
10/09/2025		ReInspection	In Violation	

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-02404 Date: 5/8/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from May 8, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.

David Roberts (david.roberts@cobbcounty.org) — Officer

770-528-2181 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
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Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

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895 ELNORA DR NE	MARIETTA, GA 30066	16	0133	001	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or GARCIA FRANCISCO J (895 ELNORA DR MARIETTA, GA 30066)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from September 10, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (12) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.
LITTER	102-92(a)(1)(2)	Remove all trash and debris, including tree debris and yard waste, from property.
PERMITTED USE/COMMERCIAL USE	134-197(3)	Property is not zoned for commercial use, for Tree Service Company operating on property .
SPECIAL LAND USE PERMIT REQUIRED/WASTE TRANSFER STATION	134-37(a)(12)	A special land use permit shall be required for the following types of uses of property regardless of the zoning classification of district for the realty: Waste Transfer Station.

Danny Harrell (Danny.Harrell@cobbcounty.gov) — Officer

770-528-2112 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

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Sep 10, 2025 at 9:43:06 AM


Sep 10, 2025 at 9:43:17 AM
678.616.4209


Sep 10, 2025 at 9:48:26 AM
678.616.4209


Sep 10, 2025 at 9:43:38 AM


Sep 10, 2025 at 9:43:59 AM


Sep 10, 2025 at 9:44:02 AM


Sep 10, 2025 at 9:44:06 AM


Sep 10, 2025 at 9:44:19 AM
BEAVER
Tree Service
678-616-4209


Sep 10, 2025 at 9:44:28 AM


Sep 10, 2025 at 9:44:45 AM
678.616.4209


Sep 10, 2025 at 9:44:56 AM


Sep 10, 2025 at 9:44:59 AM


Sep 10, 2025 at 9:45:09 AM


Sep 10, 2025 at 9:45:13 AM

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Although Elnora Drive caters predominately to industrial and commercial interests, the shape of the subject property would place an industrial use directly in the backyards of multiple residential properties.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal could adversely affect the existing use or usability of adjacent or nearby property. There is little to no existing buffering along residential property lines. Allowing for potential overlap of commercial activity into residential districts.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Elnora Drive already caters to commercial and industrial uses, with access to Shallowford Road and Canton Road.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is not in conformity with the policies and intent of the comprehensive plan. The property's Future Land Use designation is Low Density Residential, which would not conform with the proposed light industrial zoning district. While most of Elnora Drive is a Community Activity Center (CAC), that designation encompasses existing commercially & industrially zoned properties along this roadway.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing conditions that give support for disapproval of the proposed light industrial zoning district. The subject property is surrounded on three sides by single-family homes, which make this location a poor candidate for rezoning to an industrial usage. Approval would allow an industrial use to operate and maintain a vehicle fleet with few protections for surrounding residential properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

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COBB COUNTY ZONING

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** On back page

b) **Proposed building architecture:** Existing home used as commercial space

c) **Proposed hours/days of operation:** On back page

d) **List all requested variances:** - Road frontage reduction
- Gravel drive

Part 3. Other Pertinent Information (List or attach additional information if needed)

Cars and trucks will be parking, they are leaving every morning around 6:30 am and getting back to park in the evening Mon-Sat

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No-that we know at this time.

Workers will arrive in the morning and park their own cars in the site during the day, and leaving on the dump trucks and the commercial vehicles.

No noise during the day, heavy equipment working there as chainsaws, wood chippers, stump grinding or any equipment.

Our Business Latino Tree Service LLC
DBA: Beaver Tree Service

provides tree maintenance and removal services, The facility at 895 Dhora Dr. Marietta GA 30066, includes secure storage for our fleet of vehicles and specialized equipment such as

Dump Trucks
Wood chipper
chainsaws
Cars / Trucks
stump grinding

~~There's also a potential space for administration office.~~

We are commitment to not to make noise for operating with chainsaws, wood chippers, stump grinding or any equipment at the site. We are not producing mulch from wood waste.

Trucks will be turn on around 6:30 am and they will leave for work and coming back in the evening to park again.

Our company operates from Mon- Sat

NEIGHBORS OF 895 Elnora Dr.

Marietta GA. 30066

SIGNATURES FOR REZONING

PROPERTY.

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COBB COUNTY ZONING

James L. Gray Sr.
885 ELNORA DR.
MARIETTA, GA 30066

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

Doug and Sheila Barnett
460 Douglas Dr NE
Kennesaw, GA 30144

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

M. J. Loudermilk
923 Elnora Dr, Marietta, GA. 30066
M.J. Loudermilk

Rodney W. Coleman (770) 316-6239
4613 Douglas Dr.
Kennesaw GA. 30144

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-2-2026

SITE BACKGROUND

Applicant	Piedmont Residential, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Juett Investments, LLC; AIR Property, LLC; Joy Cain (a/k/a Joy L. Cain); and Nathan A. Ball and Jessica E. Lawson
Property Location	Located on the east side of Bells Ferry Road and the north and west sides of Dickson Road, south of Interstate 75
Address	1520 and 1546 Bells Ferry Road, 15 and 141 Dickson Road
Access to Property	Bells Ferry Road and Dickson Road

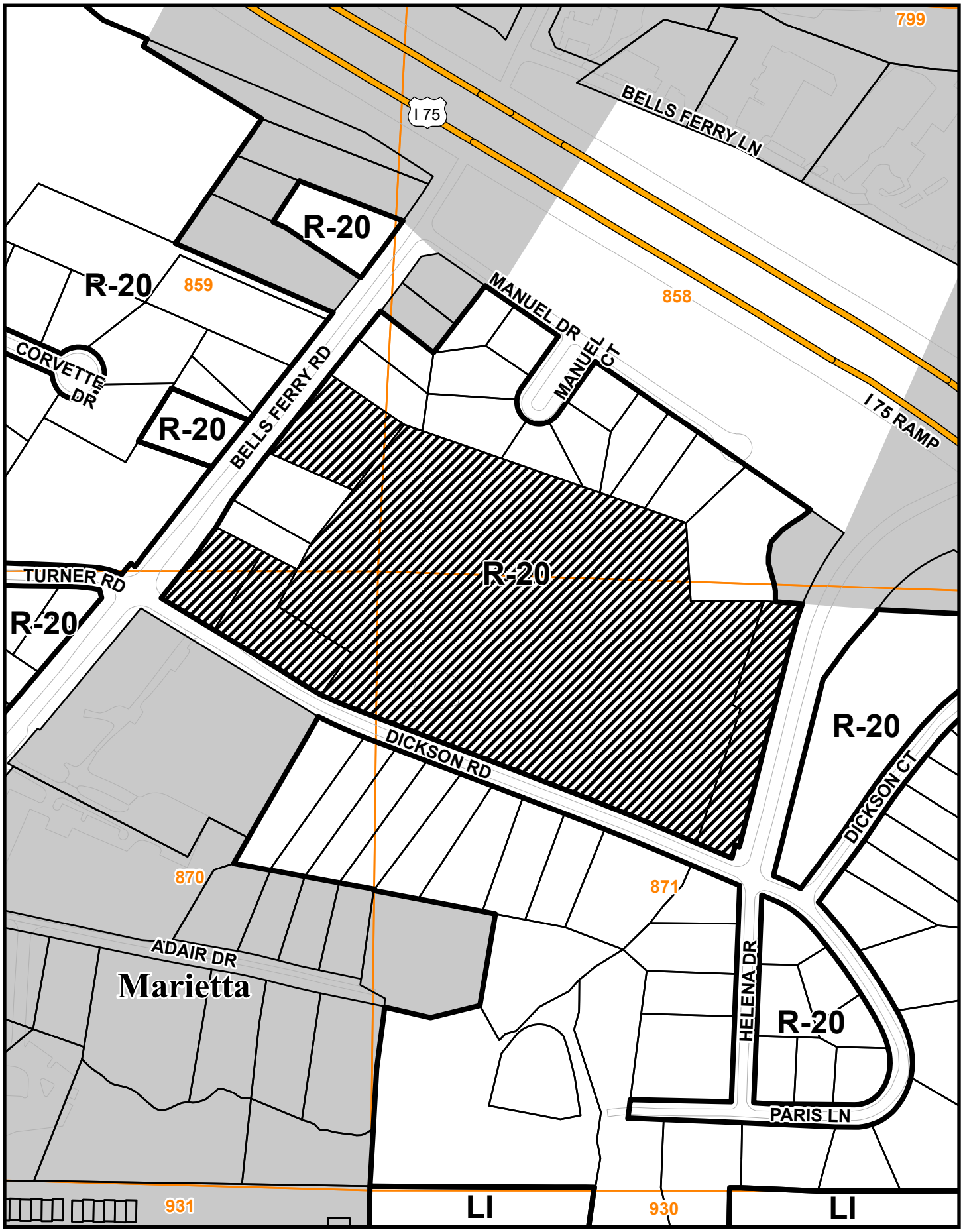
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residences
Proposed Zoning	RM-8
Proposed Use	Single-family community
Future Land Use	IC
Site Acreage	17.81
District	16
Land Lot	858, 859, 870, 871
Parcel #	16087100320, 16087100380, 16087000020, 16085900150, 16087000230
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-2 2026 Map



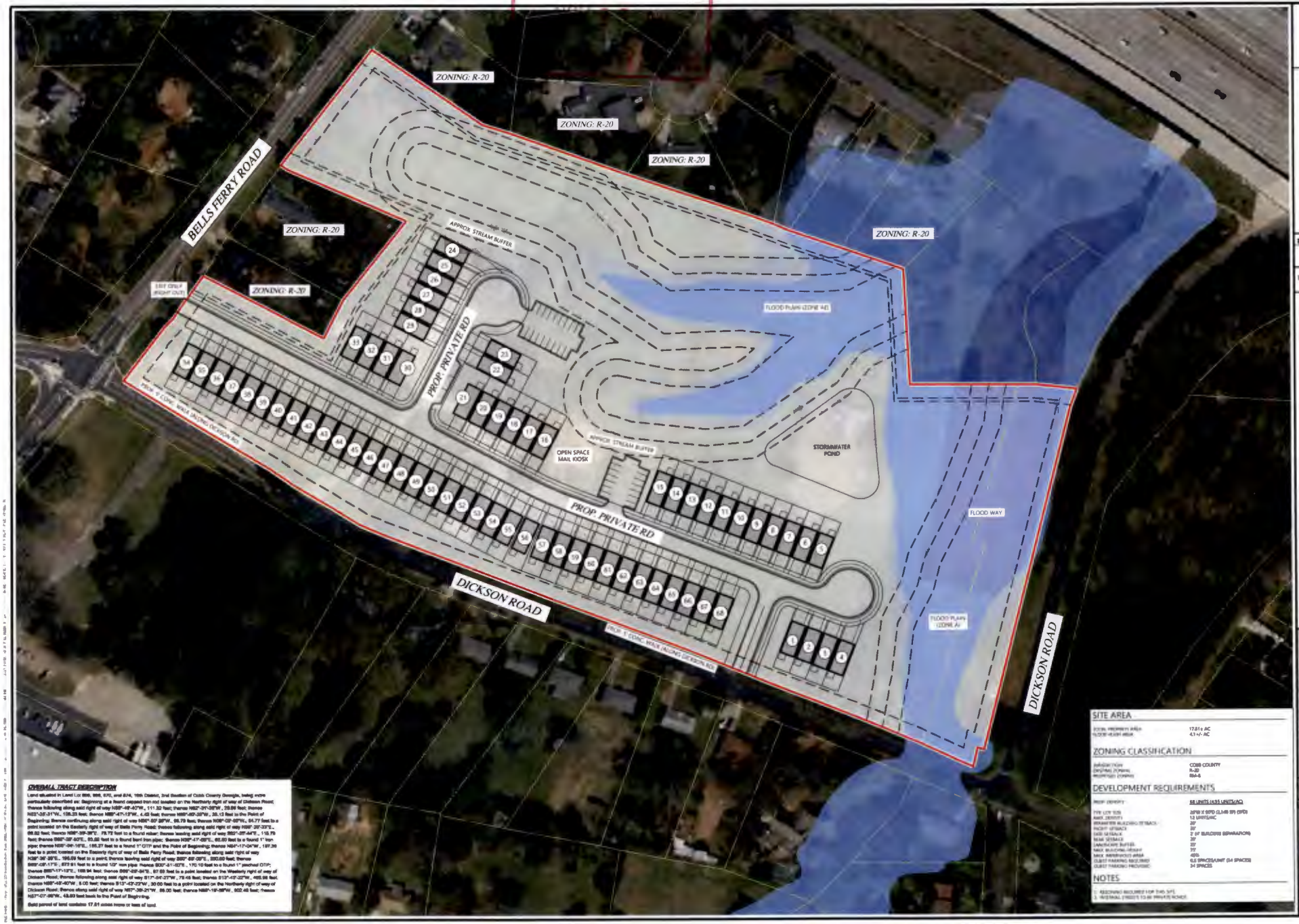
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 245 490 Feet

Zoning Boundary

City Boundary

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OVERALL TRACT DESCRIPTION

Land situated in Land Lot 858, 859, 870, and 874, 16th District, 2nd Section of Cobb County Georgia, being more particularly described as: Beginning at a found capped iron rod located on the Northerly right of way of Dickson Road; thence following along said right of way N59°-48'-40"W , 111.32 feet; thence N62°-01'-08"W , 29.86 feet; thence N53°-26'-31"W , 136.23 feet; thence N68°-47'-17"W , 4.45 feet; thence N59°-48'-39"W , 35.13 feet to the Point of Beginning; thence continuing along said right of way N59°-59' 28"W , 96.79 feet; thence N58°-09'-07"W , 84.77 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N39° 28'-33"E , 66.82 feet; thence N38°-39'-39"E , 79.72 feet to a found rebar; thence leaving said right of way S52°-28'-44"E , 116.79 feet; thence S66°-28'-50"E , 83.66 feet to a found bent iron pipe; thence N39°-47'-55"E , 60.00 feet to a found 1" iron pipe; thence N56°-04'-16"E , 186.27 feet to a found 1" OTP and the Point of Beginning; thence N64°-12'-04"W , 197.36 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N39°-36'-39"E , 199.69 feet to a point; thence leaving said right of way S65°-59'-09"E , 332.60 feet; thence S69°-08'-17"E , 673.91 feet to a found 1/2" iron pipe; thence S33°-51'-02"E , 170.10 feet to a found 1" pinched OTP; thence S85°-17'-12"E , 169.94 feet; thence S66°-59'-54"E , 87.93 feet to a point located on the Westerly right of way of Dickson Road; thence following along said right of way S17°-04'-27"W , 79.46 feet; thence S12°-43'-22"W , 495.66 feet; thence N68°-48'-40"W , 5.00 feet; thence S13°-43'-23"W , 30.00 feet to a point located on the Northerly right of way of Dickson Road; thence along said right of way N57°-39'-21"W , 88.00 feet; thence N68°-19'-39"W , 802.48 feet; thence N57°-07'-39"W , 48.89 feet back to the Point of Beginning.

Said parcel of land contains 17.51 acres more or less of land.

SITE AREA

TOTAL PROPERTY AREA	17.61± AC
FLOOD PLAIN AREA	4.1+/- AC

ZONING CLASSIFICATION

JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20
PROPOSED ZONING	RM-6

DEVELOPMENT REQUIREMENTS

PROP. DENSITY	58 UNITS (4.95 UNITS/AC)
TYP. LOT SIZE	20'W X 60'D (1,146 SF) (SFD)
MAX. DENSITY	12 UNITS/AC
MINIMUM BUILDING SETBACKS:	
FRONT SETBACK	20'
SIDE SETBACK	3' (0' BUILDING SEPARATION)
REAR SETBACK	20'
LANDSCAPE BUFFER	10'
MAX. BUILDING HEIGHT	35'
MAX. IMPERVIOUS AREA	45%
GUEST PARKING REQUIRED	0.5 SPACES/UNIT (54 SPACES)
GUEST PARKING PROVIDED	54 SPACES

NOTES

1. REZONING REQUIRED FOR THIS SITE.
2. INTERNAL STREETS TO BE PRIVATE ROADS.

ATWELL
866.850.4200
1000 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
www.atwell.com

PROJECT ADDRESS
COBB COUNTY
24 HOUR EMERGENCY CONTACT
NAME
PHONE

BELLS FERRY ASSEMBLAGE

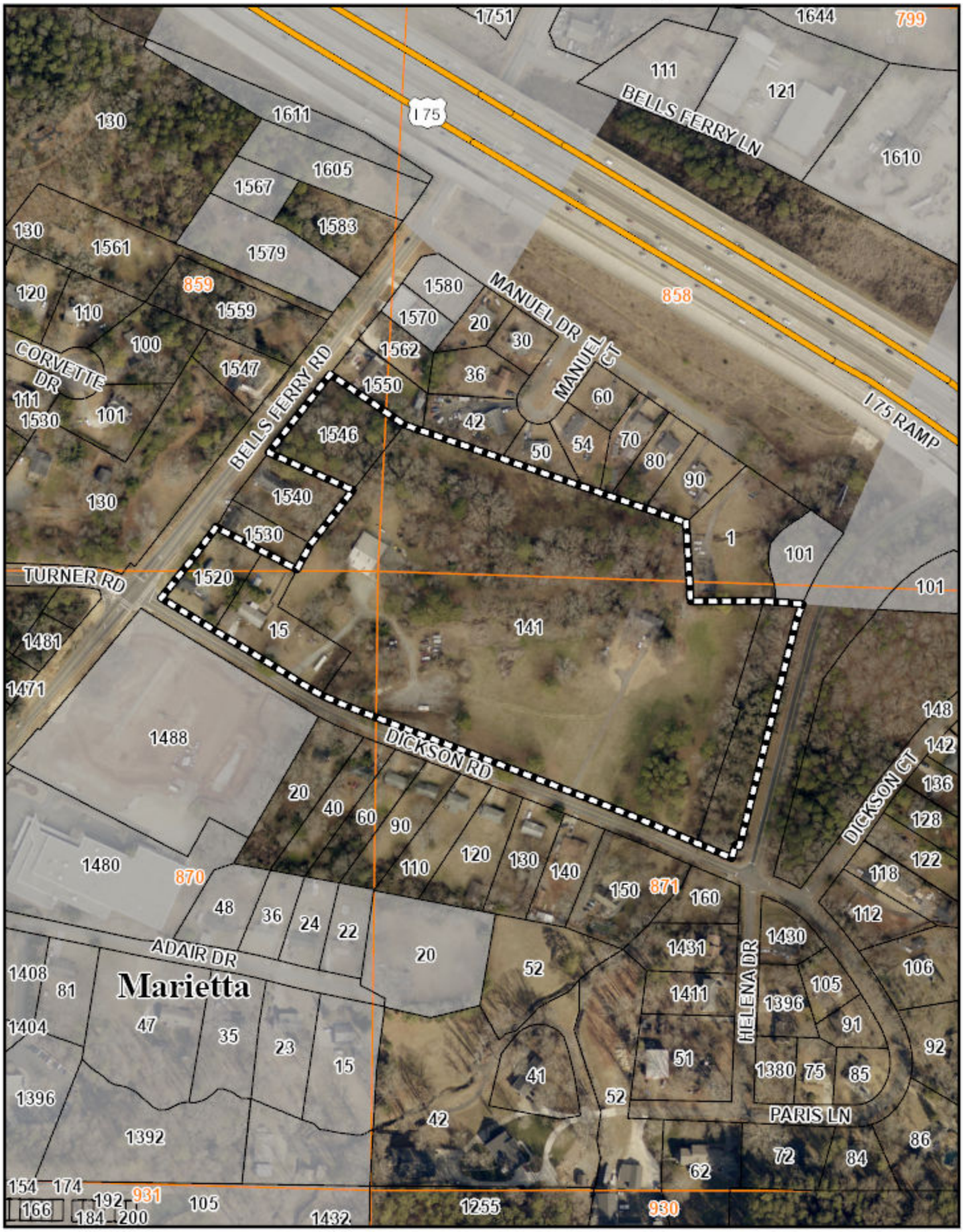
LAND LOTS 858, 859, 870, 874 - 16th DIST. - 2nd SECTION - COBB COUNTY GA

PIEDMONT RESIDENTIAL

CONCEPT PLAN

DATE 11-21-2023
PROJECT NO. 23007304
SHEET NO. CSP3

Z-2 2026 Aerial Map



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0 245 490 Feet

Zoning Boundary

City Boundary

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Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Minimum 1,800 square feet (heated)

b) **Proposed building architecture:** Traditional architecture with cementious siding and asphalt shingles

c) **List all requested variances:** To Be Determined During Rezoning Process

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **Proposed hours/days of operation:** Not Applicable.

d) **List all requested variances:**

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

Bells Ferry Assemblege
Traffic Study - Submittal 1

A traffic Submittal 1 (dated October 7, 2025) was received for a proposed 77-unit single family attached residential development with access off Dickson Road. The comments below are based on the October 7th memorandum and additional discussion with the applicant traffic engineer on October 30, 2025. A full traffic Submittal 2 traffic study is **not** required for the site plan included in the October 7th Submittal 1. However, a potential site plan modification that would include access on Bells Ferry Road was discussed during the October 30th conversation. If the site plan is modified, the Submittal 1 should be revised and resubmitted to Cobb DOT for re-evaluation.

Comments and Recommendations:

Left Turn Lane Requirements

1. Because Dickson Road is a local roadway, Cobb DOT does not anticipate requiring left turn lanes at the site driveways for the site plan included in the October 7th Submittal 1. Cobb DOT would therefore recommend retaining full-movement operation at both locations (as shown in Figure 1) to distribute the site traffic demand, as long as sight distance requirements are met for all approaches at both locations.

Growth Rate

2. If the Submittal 1 is revised for a new site plan, Cobb DOT recommends the use of a 1% growth rate to retain consistency with other county traffic studies.

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KCI

MEMORANDUM

RE: Bells Ferry Assemblage – Residential Development - Traffic Study for Submittal 1 Requirements
Cobb County, Georgia

For: Piedmont Residential, LLC
Attn: JT Eigel, Land Acquisitions Manager
285 Parkway 575
Woodstock, GA 30188
From: Andrew Antweiler, PE, PTOE, RSP1 – KCI Technologies Inc., Traffic Engineer
Date: October 7, 2025

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KCI Technologies, Inc. has prepared this memorandum summarizing the expected trip generation and driveway volumes for the proposed residential development in Cobb County. The +/- 18-acre site is located along the east side of Bells Ferry Road and north side of Dickson Road. Based on the site plan dated 8/26/2025, we understand the development will include 77 residential units (72 duplex homes and 5 single-family attached homes. The property will need to be rezoned. Access to the development is proposed via two full-movement driveways along Dickson Road.

Based on the expected number of development trips, this does not meet the county's stated 'Category 1 Development' (more than 750 daily vehicle trips; or 75 trips during on peak hour). Cobb County Department of Transportation staff requested a memorandum for review per the Cobb County Traffic Study Requirements Memorandum dated November 22, 2022.

Estimated Site Traffic

Traffic anticipated to be generated by the residential land use was based on the Trip Generation Manual, 12th Edition, by the Institute of Transportation Engineers (ITE). This is the nationally recognized database which provides trip generation estimates for multiple land uses. For this development, site traffic was estimated for the typical weekday daily, AM peak hour, and PM peak hour volumes using LU Code 215 (Single-Family attached). Using one land use code was deemed more appropriate rather than splitting between two ITE Land Use Codes (215 and 210 – Single-Family Detached). Due to the relative small number of units, the results for 5 units of LU 210 calculated 306 daily trips using the fitted equation. **Table 1** summarizes the results. The total number of vehicles (total of entering and exiting) the site on a weekday is estimated to be 506 vehicles. The total number of vehicles during the AM peak hour is 30 vehicles and during the PM peak hour is 36 vehicles.

Table 1: Development Trip Generation

Land Use (ITE Code)	Units	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached (215)	DU	77	506	7	23	30	21	15	36
Total Driveway Trips			506	7	23	30	21	15	36

Site Driveway

The development proposes two full-movement driveways along Dickson Road. Dickson Road is a two-lane roadway, classified as a local road by Cobb County, with a posted speed limit of 30mph.

Figure 1 (attached) indicates the estimated trip distribution for the proposed development and the site driveway trips at the two full movement driveways. Per Cobb County DOT requirements, both a right-turn lane and left-turn lane are expected to be required at both site driveways. The applicant is interested in reducing the requirements considering the roadway and traffic volume conditions along Dickson Road.

Conclusion

The development proposes two full-movement driveways along Dickson Road. No additional transportation improvements are anticipated to accommodate the proposed development.

If a traffic impact study is required:

- a 0.5% annual growth rate is recommended based on historical traffic volume growth in the area to account for growth in traffic volumes until the development is open to traffic.
- The following intersections would be suggested to be studied in addition to the proposed driveways (based on including the first major intersection either direction from the site driveways):
    1. Bell Ferry Road at Dickson Road (signal)
    2. Dickson Road at Dickson Road/Helena Drive (all-way stop)
- There are no known adjacent development trips to be added to background traffic volumes, unless Cobb County provides this information.

This memorandum provides an estimate of traffic volumes for the site. The actual traffic volumes may vary. Please contact me if there are any questions.

Prepared by:
Andrew Antweiler, PE, PTOE, RSP1
Traffic Engineering Practice Lead
Andrew.antweiler@kci.com
Ph: 470-286-1289

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Attachments:

- Figure 1 – Trip Distribution and Driveway Volumes
- Site Plan

LEGEND:

100 Development Trip Distribution %

AM (PM) Project Trips

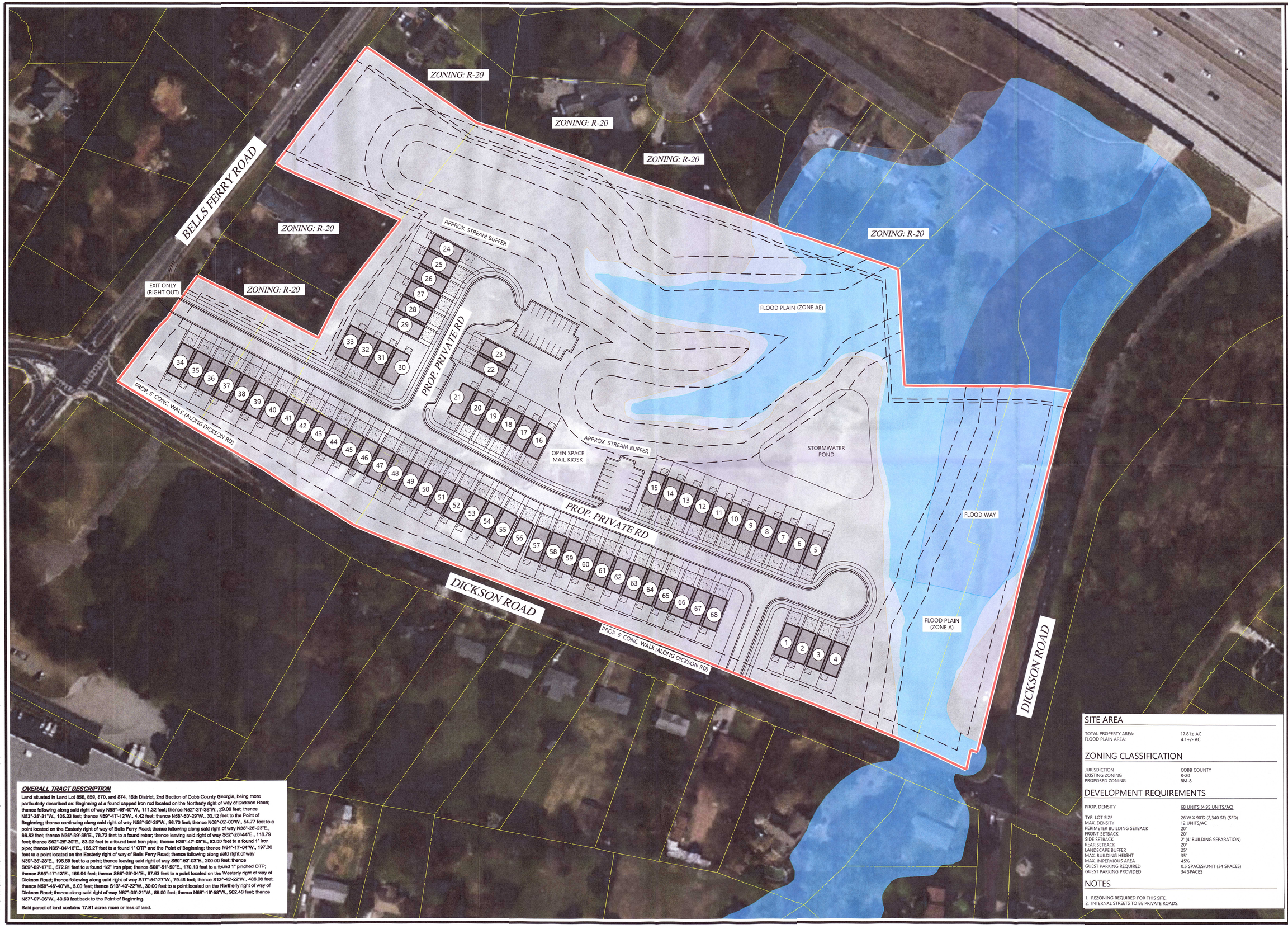
Proposed Study Intersections

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Not to Scale

KCI TECHNOLOGIES	**Bells Ferry Assemblage** **Cobb County, Georgia**	**Trip Distribution and Driveway Volumes**	**Figure 1**



OVERALL TRACT DESCRIPTION

Land situated in Land Lot 858, 859, 870, and 874, 16th District, 2nd Section of Cobb County Georgia, being more particularly described as: Beginning at a found capped iron rod located on the Northerly right of way of Dickson Road; thence following along said right of way N58°-46'-40"W., 111.32 feet; thence N62°-31'-38"W., 29.06 feet; thence N53°-35'-31"W., 105.23 feet; thence N59°-47'-12"W., 4.42 feet; thence N58°-50'-29"W., 30.12 feet to the Point of Beginning; thence continuing along said right of way N58°-50'-29"W., 96.70 feet; thence N06°-02'-00"W., 54.77 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N38°-26'-23"E., 88.82 feet; thence N36°-39'-38"E., 78.72 feet to a found rebar; thence leaving said right of way S62°-25'-44"E., 118.79 feet; thence S62°-26'-30"E., 83.92 feet to a found bent iron pipe; thence N38°-47'-05"E., 82.00 feet to a found 1" iron pipe; thence N35°-04'-16"E., 156.27 feet to a found 1" OTP and the Point of Beginning; thence N84°-17'-04"W., 197.36 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N39°-36'-28"E., 196.69 feet to a point; thence leaving said right of way S60°-53'-03"E., 200.00 feet; thence S69°-09'-17"E., 672.91 feet to a found 1/2" iron pipe; thence S00°-51'-50"E., 170.10 feet to a found 1" pinched OTP; thence S85°-17'-13"E., 169.94 feet; thence S88°-29'-34"E., 97.63 feet to a point located on the Westerly right of way of Dickson Road; thence following along said right of way S17°-54'-27"W., 79.45 feet; thence S13°-43'-22"W., 488.98 feet; thence N58°-46'-40"W., 5.00 feet; thence S13°-43'-22"W., 30.00 feet to a point located on the Northerly right of way of Dickson Road; thence along said right of way N67°-39'-21"W., 86.00 feet; thence N68°-19'-58"W., 902.48 feet; thence N67°-07'-06"W., 43.60 feet back to the Point of Beginning.

Said parcel of land contains 17.81 acres more or less of land.

SITE AREA

TOTAL PROPERTY AREA:	17.81± AC
FLOOD PLAIN AREA:	4.1+/- AC

ZONING CLASSIFICATION

JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20
PROPOSED ZONING	RM-8

DEVELOPMENT REQUIREMENTS

PROP. DENSITY	68 UNITS (4.95 UNITS/AC)
TYP. LOT SIZE	26'W X 90'D (2,340 SF) (SFD)
MAX. DENSITY	12 UNITS/AC
PERIMETER BUILDING SETBACK	20'
FRONT SETBACK	20'
SIDE SETBACK	2' (4' BUILDING SEPARATION)
REAR SETBACK	20'
LANDSCAPE BUFFER	25'
MAX. BUILDING HEIGHT	35'
MAX. IMPERVIOUS AREA	45%
GUEST PARKING REQUIRED	0.5 SPACES/UNIT (34 SPACES)
GUEST PARKING PROVIDED	34 SPACES

NOTES

1. REZONING REQUIRED FOR THIS SITE.
2. INTERNAL STREETS TO BE PRIVATE ROADS.

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COBB COUNTY ZONING

FILE NAME: X:\Proposals\2025\Wornell\Bells Ferry\BELLS-FERRY-CSP4.dwg LAST SAVED BY: rdh 11/20/2025 9:12 AM PLOTTED BY: Reginald Dill 11/20/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

0 30' 60'
SCALE: 1"=60'

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866.850.4200
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1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807

PROJECT ADDRESS

COBB COUNTY

24 HOUR EMERGENCY CONTACT
NAME
PHONE

BELLS FERRY ASSEMBLAGE

LAND LOTS 858, 859, 870, 874 - 16th DIST. - 2nd SECTION - COBB COUNTY GA

PIEDMONT RESIDENTIAL

CONCEPT PLAN

PLAN REVISIONS & RECORDS

REV	DATE

GEORGIA REGISTERED No. LA001325 LANDSCAPE ARCHITECT REGINALD DILL, JR.

DATE. 11-20-2025
PROJECT NO. 25005306
SHEET NO. CSP3

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-2-2026

SITE BACKGROUND

Applicant	Piedmont Residential, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Juett Investments, LLC; AIR Property, LLC; Joy Cain (a/k/a Joy L. Cain); and Nathan A. Ball and Jessica E. Lawson
Property Location	Located on the east side of Bells Ferry Road and the north and west sides of Dickson Road, south of Interstate 75
Address	1520 and 1546 Bells Ferry Road, 15 and 141 Dickson Road
Access to Property	Bells Ferry Road and Dickson Road

QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residences
Proposed Zoning	RM-8
Proposed Use	Single-family community
Future Land Use	IC
Site Acreage	17.81
District	16
Land Lot	858, 859, 870, 871
Parcel #	16087100320, 16087100380, 16087000020, 16085900150, 16087000230
Taxes Paid	Yes

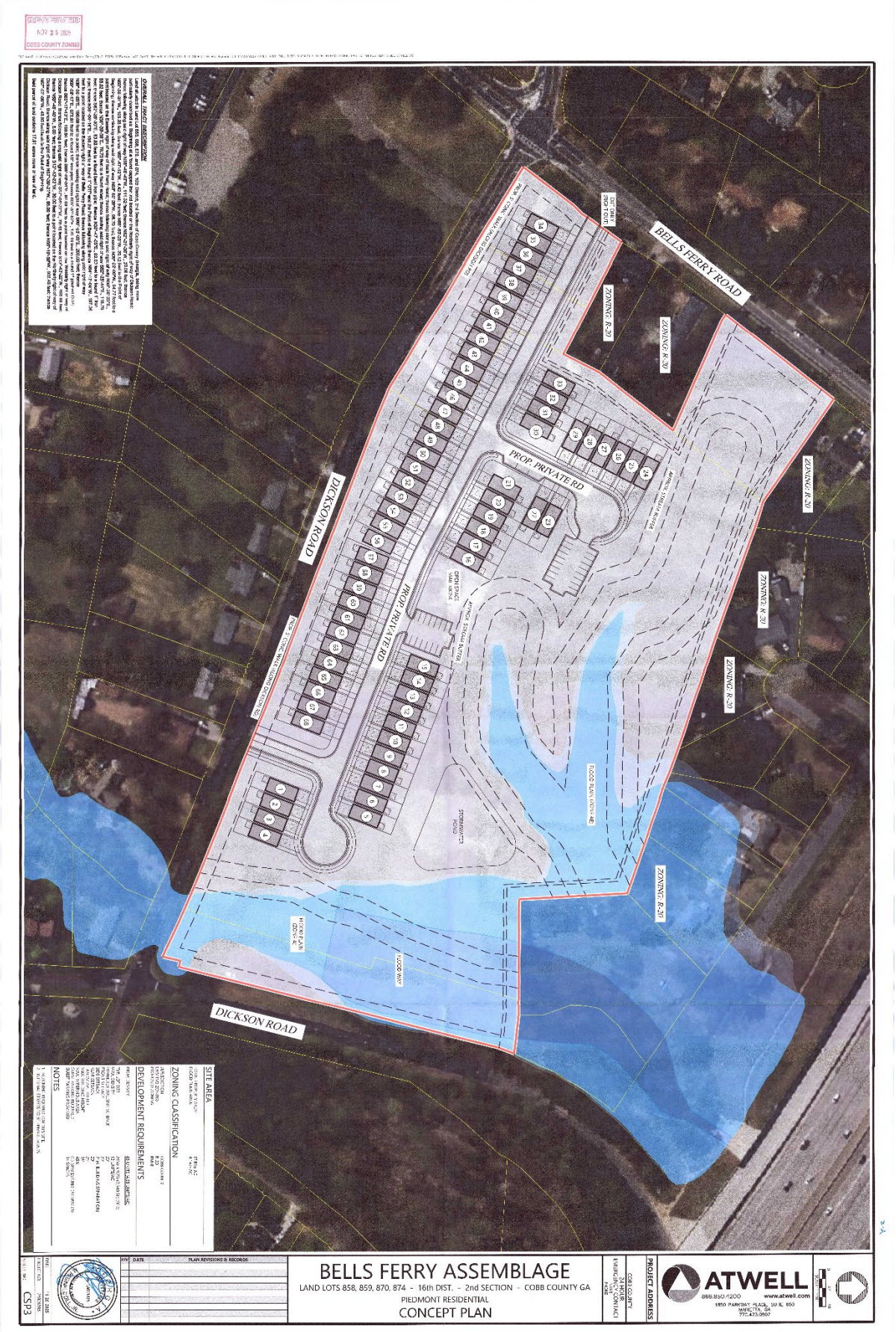
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of this case, Staff recommends **DELETION TO RA-5**, subject to the following:

Z-2-2026 DEPARTMENT COMMENTS – Zoning Division

1. Final Site Plan to be approved by the District Commissioner;
2. Final building elevations to be approved by the District Commissioner;
3. Variances permitted, as shown on the Site Plan;
4. 20-foot landscape screening buffer along property lines abutting Bells Ferry Road and Dickson Road subject to approval by County Arborist;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Water and Sewer comments and recommendations; and
8. Department of Transportation comments and recommendations.


BELLS FERRY ROAD
DICKSON ROAD
PROP. PRIVATE RD
ZONING: R-20
BELLS FERRY ASSEMBLAGE
LAND LOTS 858, 859, 870, 874 - 16th DIST. - 2nd SECTION - COBB COUNTY GA
PIEDMONT RESIDENTIAL
CONCEPT PLAN
ATWELL
SITE AREA
ZONING CLASSIFICATION
DEVELOPMENT REQUIREMENTS
NOTES

Z-2 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

North

Zoning: R-20 / Single-family residences

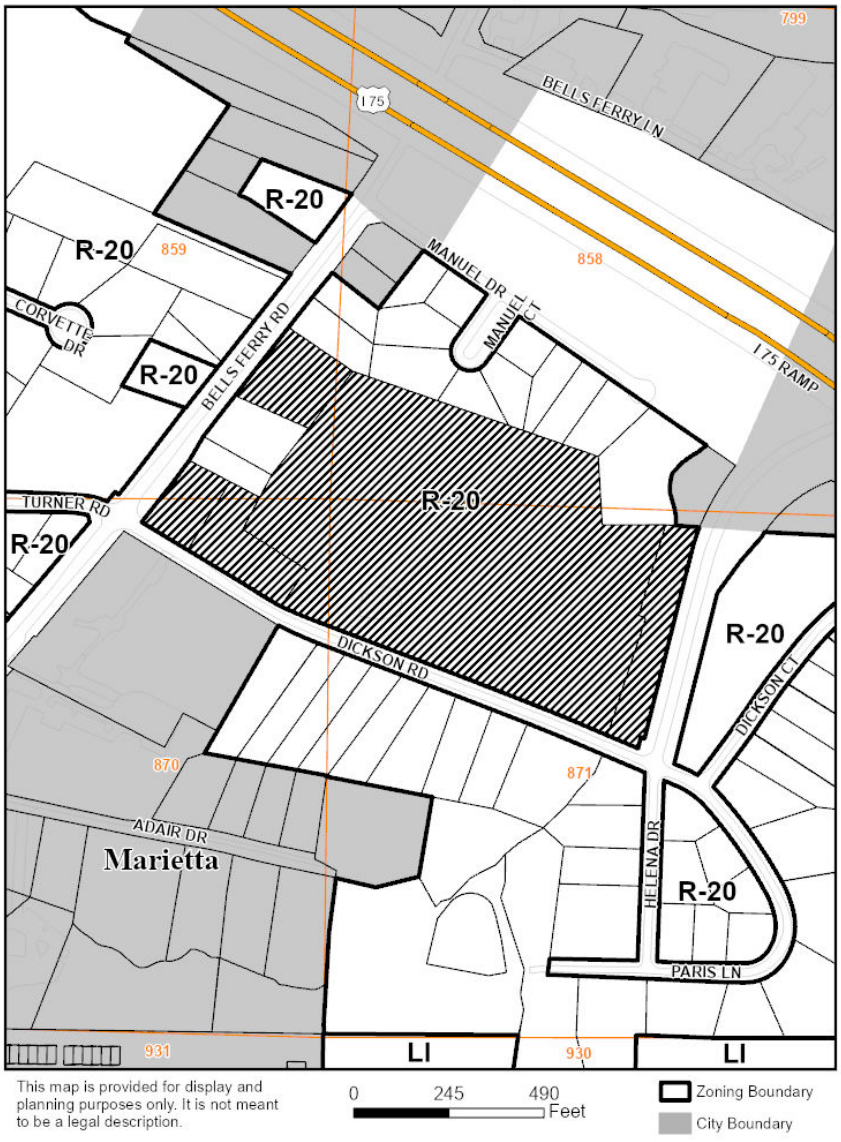
Future Land Use: IC

WEST

Zoning: R-20 / Single-family residences

Future Land Use: IC

Z-2 2026 Map



EAST

Zoning: R-20 / Vacant lot

Future Land Use: IC

SOUTH

Zoning: R-20 / Single-family residences

Future Land Use: IC

Z-2-2026 DEPARTMENT COMMENTS – Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting a rezoning to RM-8 residential multifamily district in order to develop a community of 68 detached homes on a 17.8-acre site. The proposal involves clearing and combining five (5) existing parcels into one (1) 17.8-acre single-family development with 68 lots. Of the total site area, 4.1 acres are in a flood plain. The overall density of the development within the non-flood plain area is 4.96 units per acre. The proposed homes will be a minimum of 1,600 square feet in size with a two (2)-car garage and of traditional architecture with cementitious siding and asphalt shingles. The proposal also includes the development of two (2) private roads.

Residential criteria

Allowable units as zoned: 7
Proposed # of units: 68
Net density: 4.96
Increase of units: 61
Acres of floodplain/wetlands: 4.1
Impervious surface shown: Maximum 45%

Z-2-2026 DEPARTMENT COMMENTS – Zoning Division

Are there any zoning variances?

Yes;

1. Reduce the required minimum lot size from required 7,000 square feet for RA-5 to 2,340 square feet;
2. Reduce the required rear setback on the individual lots from required 30 feet for interior lots to 20 feet; and
3. Reduce the required side setback on the individual lots from required five (5) feet for interior lots to two (2) feet.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). **A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)**

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

(continued)

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- **Guest parking spaces must be evenly distributed throughout the project.** (Cobb County Development Standards 401.8.2)

SITE PLAN REVIEW:

Plans must be submitted to the Cobb County Fire Marshal's Office's Mobile Eyes portal for fire site plan approval.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-2-2026 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Bells Ferry ES	712	690	22 under capacity
Daniell MS	1175	772	403 under capacity
Sprayberry HS	2062	1632	430 under capacity

12/26/2025

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-2-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Dickson Rd and Bells Ferry Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 16,170

Peak flow = 40,425

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing public sewer system running through this development that must be relocated to avoid conflicting with the proposed buildings.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Bells Ferry Road	Arterial	45	Cobb County	100’
Dickson Road	Local	30	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Bells Ferry Road	South of Mark Avenue	11,900	D
Dickson Road	NA	NA	NA

vpd = vehicles per day, NA = Not Applicable

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Bells Ferry Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Attached Homes	68	12	36	**48**	40	24	**64**	**641**

vph = vehicles per hour, DU = dwelling unit

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Dickson Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

A traffic Submittal 1 (dated October 7, 2025) was received for this proposed development. Cobb DOT provided comments on October 31, 2025. In accordance with Cobb County Code 134-121 and based on the revised site plan received November 25, 2025, this development does not require any additional traffic study submittal.

(continued)

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Bells Ferry Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the north side of Dickson Road, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend retaining and/or replacing any disturbed curb, gutter, and sidewalk along the Bells Ferry frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend curb, gutter, and sidewalk along the entire frontage Dickson Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

5. To restrict the Belly Berry access driveway to a right-out driveway as shown on the site plan dated November 20, 2025, Cobb DOT will require that the development construct a short center median or raised island on Bells Ferry Road to restrict the development left turn movements. Cobb DOT recommends the location and design be determined during plan review, subject to Cobb DOT approval.

6. Recommend all crosswalks be installed parallel to the adjacent roadway.

7. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access points and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

(continued)

8. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

9. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. The site plan (dated November 20, 2025) appears to comply with this recommendation.

10. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated November 20, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

11. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks. Items such as the on-street perpendicular parking and close driveway spacing will still require these roadways to remain private in future considerations.

12. Recommend closing and removing driveway aprons along the Bells Ferry Road and Dickson Road frontages that the development renders unnecessary.

13. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that deleting the applicant's rezoning proposal to RA-5 would permit a use that is suitable in view of the use and development of adjacent and nearby property. Development in the immediate surrounding area is almost exclusively single-family residences. Staff believes that including a 20-foot landscape screening buffer along Bells Ferry Road and Dickinson Road could mitigate any effects of nonresidential uses.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that deleting the applicant's rezoning proposal to RA-5 would not adversely affect the existing use or usability of adjacent or nearby property. An RA-5 subdivision on this site with minimum lot sizes of 7,000 square feet as required by code would yield a density of 1.65 units per acre. By way of comparison, Bells Ferry subdivision immediately north has an existing density of 2.37 units per acre and Trojan Valley subdivision immediately south has an existing density of 1.58 units per acre.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that deleting the applicant's rezoning proposal to RA-5 will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that while deleting the applicant's rezoning proposal to RA-5 would not be in conformity with the Cobb County Comprehensive Plan, an RA-5 single-family subdivision would not be incompatible with the surrounding development. The property is delineated within the Industrial Compatible (IC) future land use category. Although the purpose of the IC category is to provide for areas that can support light industrial, office/warehouse and distribution uses, IC areas may also serve as a transitional category between more intensive uses and less intensive uses. Among other IC areas with residential uses in the County, the Small Area Policy Guidelines recommend additional and enhanced buffering and screening requirements on redevelopment to protect the existing and future residential land users as well as the viability of other users. Staff believes that including a 20-foot landscape screening

buffer along Bells Ferry Road and Dickinson Road would be in conformity with this recommendation.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to RA-5. The proposed development does not encroach upon the 4.1 acres of wetlands and floodplain on the site. Staff believes that the proposed residential development is anticipated to result in fewer adverse impacts to these environmentally sensitive areas when compared to potential commercial or industrial uses. Accordingly, the proposal supports the Comprehensive Plan's strategic goals for Land Use and Natural & Historic Resources by promoting environmentally responsible development and the protection of sensitive natural resources..

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Minimum 1,800 square feet (heated)

b) **Proposed building architecture:** Traditional architecture with cementious siding and asphalt shingles

c) **List all requested variances:** To Be Determined During Rezoning Process

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **Proposed hours/days of operation:** Not Applicable.

d) **List all requested variances:**

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

Bells Ferry Assemblege
Traffic Study - Submittal 1

A traffic Submittal 1 (dated October 7, 2025) was received for a proposed 77-unit single family attached residential development with access off Dickson Road. The comments below are based on the October 7th memorandum and additional discussion with the applicant traffic engineer on October 30, 2025. A full traffic Submittal 2 traffic study is **not** required for the site plan included in the October 7th Submittal 1. However, a potential site plan modification that would include access on Bells Ferry Road was discussed during the October 30th conversation. If the site plan is modified, the Submittal 1 should be revised and resubmitted to Cobb DOT for re-evaluation.

Comments and Recommendations:

Left Turn Lane Requirements

1. Because Dickson Road is a local roadway, Cobb DOT does not anticipate requiring left turn lanes at the site driveways for the site plan included in the October 7th Submittal 1. Cobb DOT would therefore recommend retaining full-movement operation at both locations (as shown in Figure 1) to distribute the site traffic demand, as long as sight distance requirements are met for all approaches at both locations.

Growth Rate

2. If the Submittal 1 is revised for a new site plan, Cobb DOT recommends the use of a 1% growth rate to retain consistency with other county traffic studies.

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KCI

MEMORANDUM

RE: Bells Ferry Assemblage – Residential Development - Traffic Study for Submittal 1 Requirements
Cobb County, Georgia

For: Piedmont Residential, LLC
Attn: JT Eigel, Land Acquisitions Manager
285 Parkway 575
Woodstock, GA 30188
From: Andrew Antweiler, PE, PTOE, RSP1 – KCI Technologies Inc., Traffic Engineer
Date: October 7, 2025

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KCI Technologies, Inc. has prepared this memorandum summarizing the expected trip generation and driveway volumes for the proposed residential development in Cobb County. The +/- 18-acre site is located along the east side of Bells Ferry Road and north side of Dickson Road. Based on the site plan dated 8/26/2025, we understand the development will include 77 residential units (72 duplex homes and 5 single-family attached homes. The property will need to be rezoned. Access to the development is proposed via two full-movement driveways along Dickson Road.

Based on the expected number of development trips, this does not meet the county's stated 'Category 1 Development' (more than 750 daily vehicle trips; or 75 trips during on peak hour). Cobb County Department of Transportation staff requested a memorandum for review per the Cobb County Traffic Study Requirements Memorandum dated November 22, 2022.

Estimated Site Traffic

Traffic anticipated to be generated by the residential land use was based on the Trip Generation Manual, 12th Edition, by the Institute of Transportation Engineers (ITE). This is the nationally recognized database which provides trip generation estimates for multiple land uses. For this development, site traffic was estimated for the typical weekday daily, AM peak hour, and PM peak hour volumes using LU Code 215 (Single-Family attached). Using one land use code was deemed more appropriate rather than splitting between two ITE Land Use Codes (215 and 210 – Single-Family Detached). Due to the relative small number of units, the results for 5 units of LU 210 calculated 306 daily trips using the fitted equation. **Table 1** summarizes the results. The total number of vehicles (total of entering and exiting) the site on a weekday is estimated to be 506 vehicles. The total number of vehicles during the AM peak hour is 30 vehicles and during the PM peak hour is 36 vehicles.

Table 1: Development Trip Generation

Land Use (ITE Code)	Units	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached (215)	DU	77	506	7	23	30	21	15	36
Total Driveway Trips			506	7	23	30	21	15	36

Site Driveway

The development proposes two full-movement driveways along Dickson Road. Dickson Road is a two-lane roadway, classified as a local road by Cobb County, with a posted speed limit of 30mph.

Figure 1 (attached) indicates the estimated trip distribution for the proposed development and the site driveway trips at the two full movement driveways. Per Cobb County DOT requirements, both a right-turn lane and left-turn lane are expected to be required at both site driveways. The applicant is interested in reducing the requirements considering the roadway and traffic volume conditions along Dickson Road.

Conclusion

The development proposes two full-movement driveways along Dickson Road. No additional transportation improvements are anticipated to accommodate the proposed development.

If a traffic impact study is required:

- a 0.5% annual growth rate is recommended based on historical traffic volume growth in the area to account for growth in traffic volumes until the development is open to traffic.
- The following intersections would be suggested to be studied in addition to the proposed driveways (based on including the first major intersection either direction from the site driveways):
    1. Bell Ferry Road at Dickson Road (signal)
    2. Dickson Road at Dickson Road/Helena Drive (all-way stop)
- There are no known adjacent development trips to be added to background traffic volumes, unless Cobb County provides this information.

This memorandum provides an estimate of traffic volumes for the site. The actual traffic volumes may vary. Please contact me if there are any questions.

Prepared by:
Andrew Antweiler, PE, PTOE, RSP1
Traffic Engineering Practice Lead
Andrew.antweiler@kci.com
Ph: 470-286-1289

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Attachments:

- Figure 1 – Trip Distribution and Driveway Volumes
- Site Plan

LEGEND:

100 Development Trip Distribution %

AM (PM) Project Trips

Proposed Study Intersections

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Not to Scale

KCI TECHNOLOGIES	**Bells Ferry Assemblage** **Cobb County, Georgia**	**Trip Distribution and Driveway Volumes**	**Figure 1**

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

January 28, 2026

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-2 (2026)
Applicant: Piedmont Residential, LLC
Property Owners: Juett Investments, LLC; AIR Property LLC; Joy Cain (a/k/a Joy L. Cain; Nathan A. Ball; and Jessica E. Lawson
Property: 17.81 acres, more or less, located along the northeasterly side of Bells Ferry Road, and along the northerly and westerly sides of Dickson Road, being more particularly known as 1520 and 1546 Bells Ferry Road, and 15, 141, and unnumbered Dickson Road, Land Lots 858, 859, 870, and 871, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant, Piedmont Residential, LLC (hereinafter referred to as "Applicant"), and the Property Owners, Juett Investments, LLC, AIR Property LLC, Joy Cain (a/k/a Joy L. Cain), Nathan A. Ball, and Jessica E. Lawson (hereinafter collectively referred to as "Owners" or "Property Owners"), in the above-referenced Application for Rezoning with regard to a total tract of 17.81 acres, more or less, located along the northeasterly side of Bells Ferry Road, and along the northerly and westerly sides of Dickson Road, being more particularly known as 1520 and 1546 Bells Ferry Road, and 15, 141, and unnumbered Dickson Road, Land Lots 858, 859, 870, and 871, 16th District, 2ndSection, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff, communications with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations,

and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) Applicant seeks rezoning of the Subject Property from the current zoning classification of R-20 to the proposed zoning classification of RM-8, site plan specific to the revised Site Plan prepared for Applicant by Atwell, dated January 18, 2026, and submitted with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property consists of 17.81 acres, more or less, and shall be developed for a single-family, detached residential community containing a maximum of sixty-eight (68) residences.

(3) Applicant agrees the minimum house size for the homes in the proposed community shall be 1,700 square feet of heated and cooled living space and shall have a minimum two-car garage.

(4) Homes in the proposed community shall be Traditional and Craftsman in architecture and style and contain exterior materials of brick, stone, stacked stone, cedar shake, board and batten, traditional lap-siding, hardi-plank, or any combination thereof.

(5) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all private streets, entrance areas, common areas, open space areas, amenity area, mail kiosk, landscaping around detention areas, and the like, contained within the proposed residential community.

(6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions (the "Covenants") which will contain covenants, rules, and regulations applicable to the proposed development.

(7) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the

construction of the homes within the community. Entrance landscaping shall be professionally designed and implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.

(8) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the revised Site Plan.

(9) Detention and water quality facilities for the proposed community shall be as shown and reflected on the revised Site Plan, unless approved otherwise by Cobb County Stormwater Management. All surface facilities shall be screened by a fence, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review and Permitting Process. All landscaping and fencing surrounding the detention and water quality areas shall be maintained by the mandatory homeowners association.

(10) Applicant agrees to a minimum twenty (20) foot landscaped or undisturbed buffer around the perimeter of the Property. Areas not disturbed during development and construction may remain undisturbed.

(11) All landscaping referenced herein; including, but not limited to, the street frontage, entrance area, and landscape buffer areas, shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall Landscape Plan for the proposed community.

(12) The proposed community shall have private streets.

(13) Applicant agrees the Covenants include a provision the community streets will remain private, in perpetuity.

(14) Applicant agrees to establish a separate account in the name of the homeowners association for the exclusive purpose of future private street maintenance (the "Street Reserve Account"). Prior to approval of the initial final plat, Applicant agrees to perform a third-party capital reserve analysis ("CRA"), subject to review and approval by the Cobb County Department of Transportation, and Applicant shall (a) fund the Street Reserve Account with the amount determined in the CRA for the projected cost of the first round of maintenance of the private streets; and (b) include a requirement in the Covenants that (i) dues shall include an amount per

lot be collected each year and deposited into the Street Reserve Account at a rate that will yield the estimated amount needed to maintain the private streets per the most recent CRA; and (ii) the homeowners association shall commission a new CRA regarding the private streets every five (5) years.

(15) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.

(16) Minor modifications to the within stipulations, the referenced revised Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(17) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management, including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required

engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation. Areas within the buffer that are not disturbed which have natural, existing vegetation may remain natural.

(18) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(19) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.

(20) Applicant agrees to comply with the Cobb County Department of Transportation Staff Comments and Recommendations.

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the overall area, the location, and varied uses of properties located therein. The proposed residential community shall be a quality development, shall be compatible with and complementary to surrounding developments, businesses, and venues. and shall be an enhancement to the Subject Property and Cobb County as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

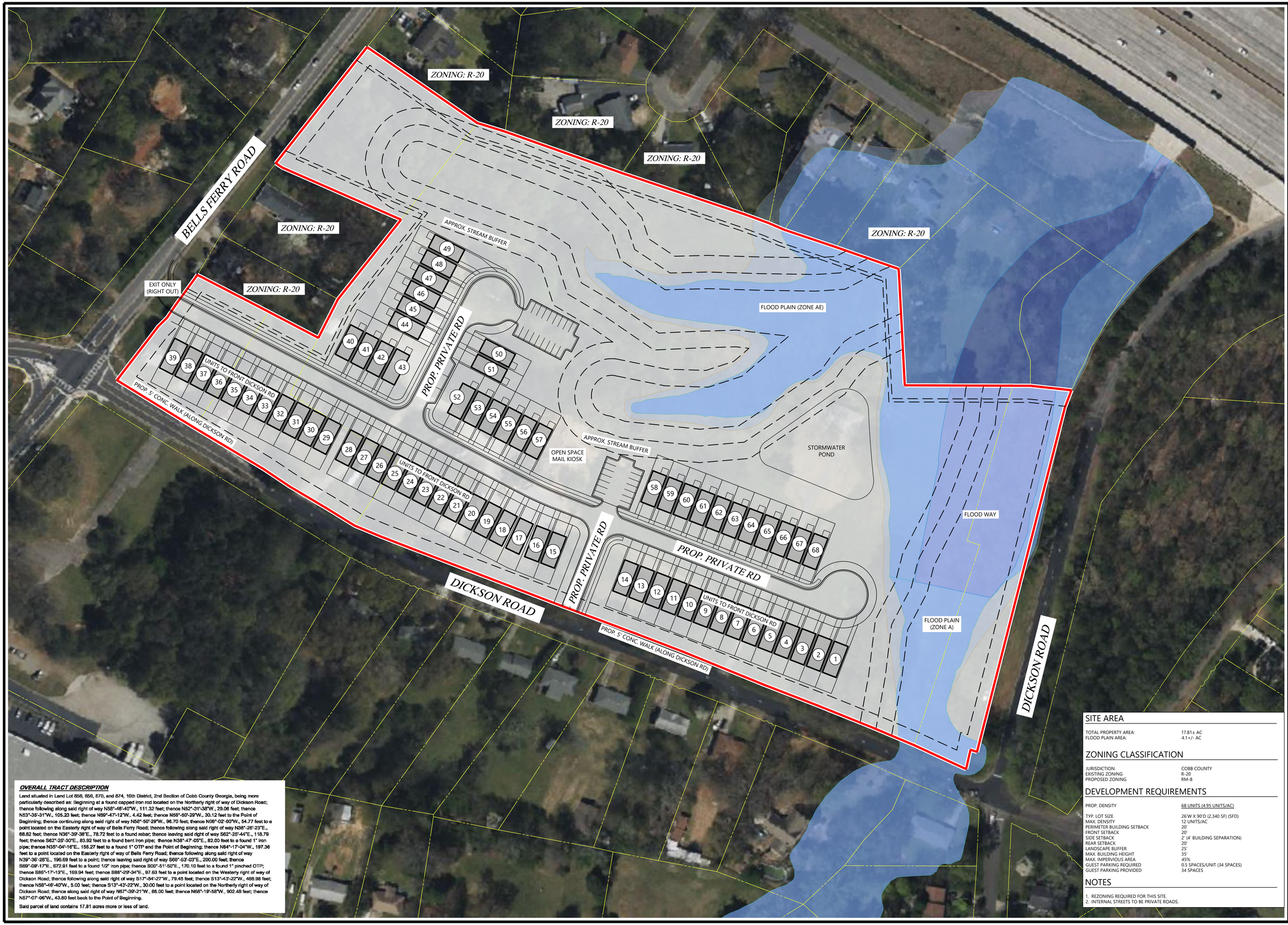
Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

Terry L. Martin, AICP,CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Piedmont Residential, LLC
(With Copy of Attachment)

BELLS FERRY ASSEMBLAGE
ZONING PLAN
PIEDMONT RESIDENTIAL
LAND LOTS 858, 859, 870, 874 - 16th DIST - 2nd SECTION - COBB COUNTY GA
ATWELL
DICKSON ROAD
BELLS FERRY ROAD
PROP. PRIVATE RD
PROP. 5' CONC. WALK ALONG DICKSON RD
UNITS TO FRONT DICKSON RD
STORMWATER POND
FLOOD WAY
FLOOD PLAIN (ZONE AE)
ZONING: R-20
SITE AREA
ZONING CLASSIFICATION
DEVELOPMENT REQUIREMENTS
NOTES

EXHIBIT "A"



OVERALL TRACT DESCRIPTION

Land situated in Land Lot 858, 859, 870, and 874, 16th District, 2nd Section of Cobb County Georgia, being more particularly described as: Beginning at a found capped iron rod located on the Northerly right of way of Dickson Road; thence following along said right of way N58°-46'-40"W., 111.32 feet; thence N52°-31'-38"W., 29.06 feet; thence N53°-35'-31"W., 105.23 feet; thence N59°-47'-12"W., 4.42 feet; thence N58°-50'-29"W., 30.12 feet to the Point of Beginning; thence continuing along said right of way N58°-50'-29"W., 96.70 feet; thence N06°-02'-00"W., 54.77 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N38°-26'-23"E., 88.82 feet; thence N36°-39'-36"E., 78.72 feet to a found rebar; thence leaving said right of way S62°-25'-44"E., 118.79 feet; thence S62°-25'-30"E., 83.92 feet to a found bent iron pipe; thence N38°-47'-05"E., 82.00 feet to a found 1" iron pipe; thence N35°-04'-16"E., 155.27 feet to a found 1" OTP and the Point of Beginning; thence N64°-17'-04"W., 197.36 feet to a point located on the Easterly right of way of Bells Ferry Road; thence following along said right of way N39°-36'-28"E., 196.69 feet to a point; thence leaving said right of way S60°-53'-03"E., 200.00 feet; thence S69°-08'-17"E., 872.91 feet to a found 1/2" iron pipe; thence S00°-51'-50"E., 170.10 feet to a found 1" pinched OTP; thence S85°-17'-13"E., 169.94 feet; thence S88°-29'-34"E., 97.63 feet to a point located on the Westerly right of way of Dickson Road; thence following along said right of way S17°-54'-27"W., 79.45 feet; thence S13°-43'-22"W., 486.98 feet; thence N58°-46'-40"W., 5.00 feet; thence S13°-43'-22"W., 30.00 feet to a point located on the Northerly right of way of Dickson Road; thence along said right of way N67°-39'-21"W., 86.00 feet; thence N68°-19'-58"W., 902.48 feet; thence N57°-07'-06"W., 43.60 feet back to the Point of Beginning.

Said parcel of land contains 17.81 acres more or less of land.

SITE AREA

TOTAL PROPERTY AREA:	17.81± AC
FLOOD PLAIN AREA:	4.1+/- AC

ZONING CLASSIFICATION

JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20
PROPOSED ZONING	RM-8

DEVELOPMENT REQUIREMENTS

PROP. DENSITY	68 UNITS (4.95 UNITS/AC)
TYP. LOT SIZE	26'W X 90'D (2,340 SF) (SFD)
MAX. DENSITY	12 UNITS/AC
PERIMETER BUILDING SETBACK	20'
FRONT SETBACK	20'
SIDE SETBACK	2' (4' BUILDING SEPARATION)
REAR SETBACK	20'
LANDSCAPE BUFFER	25'
MAX. BUILDING HEIGHT	35'
MAX. IMPERVIOUS AREA	45%
GUEST PARKING REQUIRED	0.5 SPACES/UNIT (34 SPACES)
GUEST PARKING PROVIDED	34 SPACES

NOTES

1. REZONING REQUIRED FOR THIS SITE.
2. INTERNAL STREETS TO BE PRIVATE ROADS.

0 30' 60'
SCALE: 1" = 60'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807

PROJECT ADDRESS

COBB COUNTY
24 HOUR EMERGENCY CONTACT
NAME
PHONE

BELLS FERRY ASSEMBLAGE

LAND LOTS 858, 859, 870, 874 - 16th DIST. - 2nd SECTION - COBB COUNTY GA
PIEDMONT RESIDENTIAL
ZONING PLAN

REV	DATE	PLAN REVISIONS & RECORDS

REGISTERED LANDSCAPE ARCHITECT
No. LA001325
R. REGINALD DILLER, JR.

DATE. 01-18-2026
PROJECT NO. 25005306
SHEET NO. 1 OF 1

FILE NAME: X:\Projects\25005\Admin\Data Farm\BELLS-FERRY-CSPR.dwg LAST SAVED BY: rdil 1/8/2026 8:59 PM PLOTTED BY: Reginald Dil 1/23/2026 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DIVDI: dwg TO PDF.PC3 PLOT STYLE: ATWELL.CTB

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-3-2026

SITE BACKGROUND

Applicant	Forrest Boss
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jake Foss and John Cohen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Forrest L. Boss
Property Location	Located on the southwest side of Atlanta Road and on the north side of Ledford Street
Address	761 Ledford Street
Access to Property	Ledford Street

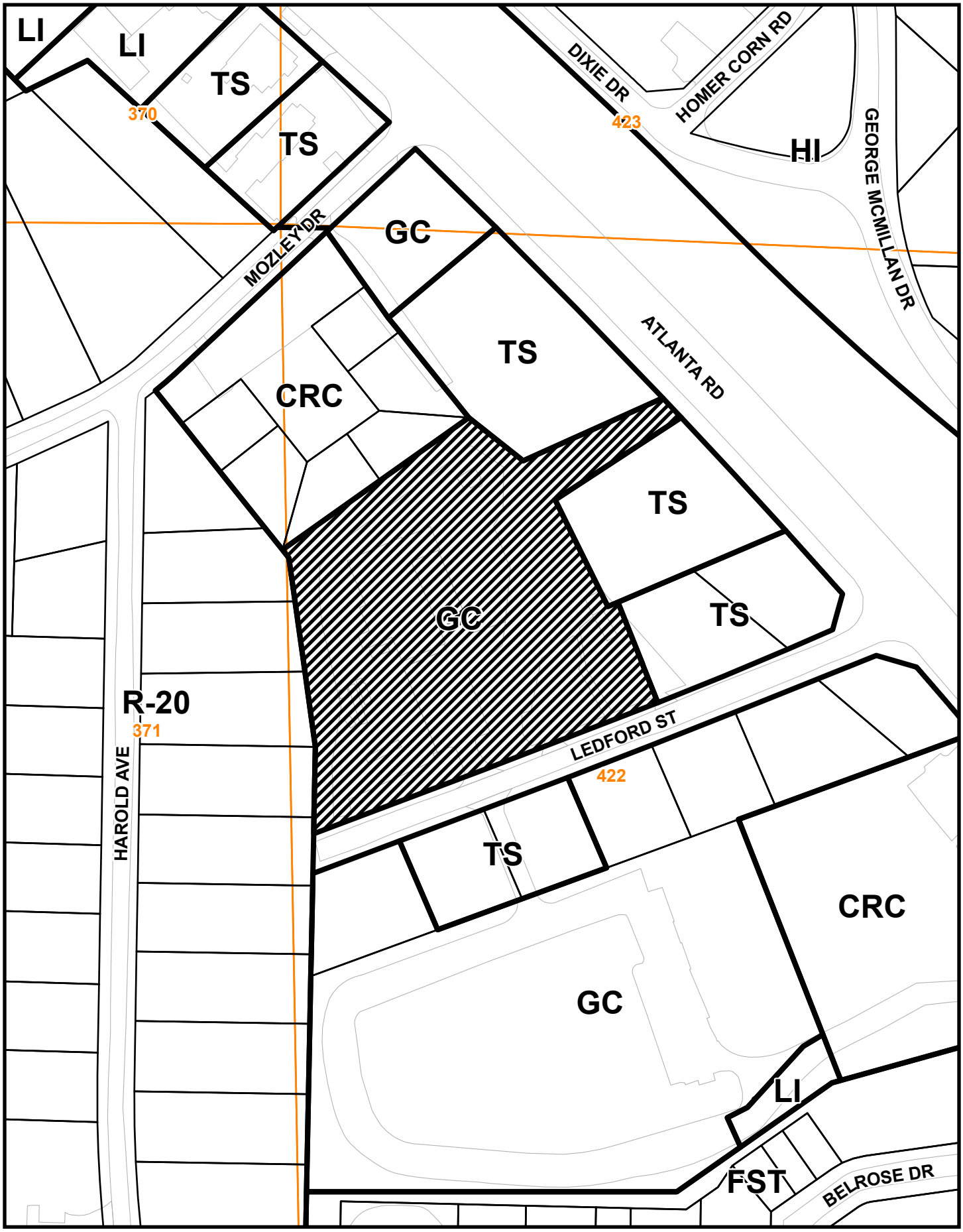
QUICK FACTS

Commission District	2 - Allen
Current Zoning	GC
Current Use of Property	Metal fabrication and repair
Proposed Zoning	LI
Proposed Use	Metal fabrication and repair
Future Land Use	IC
Site Acreage	2.93
District	17
Land Lot	371, 422
Parcel #	17042200070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-3 2026 Map

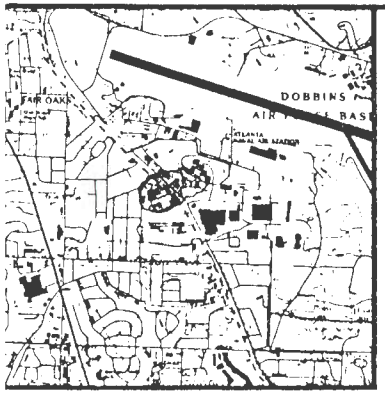


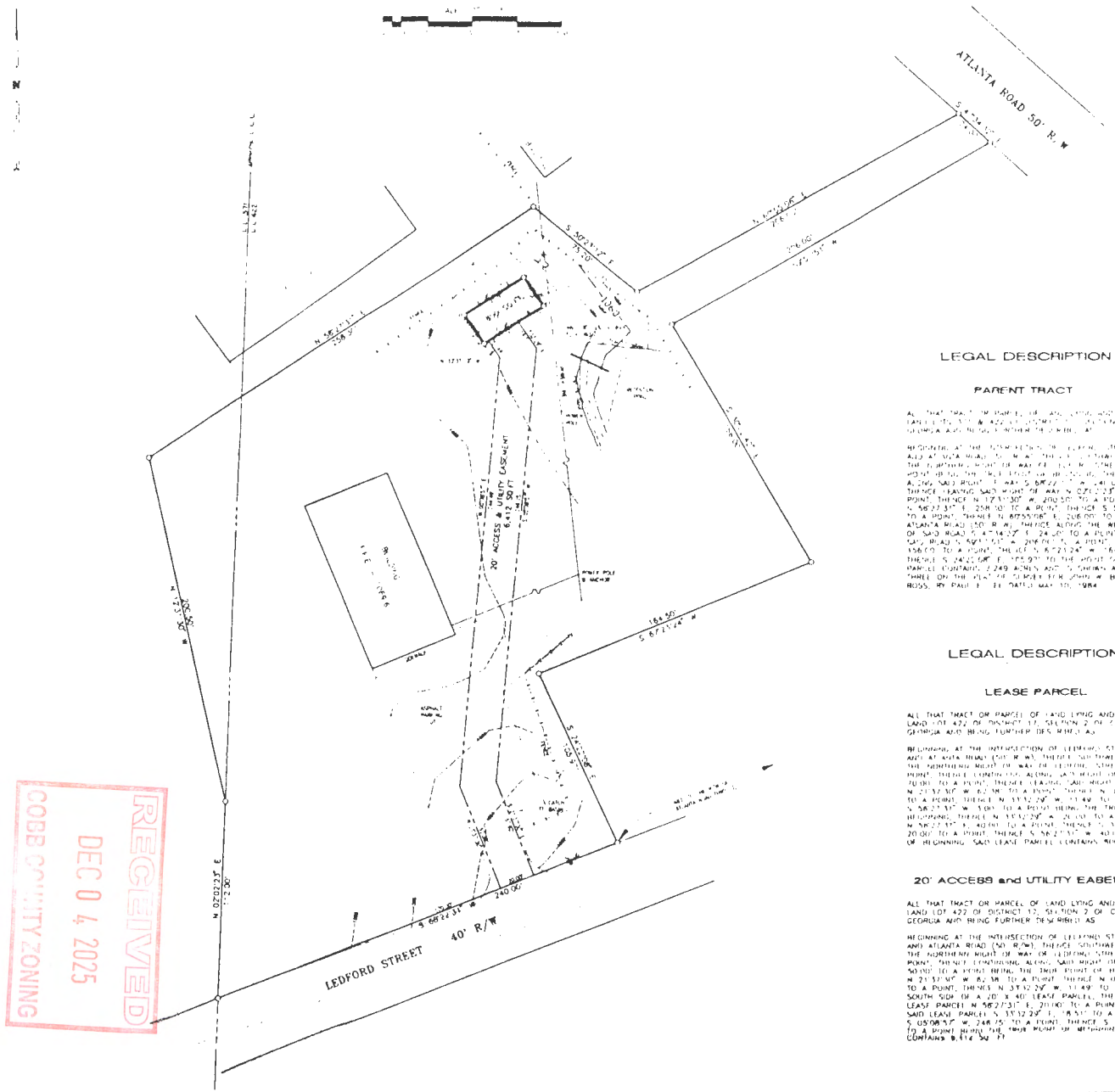
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 120 240 Feet

Zoning Boundary

City Boundary





LEGAL DESCRIPTION

PARENT TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 422 OF DISTRICT 17, SECTION 2 OF COBB COUNTY, GEORGIA AND BEING FURTHER DESCRIBED AS

BEGINNING AT THE INTERSECTION OF LEDFORD STREET (40' R/W) AND ATLANTA ROAD (50' R/W); THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF LEDFORD STREET 491' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 68°27'31" W, 50.00' TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 21°32'29" W, 80.00' TO A POINT; THENCE N 68°27'31" E, 244.49' TO A POINT; THENCE N 21°32'29" W, 11.49' TO A POINT; THENCE N 68°27'31" E, 40.00' TO A POINT ON THE WESTERLY RIGHT OF WAY OF ATLANTA ROAD (50' R/W); THENCE ALONG THE WEST RIGHT OF WAY OF SAID ROAD S 47°14'32" E, 24.05' TO A POINT; THENCE LEAVING SAID ROAD S 68°27'31" W, 206.00' TO A POINT; THENCE S 21°32'29" E, 156.00' TO A POINT; THENCE S 87°21'24" W, 184.50' TO A POINT; THENCE S 24°22'08" E, 125.93' TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 7.249 ACRES AND IS SHOWN AS TRACT ONE, TWO, & THREE ON THE PLAT OF SURVEY FOR JOHN W. BOSS & KENNETH L. BOSS, BY PAUL E. LEDFORD MAY 10, 1984

LEGAL DESCRIPTIONS

LEASE PARCEL

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20' ACCESS and UTILITY EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 422 OF DISTRICT 17, SECTION 2 OF COBB COUNTY, GEORGIA AND BEING FURTHER DESCRIBED AS

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NOTES
1. BOUNDARY INFORMATION, BUILDING LINES AND EASEMENTS TAKEN FROM PLAT OF PROPERTY OF JOHN W. HOSS & FORREST L. BOSS, BY PAUL LEE, 5/10/84
2. ELEVATION DATUM TAKEN FROM
3. TOPO INFORMATION COMPILED BY UNDERSIGNED FROM FIELD RUN SURVEY EQUIPMENT USED WILD T-1000 TOTAL STATION & MARTECH DCS PRECISION 2" RADIAN CENTER, RADIAL POINT OBSERVATION, 92 POINTS OBTAINED INCLUDING POINT LOCATIONS AND ELEVATIONS, A-ACCURACY

RONALD E. GUDGER RLS # 2089

GEORGIA REGISTERED No. 2089 RONALD E. GUDGER

THIS PROPERTY LIES ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED BY LOCAL FLOOD HAZARD INFORMATION MAPS

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COBB COUNTY ZONING

REVISIONS	BY

GUDGER SURVEYING, INC.
6865 LISA LANE
DUNWOODY, GEORGIA 30338
PH (770) 396 6011
FAX (770) 396 2370

LEDFORD
PROJECT #18-2
LL 371 and 422
DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

AT&T WIRELESS SERVICES
SUITE 820
2800 CENTURY PARKWAY
ATLANTA, GEORGIA 30345
PH (404) 982-5066

Z-3 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 120 240 Feet

Zoning Boundary

City Boundary

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
The existing business and buildings will remain unchanged. The business has successfully operated at this location for more than 20 years, demonstrating its suitability within the context of surrounding uses.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The proposed zoning will not adversely impact adjacent or nearby properties. Operations on the site will continue as they have for over 20 years without issue.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Yes. The property has a reasonable economic use under its current zoning, as evidenced by the long-term success of the business operating at this location for more than two decades.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
No. The zoning proposal will not create an excessive or burdensome demand on streets, transportation facilities, utilities, or schools. The business has functioned at this location for 20 years without placing strain on these systems.

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COBB COUNTY ZONING

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
Yes. The purpose of this rezoning request is to align the property with the Cobb County Future Land Use Plan. Although the property is currently zoned GC, the land use plan designates it for Industrial use.

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal
There are no existing or anticipated changes to the property beyond its current configuration that would affect its use or development.

Application No.

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information
(Attach additional information if needed)
a) **Proposed unit square footages:** Not applicable.
b) **Proposed building architecture:** Not applicable.
c) **Requested variances:** Not applicable.

Part 2. Non-Residential Rezoning Information
(Attach additional information if needed)
a) **Proposed use(s):**
The proposed use will remain the same as the current operation: metal fabrication and repair.

b) **Proposed building architecture:**
No changes are proposed; the existing building will remain as is.

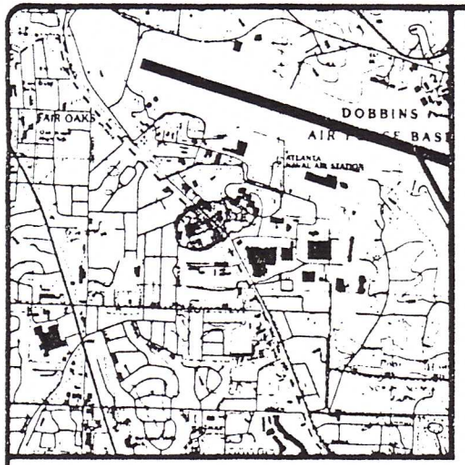
c) **Proposed hours/days of operation:**
No changes to the current business hours are requested.

d) **Requested variances:**
None.

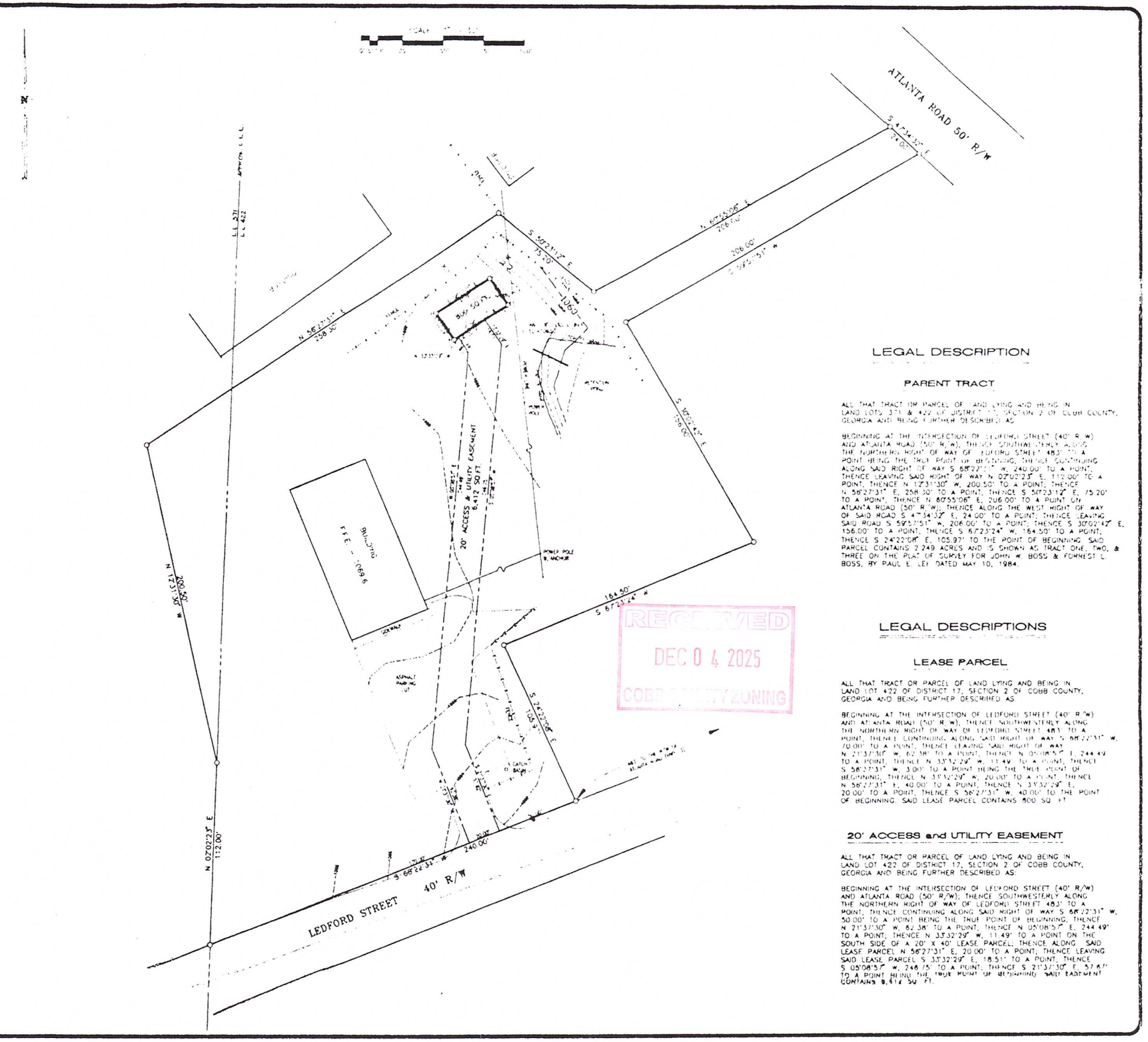
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COBB COUNTY ZONING

Part 3. Other Pertinent Information
The purpose of this rezoning request is to bring the property into compliance with the Cobb County Future Land Use Plan. The property is currently zoned GC, while the future land use designation is Industrial. No changes to the property's existing configuration or operations are proposed.

Part 4. Government-Owned Property
Is any portion of the property included on the proposed site plan owned by a Local, State, or Federal Government entity?
This includes right-of-ways, government-owned lots, county-owned parcels, remnants, etc., and requires a plat showing their location.
Response: No.



LOCATION MAP



NOTES
1. BOUNDARY INFORMATION, BUILDING LINES, AND EASEMENTS TAKEN FROM PLAT OF PROPERTY OF JOHN W. BOSS & FORREST L. BOSS BY PAUL LEE, 5/10/84.
2. ELEVATION DATUM TAKEN FROM

3. TOPO INFORMATION COMPILED BY UNDERSIGNED FROM FIELD RUN SURVEY EQUIPMENT USED - WILD T-1000 TOTAL STATION & MAPTECH DCS PROCEDURE - RANDOM CONTROL, RADIAL POINT OBSERVATION, 92 POINTS OBTAINED. INDIVIDUAL POINT LOCATIONS AND ELEVATIONS AVAILABLE.

RONALD E. GUDGER R.L.S. # 2089

GEORGIA REGISTERED No. 2089 RONALD E. GUDGER

THIS PROPERTY LIES ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED BY LOCAL FLOOD HAZARD INFORMATION MAPS.

LEGAL DESCRIPTION

PARENT TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 371 & 422 OF DISTRICT 17, SECTION 2 OF COBB COUNTY, GEORGIA AND BEING FURTHER DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF LEDFORD STREET (40' R/W) AND ATLANTA ROAD (50' R/W); THENCE SOUTHWESTERLY ALONG THE NORTHERN RIGHT OF WAY OF LEDFORD STREET 483' TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 68°27'31" W, 240.00' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 07°02'25" E, 112.00' TO A POINT; THENCE N 12°31'30" W, 200.50' TO A POINT; THENCE N 56°27'31" E, 258.30' TO A POINT; THENCE S 58°27'31" E, 75.20' TO A POINT; THENCE N 80°55'06" E, 206.00' TO A POINT ON ATLANTA ROAD (50' R/W); THENCE ALONG THE WEST RIGHT OF WAY OF SAID ROAD S 4°34'32" E, 24.00' TO A POINT; THENCE LEAVING SAID ROAD S 59°25'51" W, 206.00' TO A POINT; THENCE S 30°02'42" E, 156.00' TO A POINT; THENCE S 6°23'24" W, 164.50' TO A POINT; THENCE S 24°22'08" E, 105.97' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.249 ACRES AND IS SHOWN AS TRACT ONE, TWO, & THREE ON THE PLAT OF SURVEY FOR JOHN W. BOSS & FORREST L. BOSS, BY PAUL E. LEE DATED MAY 10, 1984.

LEGAL DESCRIPTIONS

LEASE PARCEL

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BEGINNING AT THE INTERSECTION OF LEDFORD STREET (40' R/W) AND ATLANTA ROAD (50' R/W); THENCE SOUTHWESTERLY ALONG THE NORTHERN RIGHT OF WAY OF LEDFORD STREET 483' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 68°27'31" W, 70.00' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 21°37'30" W, 62.38' TO A POINT; THENCE N 05°08'57" E, 244.49' TO A POINT; THENCE N 33°32'29" W, 11.49' TO A POINT; THENCE S 56°27'31" W, 3.00' TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 33°32'29" W, 20.00' TO A POINT; THENCE N 56°27'31" E, 40.00' TO A POINT; THENCE N 33°32'29" E, 20.00' TO A POINT; THENCE S 56°27'31" W, 40.00' TO THE POINT OF BEGINNING. SAID LEASE PARCEL CONTAINS 800 SQ. FT.

20' ACCESS and UTILITY EASEMENT

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DEC 04 2025
COBB COUNTY ZONING

REVISIONS	BY

GUDGER SURVEYING, INC.
6865 LISA LANE
DUNWOODY, GEORGIA 30338
PH-(770) 395 6011
FAX-(770) 395-2379

LEDFORD
PROJECT #1812
L.L. 371 and 422
DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

AT&T WIRELESS SERVICES
SUITE 820
2800 CENTURY PARKWAY
ATLANTA, GEORGIA 30345
PH.(404) 982-5066

DRAWN
K.A. MYERS
CHECKED
R.E. GUDGER
DATE
JAN. 10 1990
SCALE
1"=50'
REVISIONS
SHEET NO.
1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-3-2026

SITE BACKGROUND

Applicant	Forrest Boss
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jake Foss and John Cohen
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Email	Contact Zoning Office
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Proposed Use	Metal fabrication and repair
Future Land Use	IC
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District	17
Land Lot	371, 422
Parcel #	17042200070
Taxes Paid	Yes

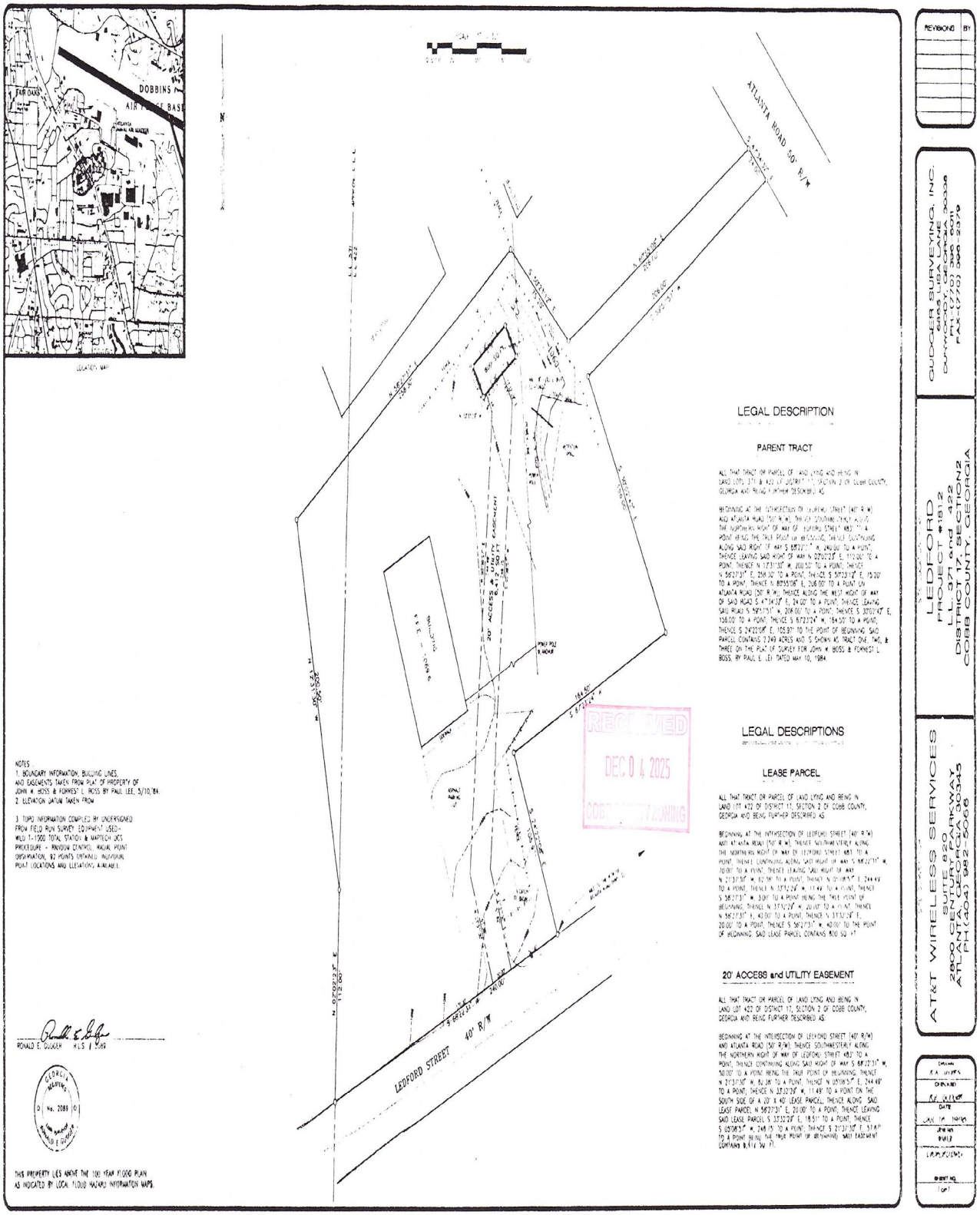
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **APPROVAL** subject to the following:

Z-3-2026 DEPARTMENT COMMENTS – Zoning Division

1. Site plan received by the Zoning Division on December 4, 2025 to include a striped, code-compliant parking area as well as a landscape buffer installed along the western property line where feasible with final approval by District Commissioner;
2. Landscape plan to be approved by the District Commissioner after review by County Arborist;
3. Fire Department comments and recommendations;
4. Water and Sewer comments and recommendations;
5. Stormwater comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Site Plan Review comments and recommendations.


DOBBINS AIR
LOCATION MAP
ATLANTA ROAD 50' R/W
LEDFORD STREET 40' R/W
20' ACCESS & UTILITY EASEMENT
LEGAL DESCRIPTION
PARENT TRACT
LEGAL DESCRIPTIONS
LEASE PARCEL
20' ACCESS and UTILITY EASEMENT
NOTES
1. BOUNDARY INFORMATION, BUILDING LINES, AND EASEMENTS TAKEN FROM PLAT OF PROPERTY OF JOHN K. BOSS & FORREST L. BOSS BY PAUL LEE, 5/10/84.
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COBB COUNTY ZONING
THIS PROPERTY LIES ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED BY LOCAL FLOOD HAZARD INFORMATION MAPS.
REVISIONS
GUDGER SURVEYING, INC.
5245 LIDA LANE
ACWORTH, GEORGIA 30101
FAX:(770) 966-9376
LEDFORD
PROJECT #1812
LL 371 and 422
DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA
AT&T WIRELESS SERVICES
2800 CENTER PARKWAY
ATLANTA, GEORGIA 30345
PH:(404) 982-5068

Z-3 2026 Aerial Map



North

Zoning: CRC Community Retail Commercial & TS Tourist Services

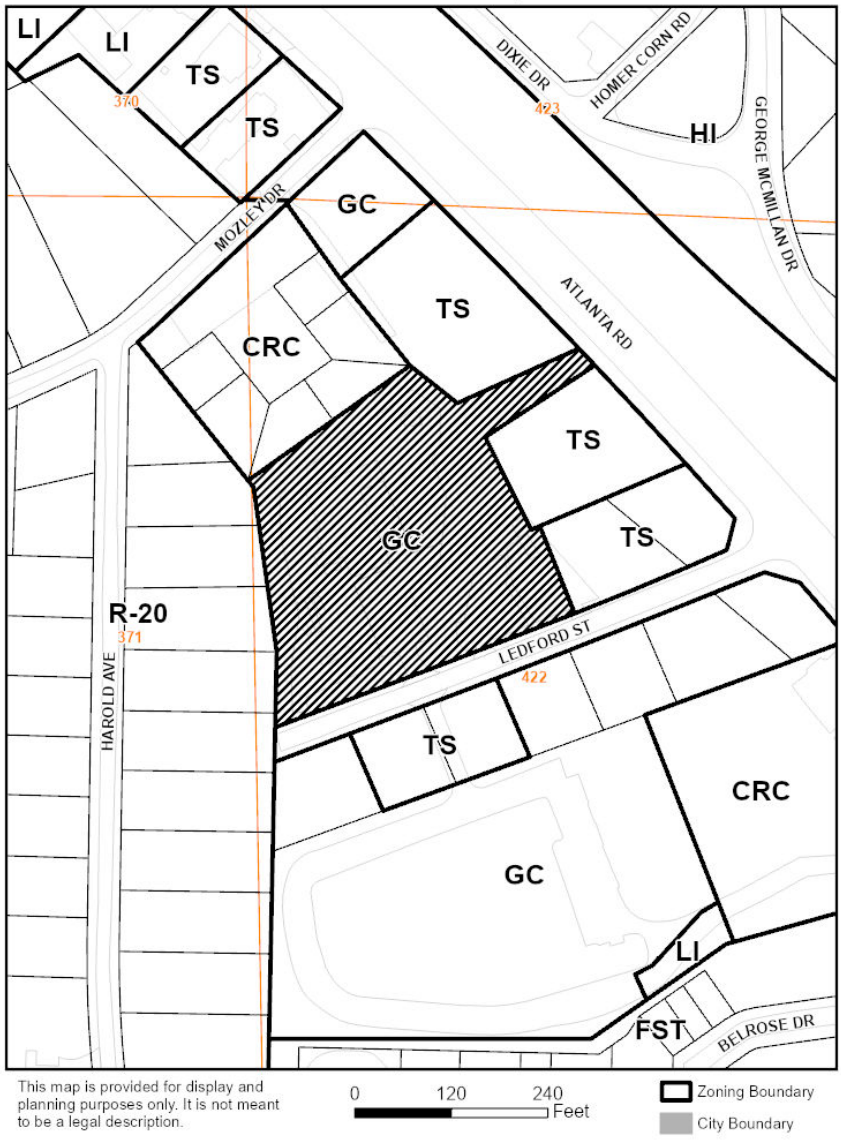
Future Land Use: CAC & IC

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

Z-3 2026 Map



EAST

Zoning: TS Tourist Services

Future Land Use: IC

SOUTH

Zoning: TS Tourist Services & GC General Commercial

Future Land Use: IC

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the 2.93-acre subject property from GC general commercial district to LI light industrial district. The property is currently considered a grandfathered, nonconforming use, as it is not located within a Community Activity Center (CAC) or Regional Activity Center (RAC) Future Land Use designation and therefore requires rezoning to support a change of use. The applicant states that the existing 5,050-square-foot, two-story building, which has been used for a welding operation for more than 20 years, will not be altered, expanded, or redeveloped as part of this request. The proposed hours of operation are Monday through Saturday, 7:00 am to 5:00 pm The applicant has indicated that a future tenant may eventually occupy the property but, no specific plans or commitments have been provided at this time.

Z-3-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 1 (existing)
Proposed # of stories: 2 (existing)
Total sq. footage of development: 6,250
Floor area ratio: 0.05
Square footage per acre: 2,133
Required parking spaces: 6
Proposed parking spaces: 0, none paved of striped
Acres in floodplain or wetlands: 0
Impervious surface shown: 14.6%

Are there any zoning variances?

Yes;

1. Reduce the required landscaped screening buffer abutting residential properties from the required 50 feet to zero feet.

Are there any environmental conditions existing or proposed on the site?

None Identified

Z-03-2026 DEPARTMENT COMMENTS – Fire Department

12/17/25

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-3-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

Z-3-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Smyrna
Was the city notified? Yes

Specific Area Policy Guidelines: ☒ Yes ☐ No
Policy: IC-P20: In an effort to mitigate industrial land use impacts affecting adjacent residential land uses, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and/or screening requirements on any redevelopment of the industrial properties along the west side of Atlanta Road corridor between Austell Road and Pat Mell Road.

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☒ Yes ☐ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?	☒ Yes	☐ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)?	☐ Yes	☒ No
Is this property within the Cumberland Special District #2 (ad valorem tax)?	☐ Yes	☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☒ Yes	☐ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

Historic Preservation:
After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-3-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☒ NO

Size/location of existing water main(s): 6" on Ledford St

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 630

Peak flow = 1,560

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100’
Ledford Street	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Atlanta Road	North of Taylor Drive	19,400	D
Ledford Street	NA	NA	NA

vpd = vehicles per day, NA = Not Applicable

Based on 2024 AADT counting data taken by GDOT, as published on their website for Atlanta Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Ledford Street is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

This development is currently in operation and additional trip generation associated with the rezoning is assumed to be minimal.

In accordance with Cobb County Code 134-121 and based on site plan received December 4, 2025, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right of way.
2. Should any fence modifications or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing business operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:
    a. Recommend the fence be relocated off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

(continued)

3. Should any redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend applicant donate right-of-way on the west side of Atlanta Road, a minimum of 50’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

    b. Recommend applicant donate right-of-way on the north side of Ledford Street, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

    c. Recommend a 10’ No Access Easement along the Atlanta Road frontage.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the existing development pattern in the surrounding area, provided adequate buffering is installed. The subject property is located near a mix of residential and nonresidential uses, including the Green Acres neighborhood to the west and Tourist Services directly adjacent to the west. The proposed Light Industrial use is compatible with the broader development context.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
The proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties, provided appropriate buffering is installed. The business has operated on the site for approximately 20 years, and the applicant is not proposing any changes to the existing operations. The Future Land Use Map designates the area as Industrial Compatible, and the rezoning request seeks to align the property's zoning classification with this designation.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the rezoning proposal will not create an excessive burden on existing streets, transportation facilities, utilities, or schools. The current use has not historically generated such impacts, and the applicant is not proposing any expansion or alteration of the existing operations that would increase demand on public infrastructure.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the rezoning proposal is in conformity with the policies and intent of the Comprehensive Plan. The applicant seeks to rezone the property from general commercial, which limits the site to grandfathered uses, to light industrial, which is consistent with the Industrial Compatible designation on Cobb County's Future Land Use Map.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there is existing or changing conditions that would provide grounds for approval of the rezoning request. The applicant is seeking a zoning classification that is consistent with the Industrial Compatible future land use designation applied to this area. With appropriate buffering, the rezoning will allow continued use of the property.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
The existing business and buildings will remain unchanged. The business has successfully operated at this location for more than 20 years, demonstrating its suitability within the context of surrounding uses.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The proposed zoning will not adversely impact adjacent or nearby properties. Operations on the site will continue as they have for over 20 years without issue.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Yes. The property has a reasonable economic use under its current zoning, as evidenced by the long-term success of the business operating at this location for more than two decades.

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
No. The zoning proposal will not create an excessive or burdensome demand on streets, transportation facilities, utilities, or schools. The business has functioned at this location for 20 years without placing strain on these systems.

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(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
Yes. The purpose of this rezoning request is to align the property with the Cobb County Future Land Use Plan. Although the property is currently zoned GC, the land use plan designates it for Industrial use.

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal
There are no existing or anticipated changes to the property beyond its current configuration that would affect its use or development.

Application No.

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information
(Attach additional information if needed)
a) **Proposed unit square footages:** Not applicable.
b) **Proposed building architecture:** Not applicable.
c) **Requested variances:** Not applicable.

Part 2. Non-Residential Rezoning Information
(Attach additional information if needed)
a) **Proposed use(s):**
The proposed use will remain the same as the current operation: metal fabrication and repair.

b) **Proposed building architecture:**
No changes are proposed; the existing building will remain as is.

c) **Proposed hours/days of operation:**
No changes to the current business hours are requested.

d) **Requested variances:**
None.

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Part 3. Other Pertinent Information
The purpose of this rezoning request is to bring the property into compliance with the Cobb County Future Land Use Plan. The property is currently zoned GC, while the future land use designation is Industrial. No changes to the property's existing configuration or operations are proposed.

Part 4. Government-Owned Property
Is any portion of the property included on the proposed site plan owned by a Local, State, or Federal Government entity?
This includes right-of-ways, government-owned lots, county-owned parcels, remnants, etc., and requires a plat showing their location.
Response: No.

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-4-2026

SITE BACKGROUND

Applicant	Field Time Athletics, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sanctuary Park West Real Estate, LLC
Property Location	Located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot
Address	3381 and 3391 Ernest Barrett Parkway
Access to Property	Easement off of Ernest Barrett Parkway or Home Depot property

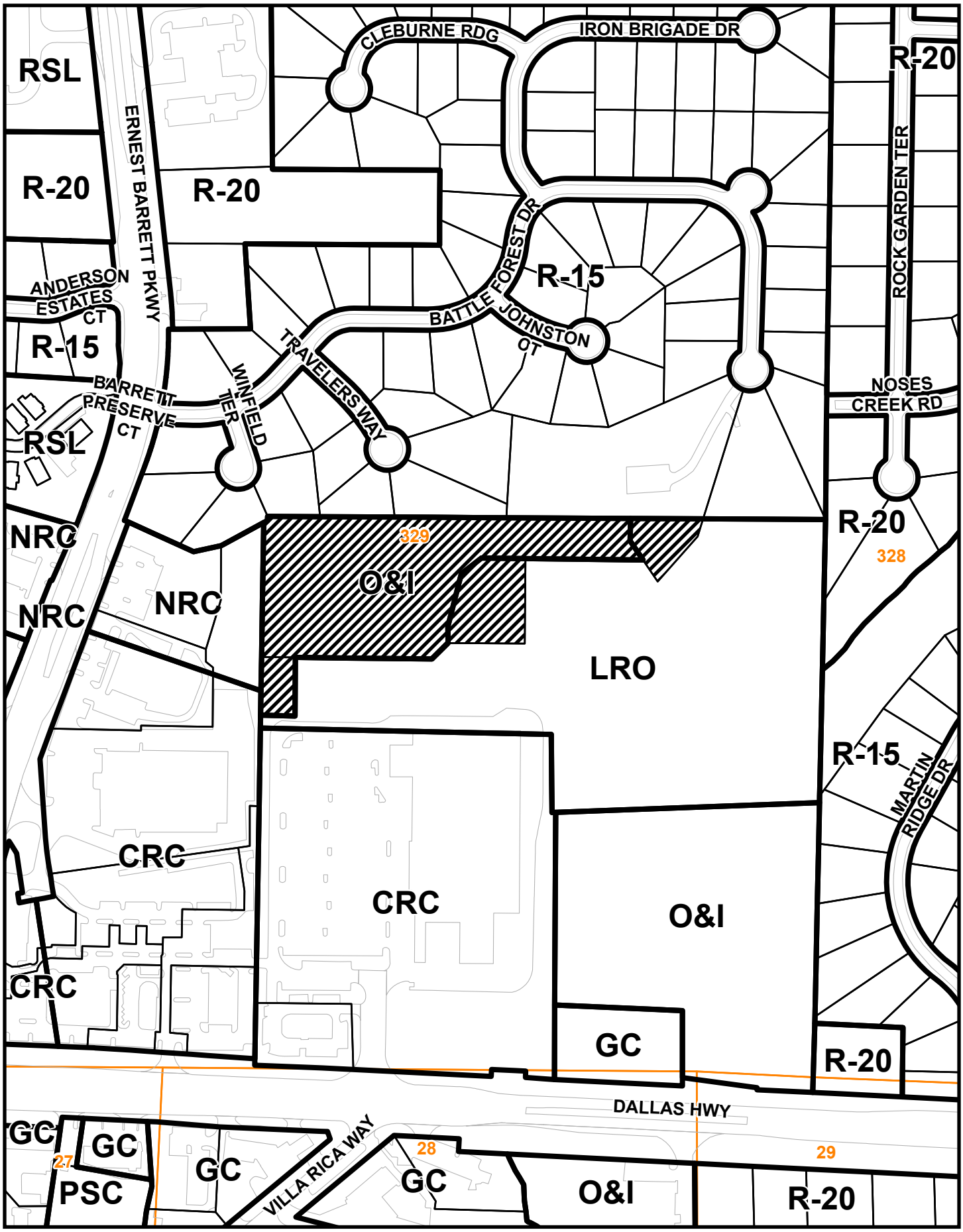
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRO, O&I
Current Use of Property	Vacant
Proposed Zoning	CRC
Proposed Use	Commercial Indoor Recreation
Future Land Use	NAC
Site Acreage	5.82
District	20
Land Lot	329
Parcel #	20032901380, 20032901370, 20032900080, 20033901150
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-4 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 260 520 Feet

Zoning Boundary

City Boundary

SITE PLAN EXHIBIT

FOR

FIELD TIME ATHLETICS

LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

Z-4 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 260 520 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** N/A

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Commercial indoor recreational facility

b) **Proposed building architecture:** Provided under separate cover; combination of stone/brick accent with metal siding over steel frame construction.

c) **Proposed hours/days of operation:** Monday - Friday 2 pm - 10 pm
Saturday and Sunday 9 am - 6 pm

d) **List all requested variances:** To reduce the required number of parking spaces for commercial indoor recreation facilities from 250 to proposed 124. Based on the number of occupants in the facility at any one time, the proposed parking space count is sufficient and allows for additional space to be devoted to buffering and orientation of the building closest to the southern portion of the tract.

Part 3. Other Pertinent Information (List or attach additional information if needed)

The property is currently approved for a 60,000 square foot, 76 unit assisted living facility with 24 hour operations. The approved site plan for the assisted living facility reflects no buffer adjoining residential while the proposed facility and site plan includes a 40 foot buffer.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

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COBB COUNTY ZONING

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF FIELD TIME ATHLETICS, LLC

COMES NOW, APPLICATION OF FIELD TIME ATHLETICS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a utilization of the property which is suitable in the context of development and existing zonings along Barrett Parkway and Dallas Highway and its neighboring and nearby properties.

B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. The property is located within an area classified as Neighborhood Activity Center ("NAC") and adjoining an area classified as Community Activity Center ("CAC") under Cobb County's Future Land Use Map and contains properties along and off of Dallas Highway and Barrett Parkway also zoned as CRC.

C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned as Office and Institutional ("O&I") and Low Rise Office ("LRO") with the 2011 stipulation (Z29 2011) that the only permitted use is 'assisted living facility *only* (no general apartment rentals on this property)' and has remained so stipulated with no feasible ability to so develop since that time. in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

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D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

E. The zoning proposal is located within a NAC future land use category adjoining a CAC future land use category and the requested zoning for commercial indoor recreation is consistent with the desired development within CAC considering the existing commercial development and the proposed protections for adjoining residential.

F. There is no substantial relationship between the existing zoning classification of which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 4th day of December, 2025.

ROZEN, ROZEN & REILLY, LLP

By:_____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

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SITE PLAN EXHIBIT

FOR

FIELD TIME ATHLETICS

LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

GEORGIA PROFESSIONAL ENGINEER No. 19315 REGISTERED MARYL R. COOK
12/03/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	12/03/2025	JJT	ADDRESS COMMENTS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 384-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 ~ PEF000714

SCALE:	1" = 40'
DESIGNED BY:	JJT
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	11/25/2025
JOB NUMBER:	251112

SHEET NUMBER: 1

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 inch =40 ft.

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM LANDTEC AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

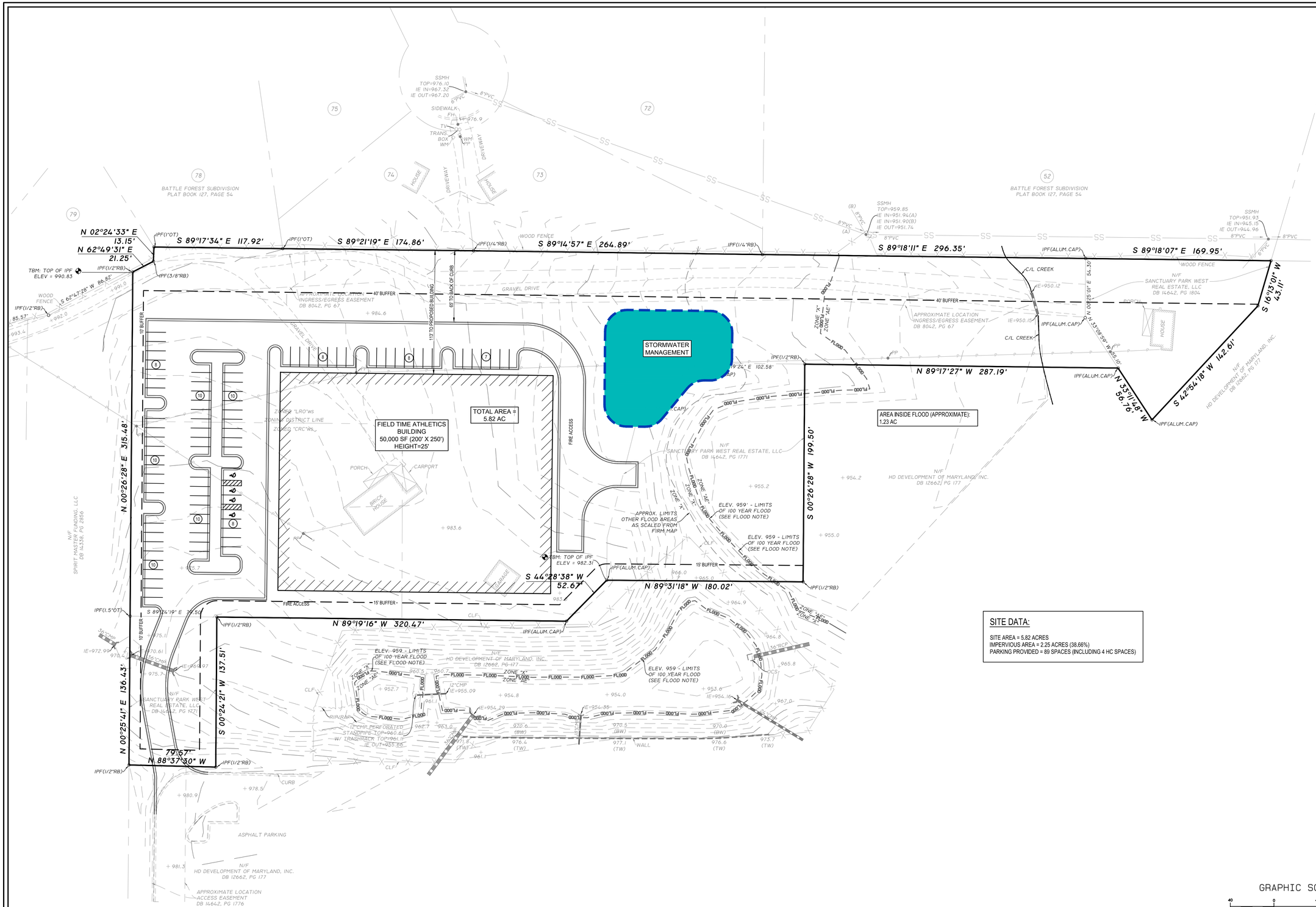
811 Know what's below. Call before you dig.

SITE PLAN EXHIBIT

FOR

FIELD TIME ATHLETICS

LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA



SITE DATA:

SITE AREA = 5.82 ACRES
IMPERVIOUS AREA = 2.25 ACRES (38.66%)
PARKING PROVIDED = 89 SPACES (INCLUDING 4 HC SPACES)

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM LANDTEC AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

GRAPHIC SCALE

40 0 40 80

(IN FEET)
1 inch =40 ft.

811 Know what's below. Call before you dig.

GEORGIA PROFESSIONAL No. 19935 REGISTERED ENGINEER CARYL R. COOK 12/29/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	12/29/2025	JJT	Re-zoning submittal

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DESIGNED BY:	JJT
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	12/29/2025
JOB NUMBER:	251112

SHEET NUMBER:
1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-4-2026

SITE BACKGROUND

Applicant	Field Time Athletics, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Adam J. Rozen
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Sanctuary Park West Real Estate, LLC
Property Location	Located approximately 330 feet east of Ernest Barrett Parkway (landlocked), behind Pike Nursery and to the north of Home Depot
Address	3381 and 3391 Ernest Barrett Parkway
Access to Property	Easement off of Ernest Barrett Parkway or Home Depot property

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRO, O&I
Current Use of Property	Vacant
Proposed Zoning	CRC
Proposed Use	Commercial Indoor Recreation
Future Land Use	NAC
Site Acreage	5.82
District	20
Land Lot	329
Parcel #	20032901380, 20032901370, 20032900080, 20033901150
Taxes Paid	Yes

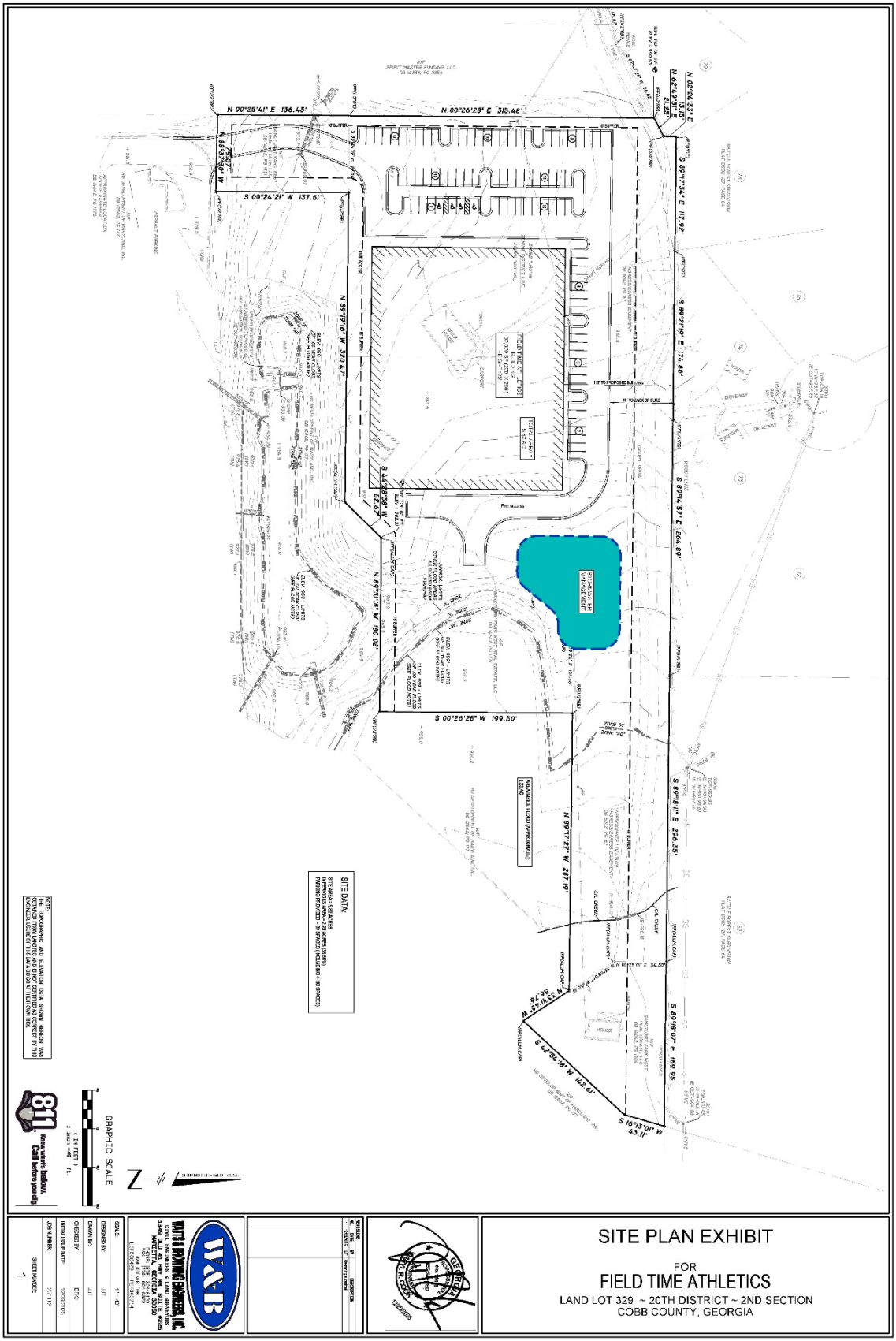
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

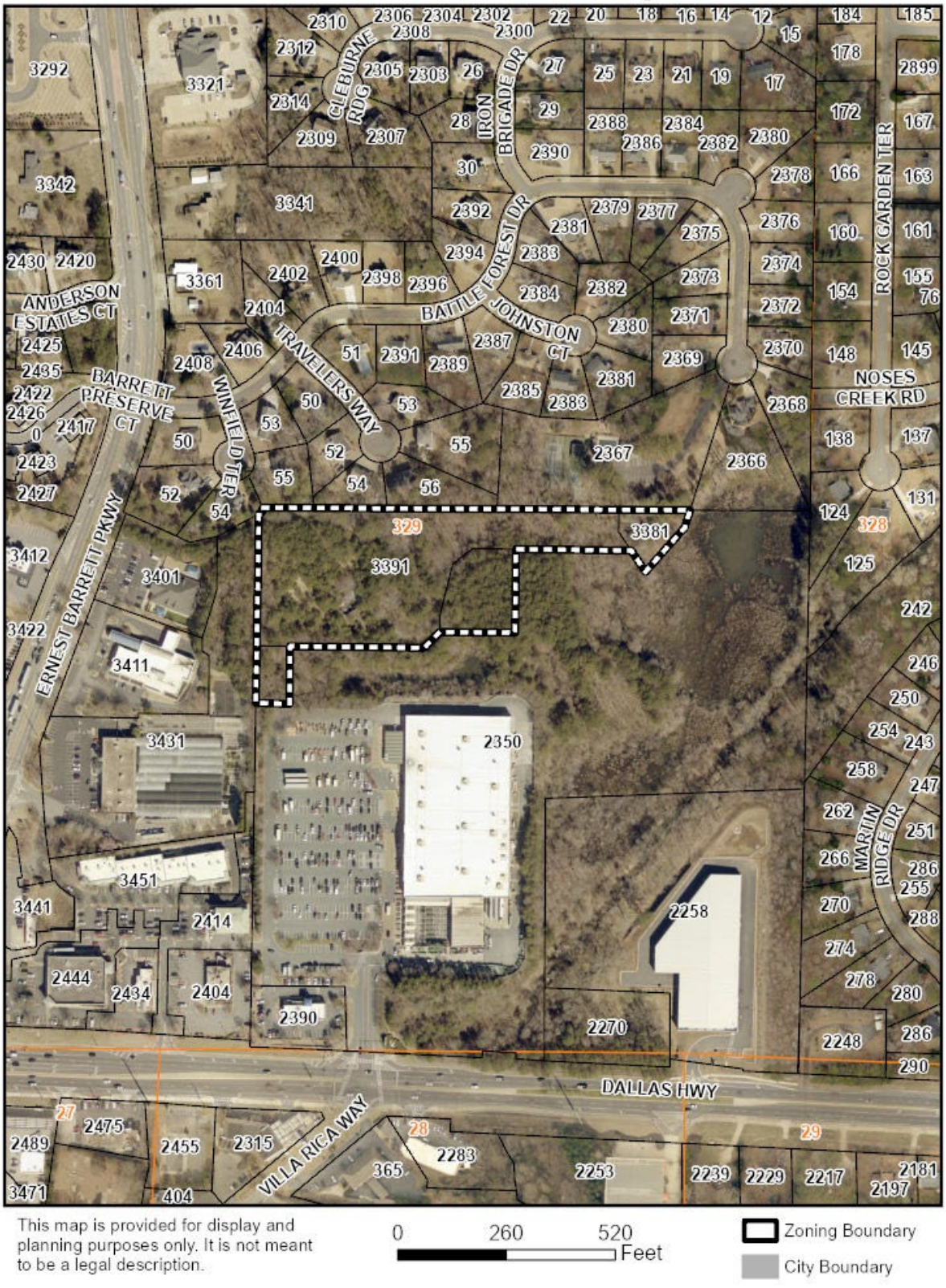
Based on the analysis of this case, Staff recommends **DELETION to NRC** subject to the following:

Z-4-2026 DEPARTMENT COMMENTS – Zoning Division

1. Maximum building size is 30,000 square feet;
2. Building to include sound insulation to reduce exterior noise levels;
3. Site plan received by the Zoning Division on December 29, 2025, with the District Commissioner approving final site plan;
4. Fire Department comments and recommendations;
5. Stormwater Management comments and recommendations;
6. Water and Sewer comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Commercial Indoor Recreation facility permitted;
9. District Commissioner to approve the final Landscape plan and building elevations; and
10. No direct access to Barrett Parkway.


SITE PLAN EXHIBIT
FOR
FIELD TIME ATHLETICS
LAND LOT 329 ~ 20TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA
MATTS LAND DEVELOPMENT CONSULTANTS, INC.
GRAPHIC SCALE
SITE DATA:
N 00°26'28" W 199.50'
S 00°26'28" W 199.50'
N 00°25'41" E 136.43'
N 00°26'28" E 315.48'
S 00°24'21" W 137.51'
S 89°17'45" E 117.52'
S 89°21'09" E 174.80'
S 89°16'37" E 294.69'
S 89°16'37" E 296.35'
S 89°18'07" E 169.95'
N 89°17'22" W 221.19'
N 89°31'31" W 180.02'
N 89°31'10" W 320.47'
S 44°29'54" W 82.97'
S 42°24'18" W 143.61'
S 16°13'01" W 43.11'
N 62°29'33" E 31.22'
N 62°29'33" E 31.22'
N 35°15'45" W 50.75'

Z-4 2026 Aerial Map



North

Zoning: R-15 / Single-Family Homes

Future Land Use: LDR

WEST

Zoning: NRC, CRC / Daycare, Bank

Future Land Use: NAC, CAC

Z-4 2026 Aerial Map



EAST

Zoning: R-15, R-20 / Single-Family Homes

Future Land Use: LDR

SOUTH

Zoning: LRO / Vacant Lot

Future Land Use: NAC, CAC

Current zoning district for the property

The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting the CRC community retail commercial zoning district for the purpose of a new indoor athletics facility on the property. The facility will have half-fields and batting cages for the purpose of training. The hours of operation will be Monday through Friday from 2:00 pm until 10:00 pm, Saturday and Sunday from 9:00 am until 6:00 pm. The architectural style and composition of the facility will be a combination of stone and brick with metal siding over a steel frame. The current rezoning case on the property (Z-29 of 2011) was approved for a 60,000 square foot assisted living facility with 76 units.

Z-4-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 50,000
Floor area ratio: 0.20
Square footage per acre: 8,591
Required parking spaces: 250
Proposed parking spaces: 89
Acres in floodplain or wetlands: 1.23
Impervious surface shown: 38.66%

Are there any zoning variances?

Yes;

1. Reduce parking spaces from required 250 spaces to 89 spaces.

Are there any environmental conditions existing or proposed on the site?

None Identified

1/13/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
A cross-access road agreement will be needed if access across separate parcel is required.

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

(continued)

Private fire hydrants on a separate parcel is an unacceptable use.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-4-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Neighborhood Activity Center
The subject tract is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-4-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☐ YES ☒ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Ernest Barrett Pkwy and 8" on Dallas Hwy

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO*

Approx. distance to nearest sewer: 16' from northern property line

Estimated waste generation (in G.P.D.): Average daily = 5,000

Peak flow = 12,500

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☒ YES* ☐ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Location	Average daily trips (vpd)	Level of service
Dallas Highway / SR-120	East of Martin Ridge Drive	31,300	D

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for SR 120.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Description	Expected Size (Indoor Fields)	PM Peak Hour			Saturday peak hour			Saturday Daily (vpd)
		In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
Indoor Sports Training Facility	4	33	6	**39**	9	47	**56**	**602**

vph = vehicles per hour

Development gross trip generation estimated based on development operational data provided by applicant team.

Comments and observations

The proposed development does not have public frontage but appears to have an access easement to Dallas Highway / SR-120 for primary access.

Based on the December 18th applicant meeting, the intended site use is 4 indoor infield only fields and netted practice/training areas. This training facility is currently anticipated to operate from 2 PM to 9 PM (weekday) and 9 AM to 6 PM (weekend).

A traffic management proposal memorandum was received for this development on December 26, 2025. Additional information needed to calculate trip generation volumes was provided in email from the applicant team on January 8, 2026. Based on the December 26th memorandum and January 8th email, and in accordance with Cobb County Code 134-121, the development will not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in the view of use and development of adjacent and nearby properties, with a smaller building. The property is in an area with commercial and residential uses.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. There are similar uses adjacent to the proposed location. The site would represent an intensity that is compatible with the neighboring uses if the landscape buffer is installed.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's CRC rezoning proposal is not in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center, NAC future land use category which can be used as a transitional area between the residential to the north and the CRC zoning districts to the south. Staff would suggest deleting the request to NRC for the applicant's use.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are no existing or changing conditions affecting the use and development of the property which give grounds for deleting the applicant's rezoning proposal for the use of commercial indoor recreation. The proposal is not consistent with the NAC future land use category so staff would recommend deleting this proposal to NRC. Staff researched six other sports training facilities/batting cages in

the County and found the parking ratio averaged one parking space per 350 square feet of building. This would equate to a 30,000 square foot building with 86 parking spaces.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** N/A

b) **Proposed building architecture:** _____

c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Commercial indoor recreational facility

b) **Proposed building architecture:** Provided under separate cover; combination of stone/brick accent with metal siding over steel frame construction.

c) **Proposed hours/days of operation:** Monday - Friday 2 pm - 10 pm
Saturday and Sunday 9 am - 6 pm

d) **List all requested variances:** To reduce the required number of parking spaces for commercial indoor recreation facilities from 250 to proposed 124. Based on the number of occupants in the facility at any one time, the proposed parking space count is sufficient and allows for additional space to be devoted to buffering and orientation of the building closest to the southern portion of the tract.

Part 3. Other Pertinent Information (List or attach additional information if needed)

The property is currently approved for a 60,000 square foot, 76 unit assisted living facility with 24 hour operations. The approved site plan for the assisted living facility reflects no buffer adjoining residential while the proposed facility and site plan includes a 40 foot buffer.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

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DEC 04 2025
COBB COUNTY ZONING

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF FIELD TIME ATHLETICS, LLC

COMES NOW, APPLICATION OF FIELD TIME ATHLETICS, LLC, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

A. The zoning proposal will permit a utilization of the property which is suitable in the context of development and existing zonings along Barrett Parkway and Dallas Highway and its neighboring and nearby properties.

B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. The property is located within an area classified as Neighborhood Activity Center ("NAC") and adjoining an area classified as Community Activity Center ("CAC") under Cobb County's Future Land Use Map and contains properties along and off of Dallas Highway and Barrett Parkway also zoned as CRC.

C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned as Office and Institutional ("O&I") and Low Rise Office ("LRO") with the 2011 stipulation (Z29 2011) that the only permitted use is 'assisted living facility *only* (no general apartment rentals on this property)' and has remained so stipulated with no feasible ability to so develop since that time. in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

DEC 0 4 2025
COBB COUNTY ZONING

D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

E. The zoning proposal is located within a NAC future land use category adjoining a CAC future land use category and the requested zoning for commercial indoor recreation is consistent with the desired development within CAC considering the existing commercial development and the proposed protections for adjoining residential.

F. There is no substantial relationship between the existing zoning classification of which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 4th day of December, 2025.

ROZEN, ROZEN & REILLY, LLP

By:_____
ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

ORIGINAL DATE OF APPLICATION: 08-16-11

APPLICANTS NAME: HELTON REAL ESTATE ADVISORS, LLC

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 08-16-11 ZONING HEARING:

HELTON REAL ESTATE ADVISORS, LLC (Sanctuary Park West Real Estate, LLC, owner) requesting Rezoning from **CRC** and **LRO** to **O&I** for the purpose of an Assisted Living Facility in Land Lot 329 of the 20th District. Located on the east side of Ernest Barrett Parkway, north of Dallas Highway.

MOTION: Motion by Ott, second by Birrell, to **approve** Rezoning to the **OI** zoning district **subject to:**

- **use limited to assisted living facility *only* (no general apartment rentals on this property)**
- **site plan received by the Zoning Division on June 2, 2011 for reference and subject to Plan Review, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **the site plan to be revised adding the required 20-foot landscape screening buffer abutting the residentially zoned properties to the north (site plan approval by District Commissioner, landscaping to be approved by the County Arborist)**
- **letter of agreeable conditions from Mr. John Moore dated August 1, 2011 (attached and made a part of these minutes) *not otherwise in conflict, with the following changes:***
  - **Item No. 16 – Add subsection "E" – *"Applicant agrees to maintain these fences in perpetuity."***
  - **Item No. 23 – Change to read: *"There shall be no vehicle access from Barrett Parkway."***
- **elevations to be in general conformity with drawings attached as Exhibit B to the stipulated letter (attached and made a part of these minutes)**
- **all public access to be from Dallas Highway through the interior roadways along the Home Depot parking lot**
- **emergency vehicle access and turn-around requirements to be resolved in Plan Review**
- **any significant redesign, as determined by the Zoning Division Manager, will require plans and elevations to be approved by the Board of Commissioners as an Other Business Item**
- **District Commissioner may approve minor changes**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

PAGE 4 OF

Min. Bk. 63 Petition No. Z-29
Doc. Type site plan
Meeting Date 8/16/11

HREA
Hollon Real Estate Advisors

LEGEND:

SQUARE FOOTAGE:	55,000 S.F.
NO. OF BEDS:	80 BEDS
CURRENT ZONING:	LRO/ CRC
REQUESTED ZONING:	OI
PARKING REQUIRED:	25 SPACES
PARKING PROVIDED:	63 SPACES

1 SITE PLAN
SP-1 SCALE: 1" = 60'-0"

N

JEArchitects

ARCHITECTURE PROGRAMMING MASTER PLANNING PROJECT MANAGEMENT
1301 SHILOH ROAD, SUITE 1340 KENNESAW, GA 30144
T. 770-426-4119 F. 770-426-4120
www.JEARCHITECTS.com

PROPOSED SITE PLAN FOR
SANCTUARY PARK WEST
COMMERCIAL DEVELOPMENT
LAND LOT 329, 20TH DISTRICT
COBB COUNTY, GA

SHEET TITLE: SITE PLAN
JOB NO. 1008
SHEET NO. SP-1
NOT FOR CONSTRUCTION

SHEET ISSUE RECORD	
DATE	DESCRIPTION

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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6 ALSO ADMITTED IN TX
7 ALSO ADMITTED IN AL
8 ALSO ADMITTED IN KY
9 ALSO ADMITTED IN NY
* ADMITTED ONLY IN GA
# ADMITTED ONLY IN FL

August 1, 2011

Hand Delivered

Min. Bk. 63 Petition No. Z-29
Doc. Type letter of agreeable conditions
Meeting Date 8/16/11

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-29 (2011)
Applicant: Helton Real Estate Advisors, LLC
Property Owner: Sanctuary Park West Real Estate, LLC
Property: 5.82 acres, more or less, located on the northerly side of Dallas Highway (State Route 120), and the easterly side of Barrett Parkway, Land Lot 329, 20th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent the Applicant, Helton Real Estate Advisors, LLC (hereinafter referred to as "Applicant"), and the Property Owner, Sanctuary Park West Real Estate, LLC (hereinafter referred to as "Owner"), in their Application for Rezoning regarding a total tract of 5.82 acres located on the northerly side of Dallas Highway (State Route 120), and the easterly side of Barrett Parkway, Land Lot 329, 20th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with planning and zoning staff, on-going discussions with area residents, reviewing the staff

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 2 OF

comments and recommendations; and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed July 27, 2011. The revised stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Community Retail Commercial ("CRC") and Low-Rise Office ("LRO") to the proposed zoning category of Office and Institutional ("OI"), with reference to the Site Plan prepared by JAE Architects and filed with the Application for Rezoning on June 2, 2011. A reduced, color copy of the Site Plan is attached hereto as Exhibit "A" for ease of reference.

(3) The Subject Property consists of 5.82 acres and shall be developed for an assisted living facility.

(4) The proposed assisted living facility shall consist of a one-story building as shown and reflected on the elevation attached hereto as Exhibit "B" and incorporated herein by reference. The building shall contain approximately 60,000 square feet and shall have a maximum total of seventy-six (76) residential living units.

(5) The living units within the proposed assisted living facility will provide residents with separate bedroom and bathroom areas. Additionally, the assisted living facility will have common areas for all residents consisting of a living room, dining room, kitchen, laundry room, and office.

(6) The exterior of the building shall be traditional in style and architecture. The exterior façade shall be comprised of brick, stone, stacked stone, hardi-plank, and stucco-type finishes, with complementary accents, or combinations thereof. No vinyl materials shall be used on the exterior of the proposed facility.

(7) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(8) Security lighting on the proposed assisted living facility shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.

(9) Signage for the proposed assisted living facility shall be ground based, monument style signage. The design, finish, materials, and colors for the signage shall be complementary with the proposed facility.

(10) Additionally, directional signage to the proposed facility shall be located within the parking area of Home Depot, as agreed to by and among Applicant and Owner and the owner of the Home Depot property.

(11) All signage shall comply with Cobb County Zoning Codes and Ordinances; excepting that signage for this project may be off-premises signage.

(12) Any roof-mounted HVAC equipment shall be screened by means of a continuous roof parapet.

(13) The dumpsters servicing the proposed facility will be enclosed within a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side. The materials and colors for the enclosure shall match and be complementary to the façade of the buildings. All dumpsters shall contain rubber lids to minimize noise.

(14) Dumpsters shall be emptied Monday through Saturday from 7:00 a.m. to 6:00 p.m. and Sunday from 11:00 a.m. to 6:00 p.m.

(15) All utilities for the proposed development shall be located underground.

(16) Applicant agrees to install fences in connection with its proposed development, as follows:

A) Black, vinyl-clad chain link fence, eight (8) feet in height, along the property line dividing the Subject Property from Battle Forest Subdivision;

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 8 OF

i) There are three (3) homeowners along the property line with existing fences. If these homeowners wish to have the existing fences demolished and the above fence erected, each homeowner must provide to Applicant written permission to demolish the existing fence and written permission to enter upon the homeowner property to demolish and install the new fence; and

ii) The written authority must be presented to Applicant not later than sixty (60) days after zoning approval by the Cobb County Board of Commissioners. If no such authority is received, Applicant shall erect the boundary fence outside the existing fence on Applicant's Property.

B) Fifteen (15) foot black, vinyl-clad chain link fence around the Alzheimer outdoor area;

C) Both fences referenced above shall have installed thereon a black screen, being a mesh screen as shown and depicted on Exhibit "C" attached hereto and incorporated herein by reference; and

D) Applicant agrees to install the referenced fencing, as follows:

i) The eight (8) foot fence shall be installed prior to issuance of a building permit; and

ii) The fifteen (15) foot fence shall be installed prior to issuance of a Certificate of Occupancy for the building to be constructed.

(17) All landscaping for the proposed development shall be professionally designed, installed, and maintained. An irrigation system shall service the landscaping.

(18) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed development.

(19) Minor modifications to the within stipulations, the referenced Site Plan, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

Petition No. Z-29
Meeting Date 8/16/11
Continued

PAGE 9 OF ___

(20) Stormwater management facilities for the proposed development shall meet all Cobb County Stormwater Management requirements applicable to the Subject Property.

(21) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(22) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

(23) Access to the proposed facility via Barrett Parkway shall be for emergency police, fire, and ambulance only.

We believe the requested rezoning, pursuant to the referenced Site Plan and the stipulations contained herein, is an appropriate use of the Subject Property and shall be an enhancement to the Subject Property as well as provide a valuable service to the West Cobb community. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc
Attachments

Petition No. 2-29
Meeting Date 8/16/11
Continued

PAGE 10 OF ___

c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
George W. "Woody" Thompson
Helen C. Goreham
Robert Ott
Joann Birrell
(With Copies of Attachments)

Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Christi S. Trombetti
Bob Hovey
Michael Terry
(With Copies of Attachments)

Mike Brown, President
Battle Forest Homeowners Association
(With Copies of Attachments)

Joyce Cole
Martin's Ridge Resident
(With Copies of Attachments)

Helton Real Estate Advisors, LLC
(With Copies of Attachments)

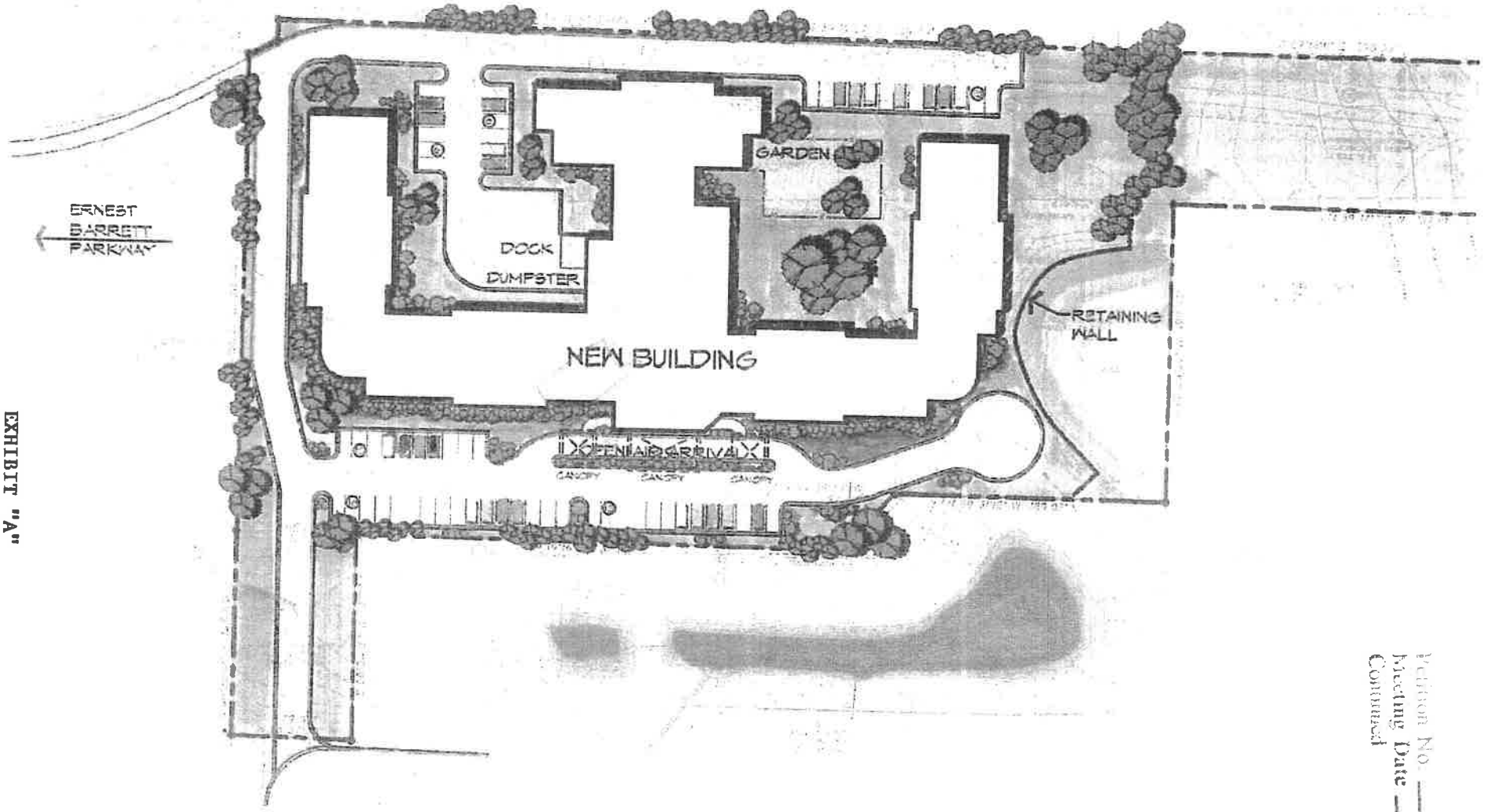


EXHIBIT "A"

HREA

JOEL P. ATCOCK, P.E. ARCHITECTS

HELTON REAL ESTATE ADVISORS

COBB COUNTY, GEORGIA

0 60 120 180

SCALE: 1" = 60'-0"

JEA PROJECT NUMBER 10030

22 OCTOBER 2010

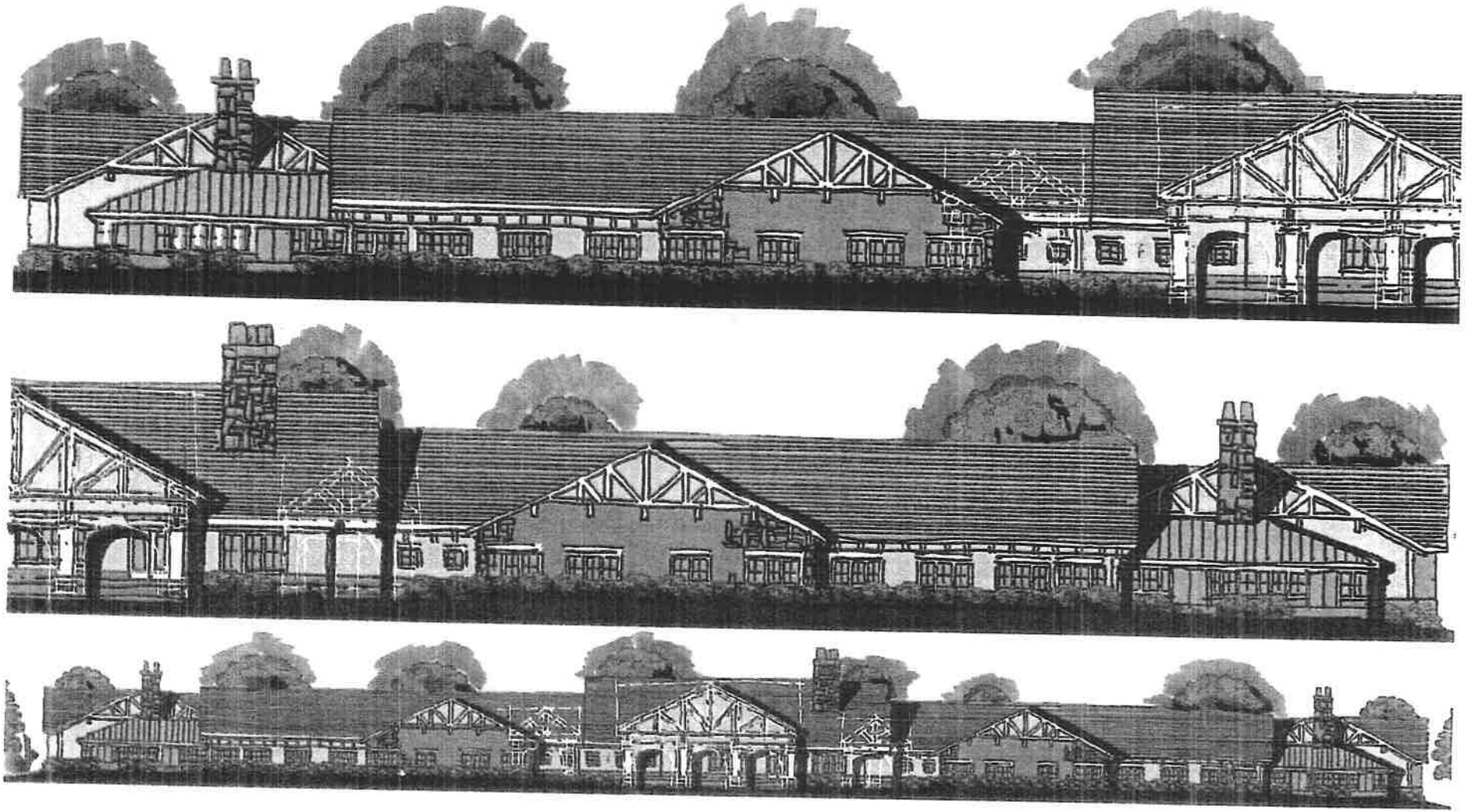
JEA

Petition No. 2-29
Hearing Date 8/16/11
Continued

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PAGE 11 OF

EXHIBIT "B"



HREA

Helton Real Estate Advisors

JOEL E. AYDOCK, P.E. ARCHITECTS

HELTON REAL ESTATE ADVISORS

COBB COUNTY, GEORGIA

SCALE: NOT TO SCALE

JEA PROJECT NUMBER 10030

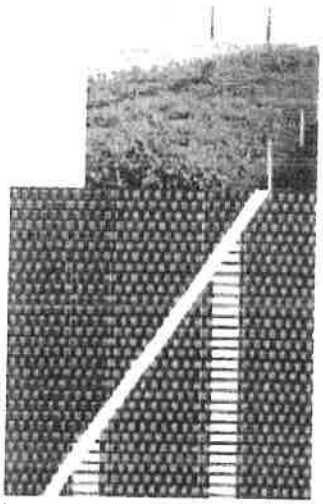
22 OCTOBER 2010

JEA

A2.0

2-29
8/16/11

PAGE 12 OF



Available closed mesh / or open mesh
Colors Available:

iShade

More Information ONLINE STORE Click here

- Open Mesh=60%, 70%, 85% Block
- Closed Mesh=94% Block

i Shade fabrics are used for overhead shade on patios, small work or faculty areas, storage facilities, kennels, and more. *Diversity Shade* is offered in open and closed mesh styles available in a variety of colors and shade densities. developed to simulate the sunlight patterns of rain forests, This Lath Shade fabrics have found a wide variety applications. The fabrics are made of high UV stabilized black or green polypropylene and are strong, long-lasting and resistant to abrasion. When this Lath is installed in a north to south orientation, the openings allow intermittent direct sunlight to reach plants in a "strobe" effect. The fabric is also well suited for windy applications such as privacy fencing or tennis windscreen. • Simulates rainforest light • UV stabilized polypropylene • Creates "strobe" effect • Good for windy conditions

EXHIBIT "C"

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-5-2026

SITE BACKGROUND

Applicant	The Revive Land Group, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of Lucille Garrett a/k/a Leathy Lucille Garrett a/k/a Leathy Lucille Price Garrett and William D. Brown
Property Location	Located on the east and west sides of Ernest Barrett Parkway and the western terminus of Old Horseshoe Bend Road
Address	None assigned
Access to Property	Ernest Barrett Parkway and Old Horseshoe Bend Road

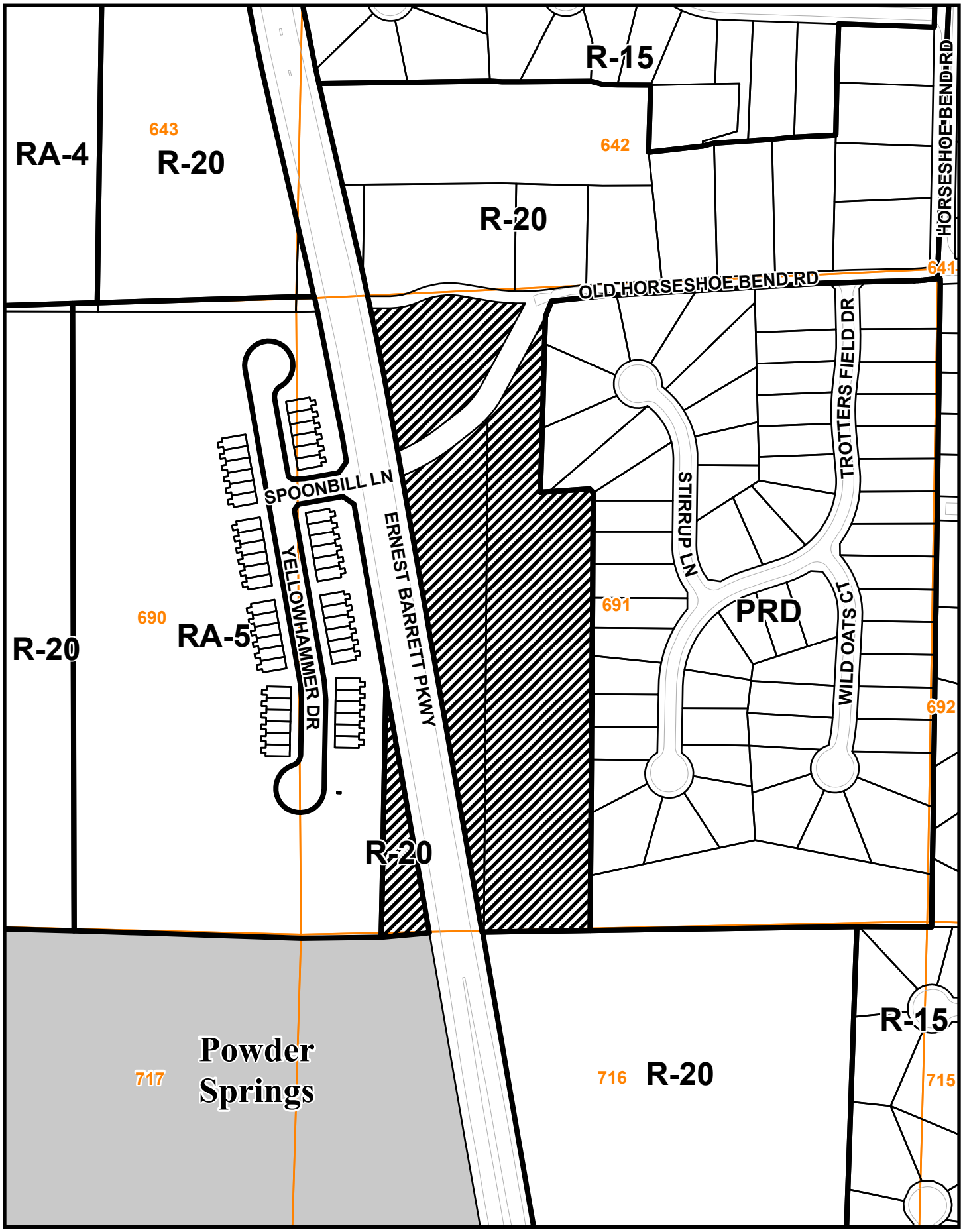
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Vacant
Proposed Zoning	RA-5
Proposed Use	Single-family community
Future Land Use	MDR
Site Acreage	10.17
District	19
Land Lot	691
Parcel #	19069100010, 19069100070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-5 2026 Map

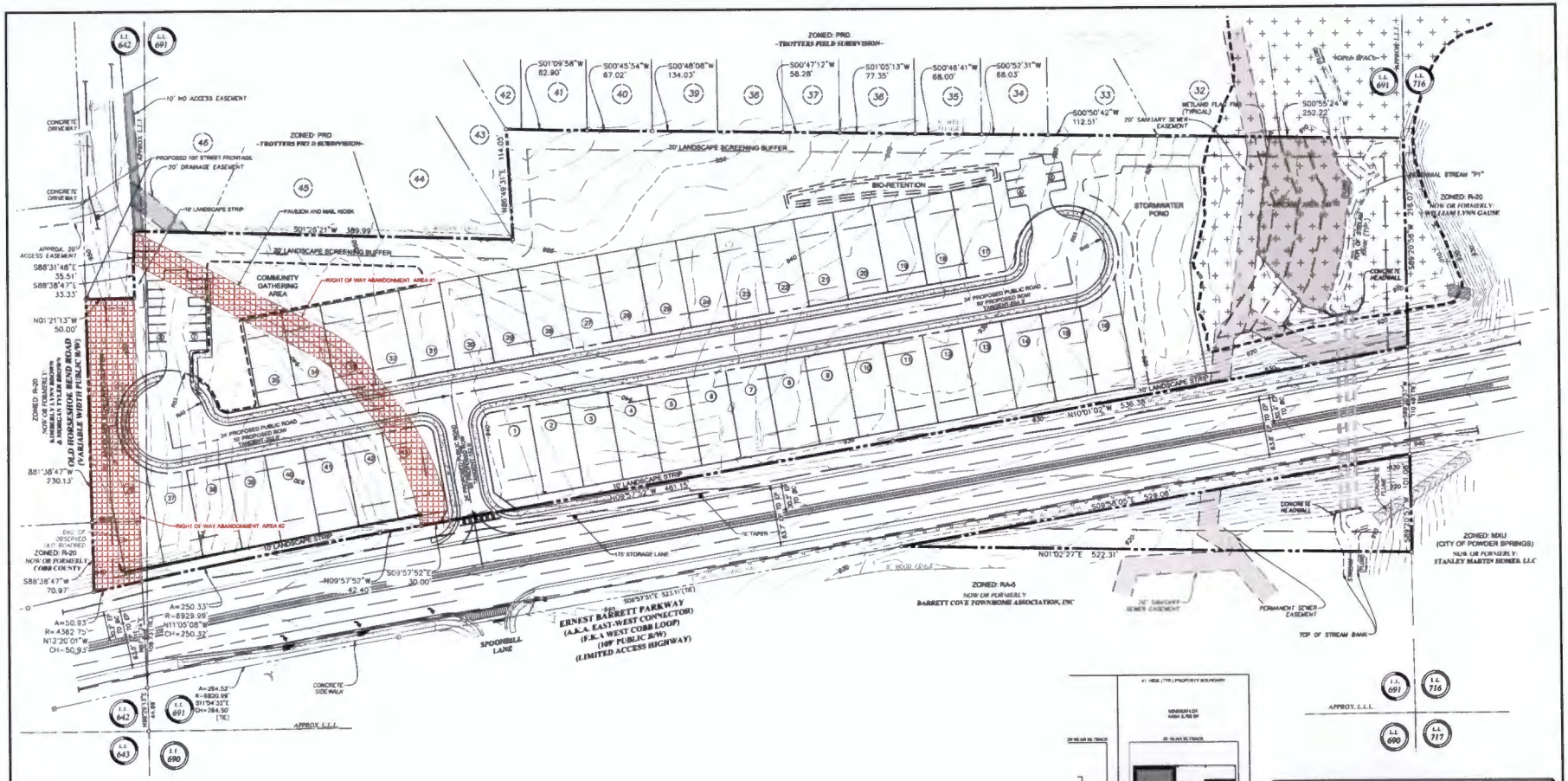


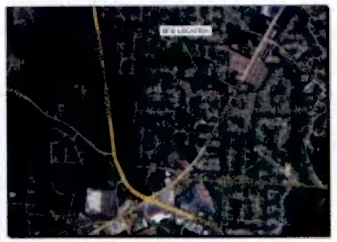
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 230 460 Feet

Zoning Boundary

City Boundary





SITE LOCATION MAP
NOT TO SCALE

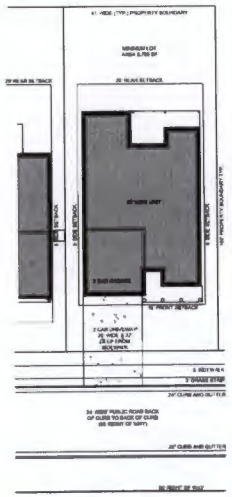
GEORGIA 811
Know what's below.
Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0594H, WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 130052, COBB COUNTY, GEORGIA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
3. POWER AND GAS EASEMENTS ARE LOCATED ON THE SITE IN THE EXISTING RIGHT OF WAY
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON EARNEST BARRETT PARKWAY IS 45 MPH
6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED STRUCTURES ARE INDICATED ON SITE PLAN

0 50 100 150 feet
1" = 50'-0"



TYPICAL LOT LAYOUT

SITE AREA	10.171 ACRES OR 443,038 SF
FLOOD PLAIN	0.926 ACRES OR 41,846 SF (- 0.476 AC)
NET SITE AREA	9.693 ACRES OR 422,216 SF
EXISTING ZONING	R-20
PROPOSED ZONING	RA-6
MINIMUM LOT AREA	7,000 SF (PROPOSED 3,700 SF)
MIN./MAX. ACREAGE REQUIRED	50,000 SF OR ACRES
MAXIMUM DENSITY	5 UNITS PER ACRE
MINIMUM FLOOR AREA	800 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET (60 FEET (PROPOSED 41 FEET)
FRONT YARD SETBACK ARTERIAL STREET	50 FEET (N/A)
FRONT YARD SETBACK INTERIOR STREET	20 FEET (PROPOSED 18 FEET)
MAJOR SIDE YARD SETBACK	20 FEET (PROPOSED 18 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET (PROPOSED 30 FEET)
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
MINIMUM FLOOR AREA	950 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	45% OR 1,886 SF (PROPOSED 45% OR 1,800 SF)
MAXIMUM IMPERVIOUS AREA	75% OR 145,000 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OR 0.51 SPACES PER UNIT

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT

SOMERSET AT MACEDONIA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

OLD HORSESHOE BEND ROAD AND BARRETT PARKWAY
MARIETTA, GEORGIA 30064

COBB COUNTY
GEORGIA

LAND LOT: 691
DISTRICT: 19TH

CLIENT

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION | DATE

PROJECT NUMBER
25021

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

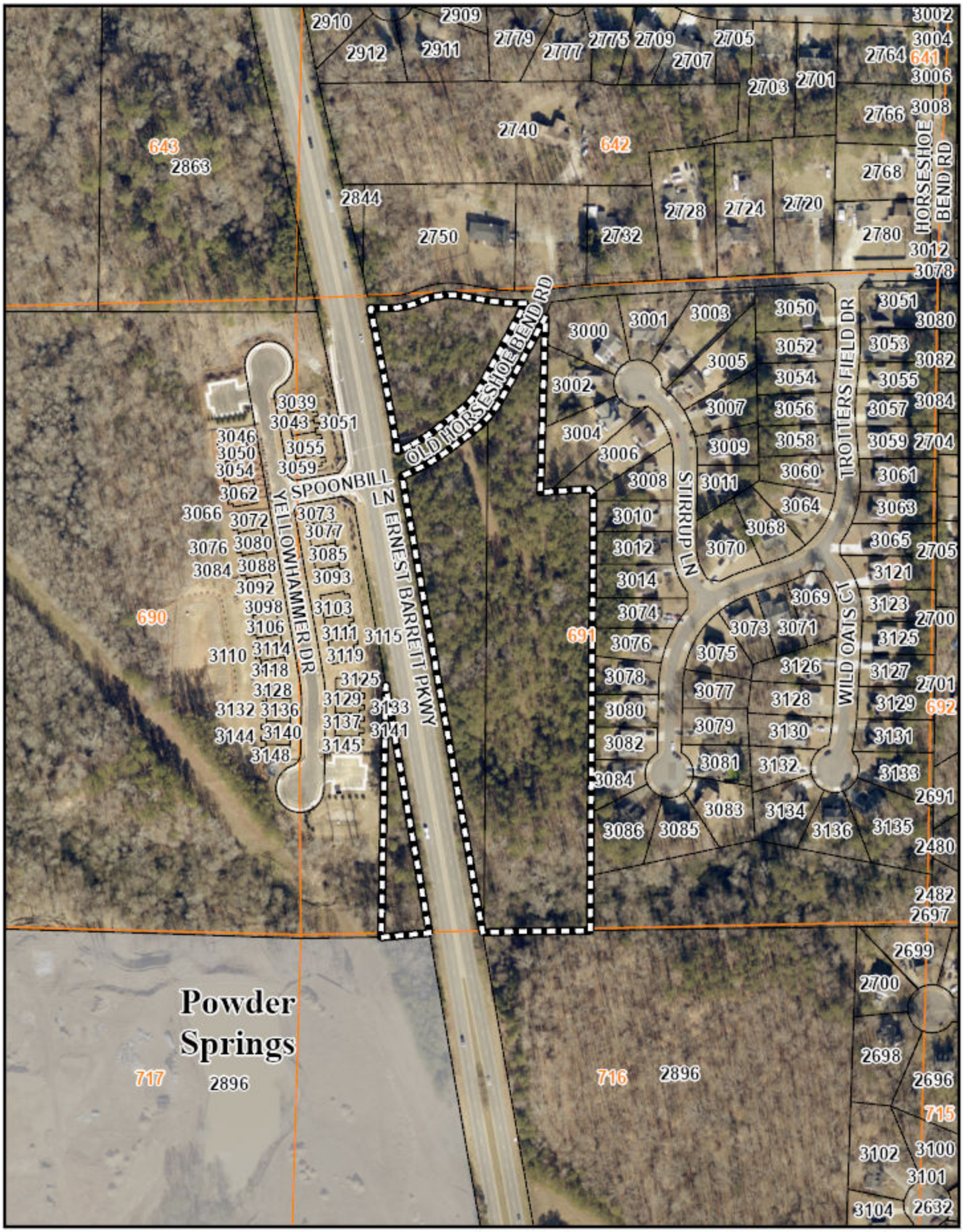
NORTH

DATE
NOVEMBER 20, 2025

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01

Z-5 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 230 460 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Minimum 1,600 square feet and greater

b) **Proposed building architecture:** Traditional/Craftsman - Fronts of brick, stone, shake, board and batten, cementitious lap siding

c) **List all requested variances:** See attached Listing of Variances

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **Proposed hours/days of operation:** Not Applicable.

d) **List all requested variances:**

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Portions of two Cobb County rights-of-way are proposed for abandonment, as shown on submitted Site Plan.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **February 3, 2026**
February 17, 2026

Applicant: **The Revive Land Group, LLC**
Titleholder: **Estate of Lucille Garrett**
(a/k/a Leathy Lucille Garrett;
a/k/a Leathy Lucille Price Garrett)

Tax Parcel Identification No.: **19069100010**

Part 1. Residential Rezoning Information

(c) List all requested variances:

i) Sec. 134-201.2.(4)a. Minimum lot size: 7,000 sf. Variance request for minimum lot size: 3,700 sf;
ii) Sec. 134-201.2.(4)b. Minimum lot width at front setback line: 70 feet; cul-de-sac or interior lot, 50 feet. Variance request for minimum lot width of 41 feet;
iii) Sec. 134-201.2.(4)c. Minimum width between buildings: 15 feet. Variance request for minimum width between buildings of 10 feet;
iv) Sec. 134-201.2.(4)d. Minimum public road frontage: 70 feet; cul-de-sac 35 feet; 50 feet minimum public road frontage if interior to development. Variance request for minimum public road frontage of 41 feet;
v) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum front yard setback: 20 feet. Variance request for minimum front yard setback of 15 feet;
vi) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum major side yard setback: 20 feet. Variance request for minimum front yard setback of 15 feet.
vii) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum rear yard setback on an arterial street: 40 feet. Variance request for minimum rear yard setback on an arterial street of 30 feet;
viii) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum rear yard setback: 30 feet. Variance request for minimum front yard setback of 20 feet; and
ix) Sec. 134-191. Summary of bulk regulations: maximum coverage: 35 percent. Variance request for maximum coverage of 45percent.

Cobb County Development Standards Sec 402.7.1

x) A minimum 50 feet straight line distance is required between residential driveways. Request a minimum 12 feet straight line distance between residential driveways; and
xi) A minimum 50 feet straight line distance is required between the intersection radius and the edge of residential driveway aprons. Request a minimum 2 feet straight line distance between the intersection radius and the edge of the residential driveway apron.

TRAFFIC IMPACT STUDY
FOR
PROPOSED SOMERSET AT MACEDONIA RESIDENTIAL DEVELOPMENT ON ERNEST W BARRETT PARKWAY

COBB COUNTY, GEORGIA



Prepared for:

The Revive Land Group
3500 Lenox Road, Suite 625
Atlanta, GA 30326

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

November 17, 2025
A & R Project # 25-196

TABLE OF CONTENTS

Item		Page
1.0	**Introduction**	**1**
2.0	**Existing Facilities / Conditions**	**3**
2.1	Roadway Facilities	3
2.1.1	Ernest W Barrett Parkway	3
2.1.2	Macedonia Road	3
3.0	**Study Methodology**	**4**
3.1	Unsignalized Intersections	4
3.2	Signalized Intersections	5
4.0	**Existing 2025 Traffic Analysis**	**6**
4.1	Existing Traffic Volumes	6
4.2	Existing Traffic Operations	9
5.0	**Proposed Development**	**10**
5.1	Trip Generation	12
5.2	Trip Distribution	12
6.0	**Future 2027 Traffic Analysis**	**14**
6.1	Future "No-Build" Conditions	14
6.1.1	Annual Traffic Growth	14
6.2	Future "Build" Conditions	14
6.3	Auxiliary Lane Analysis	17
6.3.1	Deceleration Turn Lane Analysis	17
6.4	Future Traffic Operations	18
6.5	System Improvements	19
7.0	**Conclusions and Recommendations**	**21**
7.1	Recommendation for Site Access Configuration	21

Appendix

LIST OF TABLES

Item	Page
Table 1 – Level of service Criteria for Unsignalized Intersections	4
Table 2 – Level of service Criteria for Signalized Intersections	5
Table 3 – Existing Intersection Operations	9
Table 4 – Trip Generation	12
Table 5 – Future Intersection Operations	18
Table 6 – Future Intersection 95th Percentile Queues	19

LIST OF FIGURES

Item	Page
Figure 1 – Location Map	2
Figure 2 – Existing Weekday Peak Hour Volumes	7
Figure 3 – Existing Traffic Control and Lane Geometry	8
Figure 4 – Site Plan	11
Figure 5 – Trip Distribution and Site Generated Peak Hour Volumes	13
Figure 6 – Future (No-Build) Peak Hour Volumes	15
Figure 7 – Future (Build) Peak Hour Volumes	16
Figure 8 – Future Traffic Control and Lane Geometry	20

1.0 INTRODUCTION

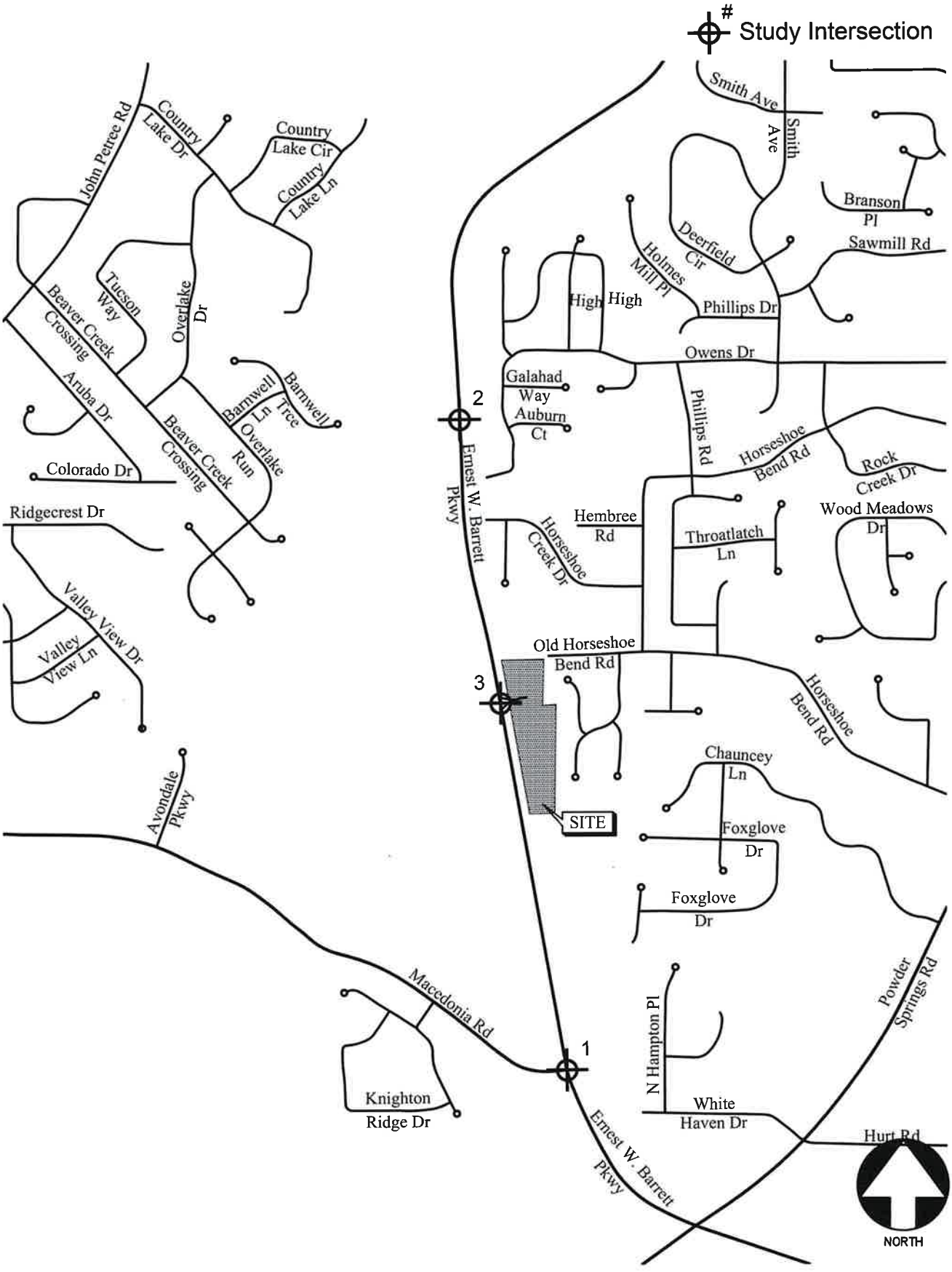
The purpose of this study is to determine the traffic impact from the proposed Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway about 3,000 feet north of Macedonia Road in Cobb County. The traffic analysis includes evaluation of the current operations as well as future conditions including traffic generated by the proposed development. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.



The AM and PM peak hours have been analyzed in this study. In addition to the site access point, this study includes the evaluation of traffic operations at the intersections of:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break (approximately 0.45 miles to the north of the proposed site driveway location)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Ernest W Barrett Parkway

Ernest W Barrett Parkway is a north-south, four-lane, median divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0657) indicate that the daily traffic volume on Ernest W Barrett Parkway in 2024 was 21,500 vehicles per day northwest of Macedonia Road. Cobb County DOT classifies Ernest W Barrett Parkway as an arterial roadway.

2.1.2 Macedonia Road

Macedonia Road is an east-west, two-lane, undivided roadway with a two way left turn lane and posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-8836) indicate that the daily traffic volume on Macedonia Road in 2024 was 5,660 vehicles per day southwest of Hopkins Road. Cobb County DOT classifies Macedonia Road as a major collector roadway.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

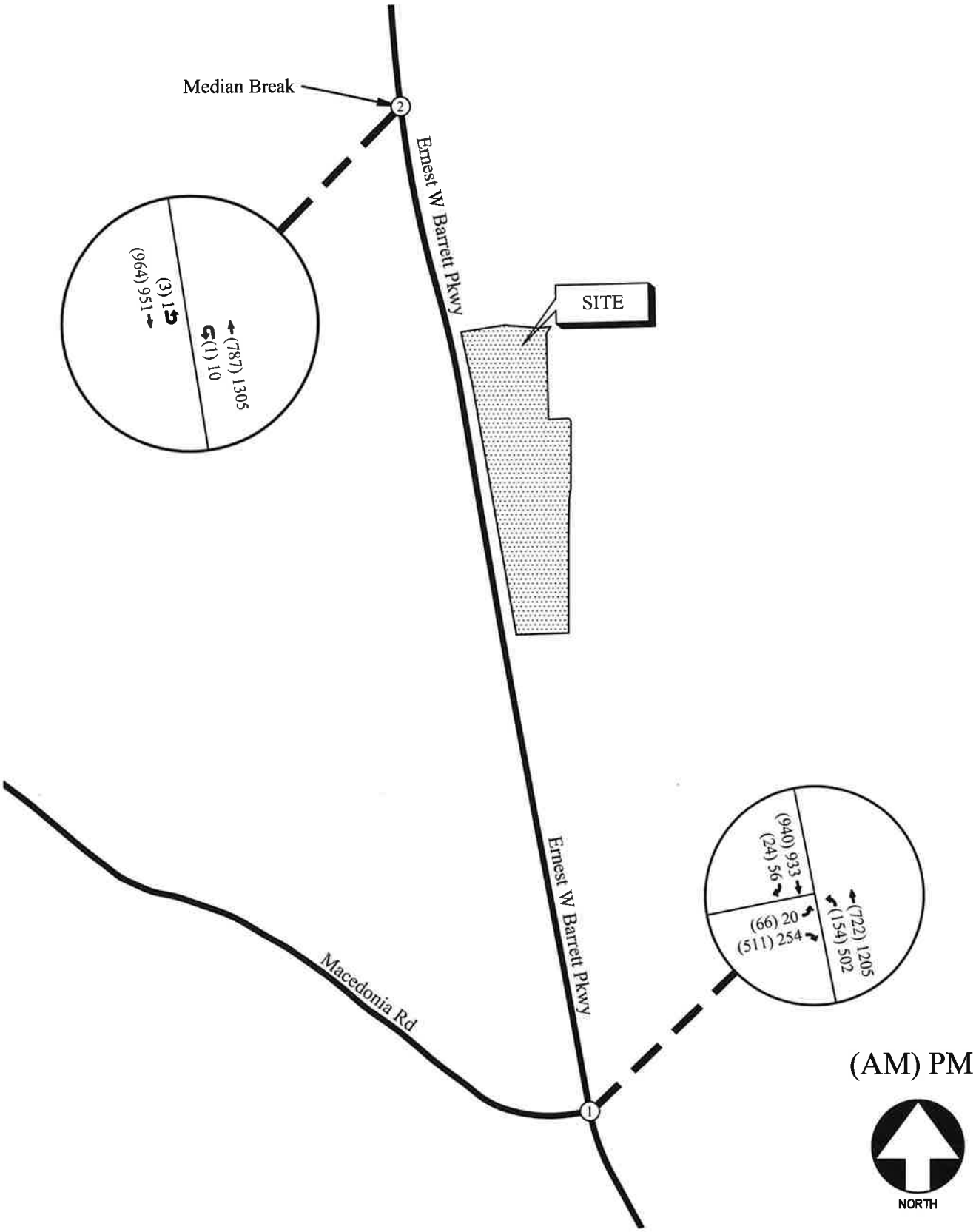
4.0 EXISTING 2025 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break

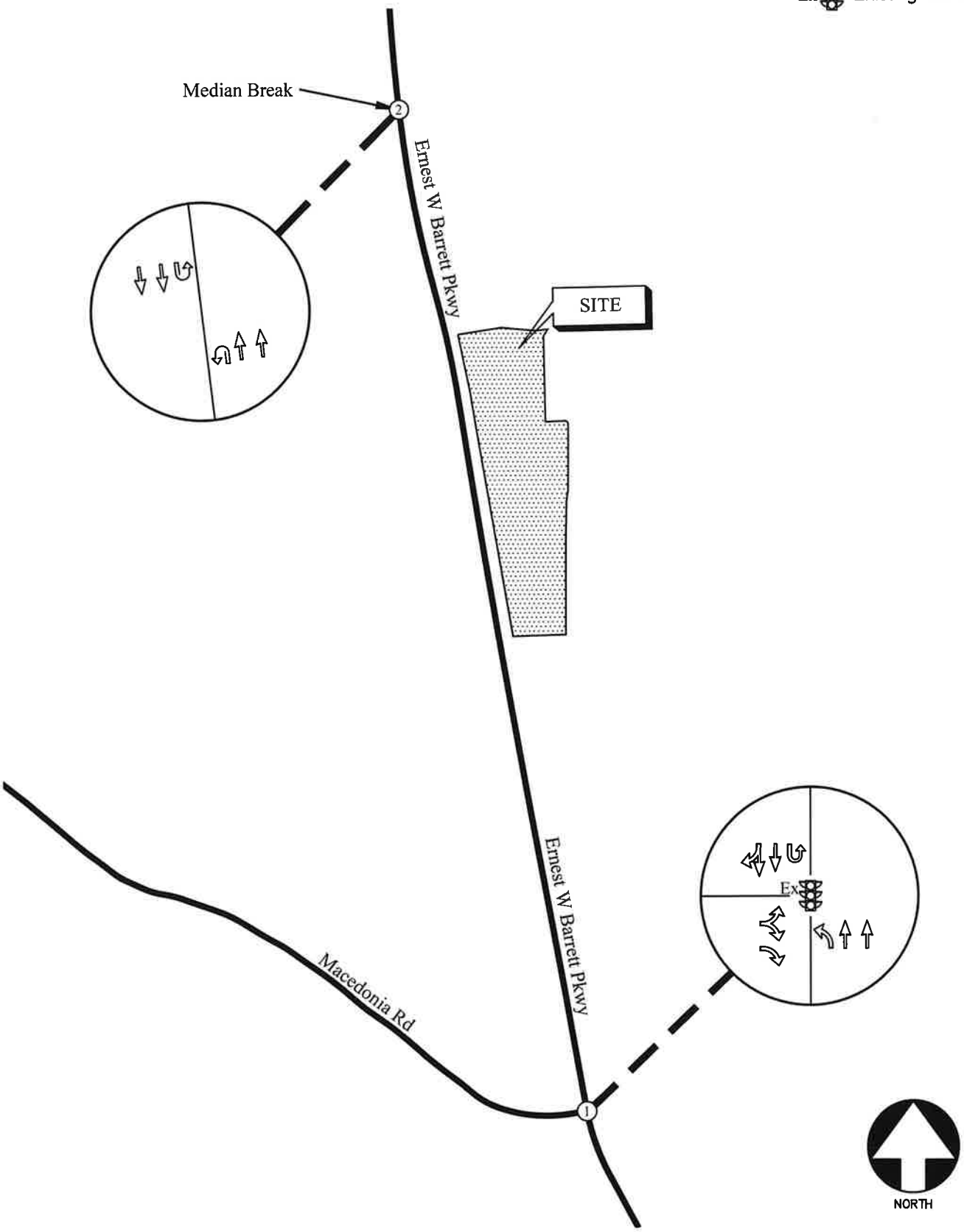
Turning movement counts were collected on Wednesday, October 22, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

Figure 3 – Existing Traffic Control and Lane Geometry

4.2 Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Ernest W Barrett Parkway @ Macedonia Road**	Signalized	**C (23.0)**	**C (21.0)**
	-Eastbound Approach		D (54.9)	E (74.4)
	-Northbound Approach		A (8.8)	B (15.2)
	-Southbound Approach		B (16.6)	B (16.0)
2	**Ernest W Barrett Parkway @ Median Break**	-		
	-Northbound U-Turn		A (0.0)	A (0.0)
	-Southbound U-Turn		A (0.0)	A (0.0)

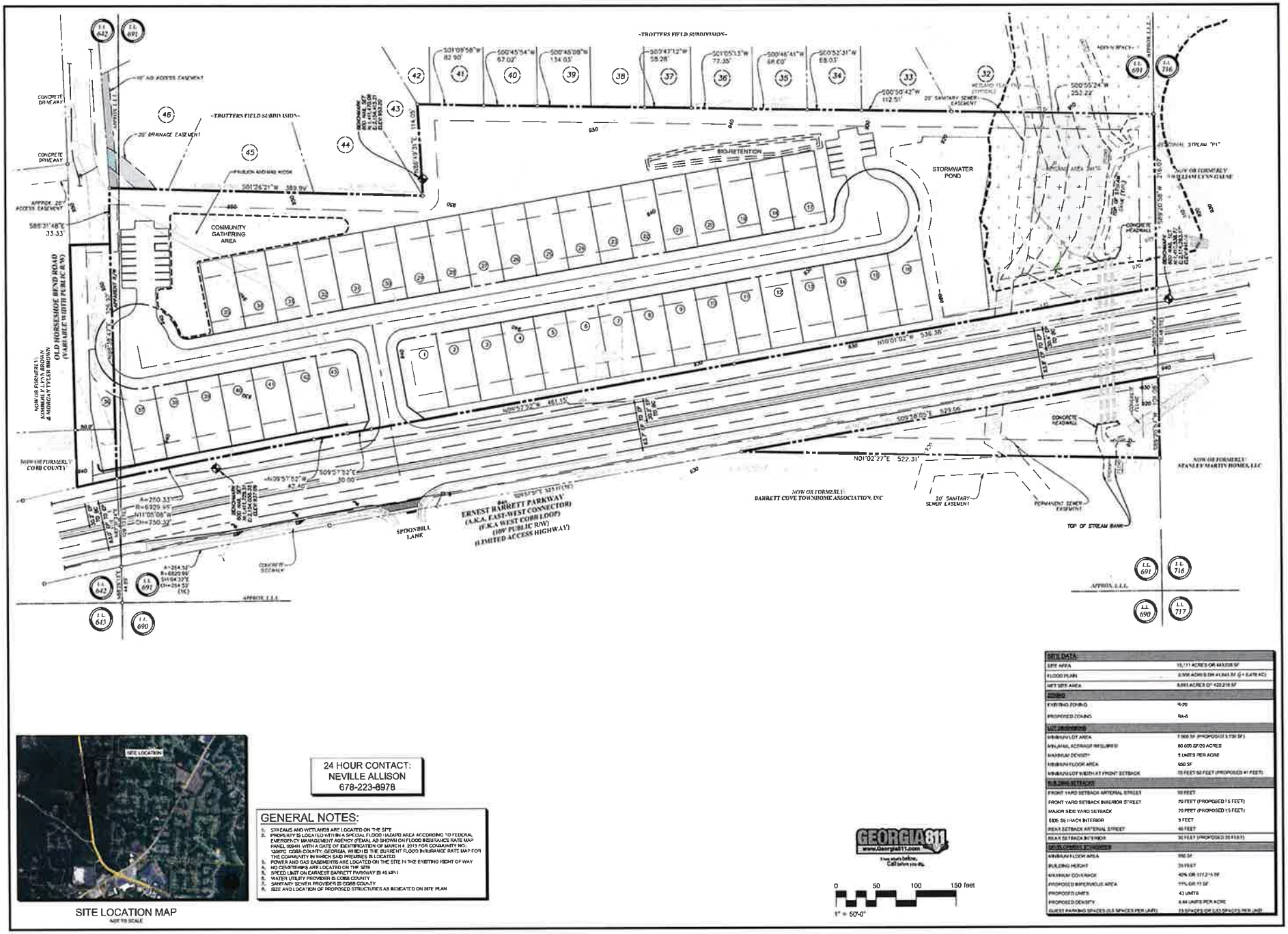
The results of the existing traffic operations analysis indicate that the signalized study intersection is operating at an overall level of service "B" in both the AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

The proposed development is the Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway about 3,000 feet north of Macedonia Road in Cobb County. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.



A site plan is shown in Figure 4.



SITE LOCATION MAP
NOT TO SCALE

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0094H WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 130052 COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED
3. POWER AND GAS EASEMENTS ARE LOCATED ON THE SITE IN THE EXISTING RIGHT OF WAY
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON EARNEST BARRETT PARKWAY IS 45 MPH
6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON SITE PLAN

SITE DATA	
SITE AREA	10.171 ACRES OR 443,035 SF
FLOOD PLAIN	0.556 ACRES OR 24,643 SF @ 4.478 AC
NET SITE AREA	9.615 ACRES OF 422,218 SF
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	RA-6
LOT DIMENSIONS	
MINIMUM LOT AREA	7,500 SF (PROPOSED 9,730 SF)
MINIMUM ACREAGE REQUIRED	80,000 SF/20 ACRES
MAXIMUM DENSITY	6 UNITS PER ACRE
MINIMUM FLOOR AREA	900 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET 50 FEET (PROPOSED 41 FEET)
BUILDING SETBACK	
FRONT YARD SETBACK ARTERIAL STREET	50 FEET
FRONT YARD SETBACK INTERIOR STREET	20 FEET (PROPOSED 15 FEET)
MAJOR SIDE YARD SETBACK	20 FEET (PROPOSED 15 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA	900 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	40% OR 177,215 SF
PROPOSED IMPERVIOUS AREA	44% OR 193 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OF 0.51 SPACES PER UNIT

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT
SOMERSET AT MACEDONIA
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

OLD HORSESHOE BEND ROAD AND BARRETT PARKWAY
MARIETTA, GEORGIA 30064

COBB COUNTY
GEORGIA

LAND LOT: 691
DISTRICT: 19TH

CLIENT
THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION | DATE

PROJECT NUMBER
25021

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
JAMES BRET ENGLISH

ALL BEARINGS ARE GRID TO COBB COUNTY DATUM AND DATED WITH AN ORIGINAL SIGNATURE

NORTH

NORTH

DATE
OCTOBER 13, 2025

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01

5.1 Trip Generation

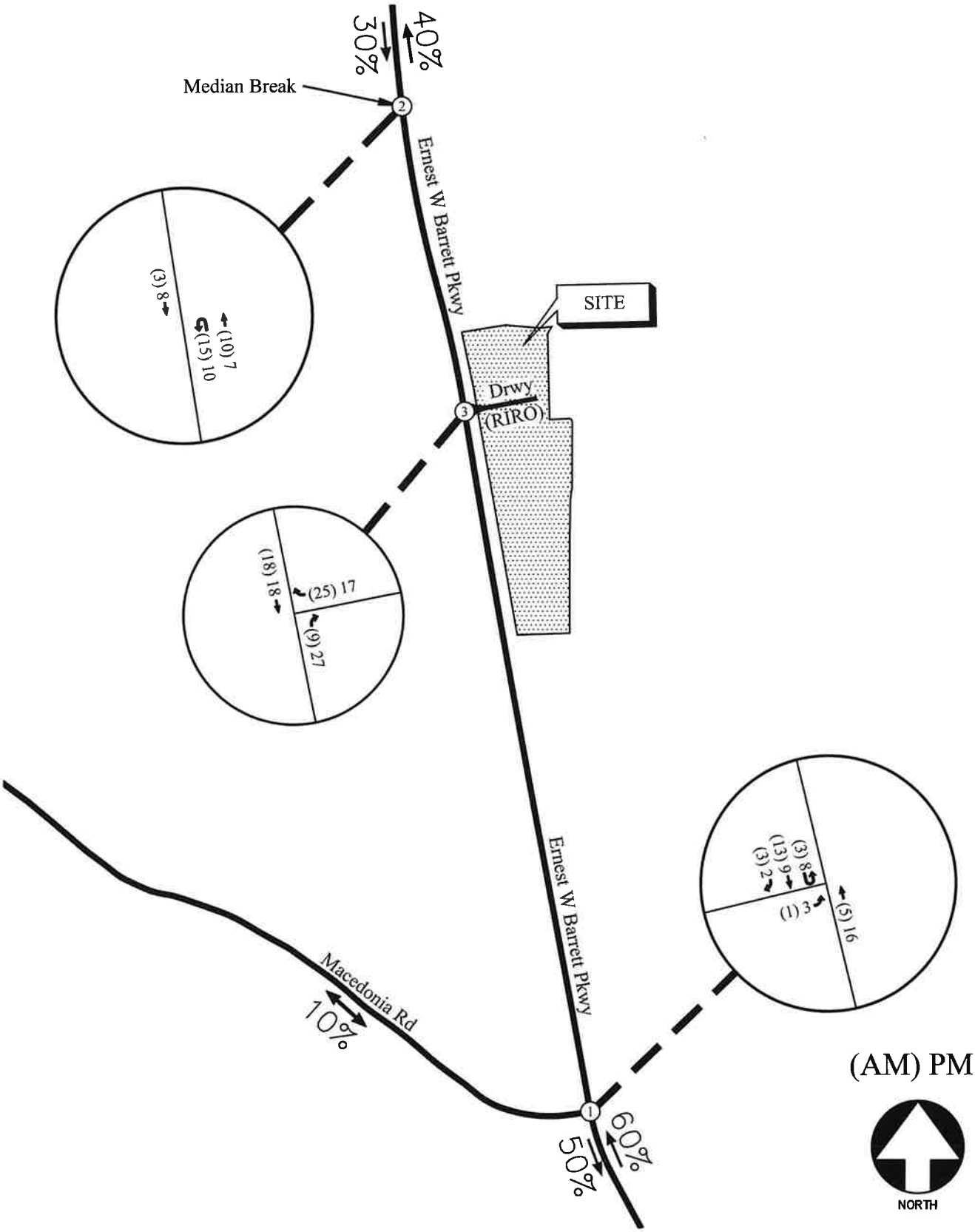
Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use category: *210 – Single-Family Detached Housing.* The calculated trip generation volumes for the proposed development are shown in Table 4.

TABLE 4 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
ITE 210 – Single-Family Detached Housing	43 Units	9	25	34	27	17	44	612

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour traffic volumes generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.

6.0 FUTURE 2027 TRAFFIC ANALYSIS

The future 2027 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

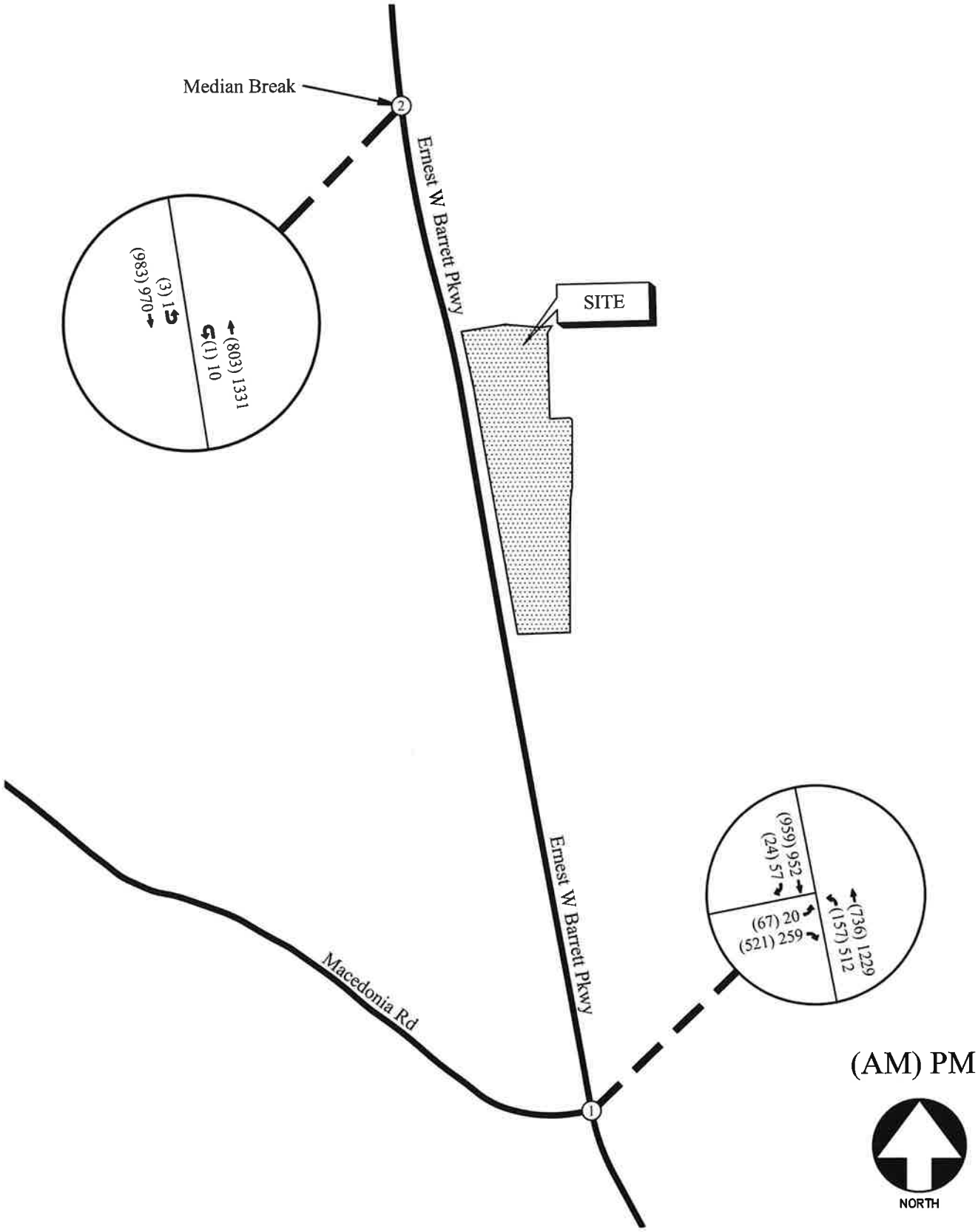
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three (2022-2024) years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 6.

6.2 Future "Build" Conditions

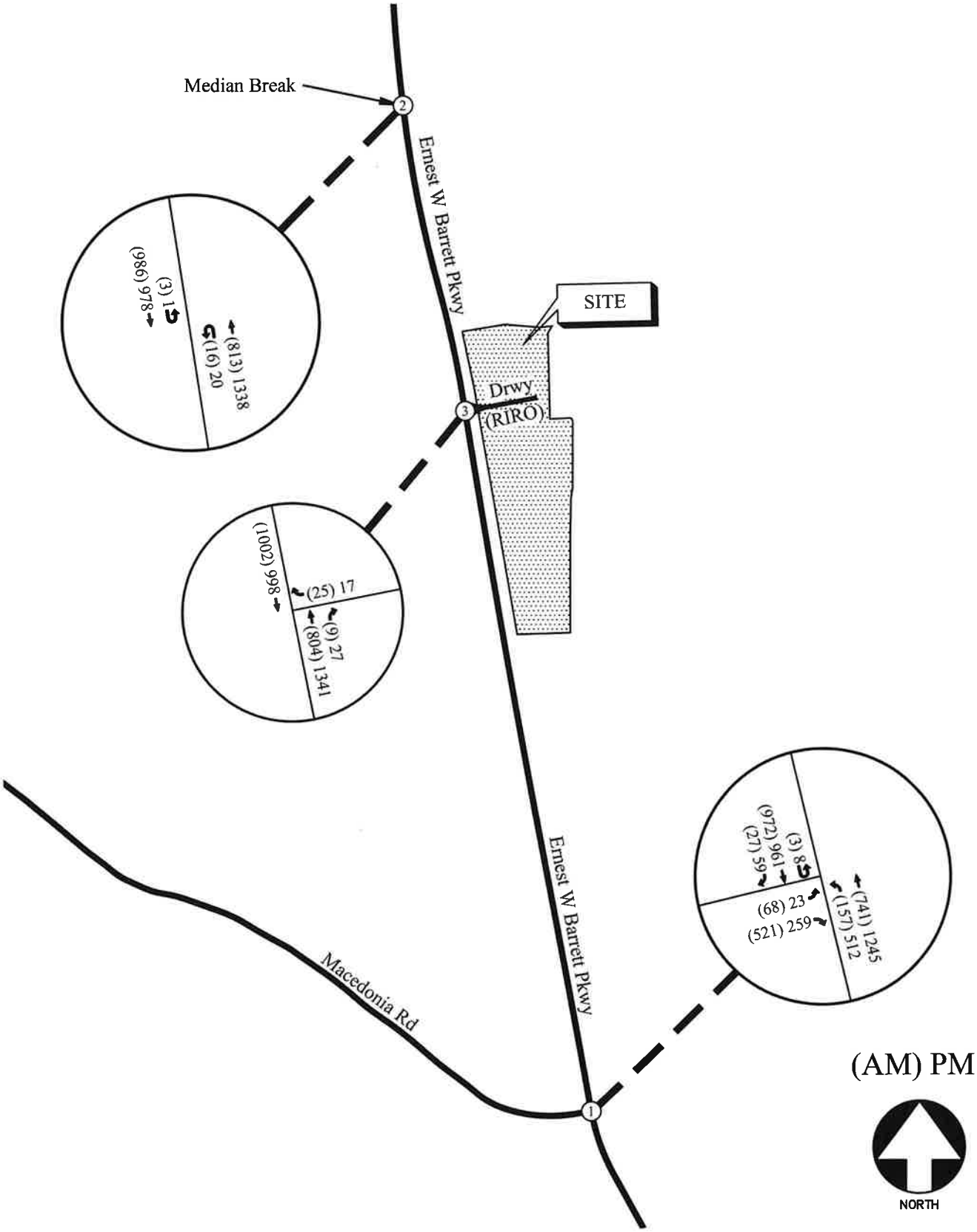
The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below is the analysis for a right turn lane for the site driveway (per Cobb County Standards). The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume for traffic entering and exiting the site are 612 vehicles.

6.3.1 Deceleration Turn Lane Analysis

Per Cobb County Development Standards, (402.9), right turn lanes are required on any roadway that is included in the county's major thoroughfare plan network. Since Ernest W Barrett Parkway is an arterial roadway and is included in Cobb County's Major Thoroughfare Plan, a right turn lane is required at site driveway.

6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analysed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS

	Intersection	LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Ernest W Barrett Parkway @ Macedonia Road**	**C (23.2)**	**C (22.4)**	**C (23.3)**	**C (22.7)**
	-Eastbound Approach	D (54.2)	E (74.6)	D (54.3)	E (74.8)
	-Northbound Approach	A (9.2)	B (16.5)	A (9.2)	B (16.8)
	-Southbound Approach	B (17.3)	B (17.9)	B (17.5)	B (18.5)
2	**Ernest W Barrett Parkway @ Median Break**				
	-Northbound U-Turn	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	-Southbound U-Turn	A (0.0)	A (0.0)	A (0.0)	A (0.0)
3	**Ernest W Barrett Parkway @ Site Driveway (Right In/Right Out)**				
	-Westbound Approach	-	-	B (11.7)	C (15.4)

The results of the future "No-Build" and "Build" traffic operations analysis indicate that the unsignalized study intersections will continue to operate at a level of service "C" or better in both the AM and PM peak hours. The signalized study intersection will be operating at a level of service "C" or better in both the AM and PM peak hour.

Table 6 below includes 95th percentile SimTraffic queue lengths at the study intersections. SimTraffic results of the "No Build" and "Build" have been used since the microsimulation more accurately modelled a multi-lane turn lane scenario than Synchro (macrosimulation).

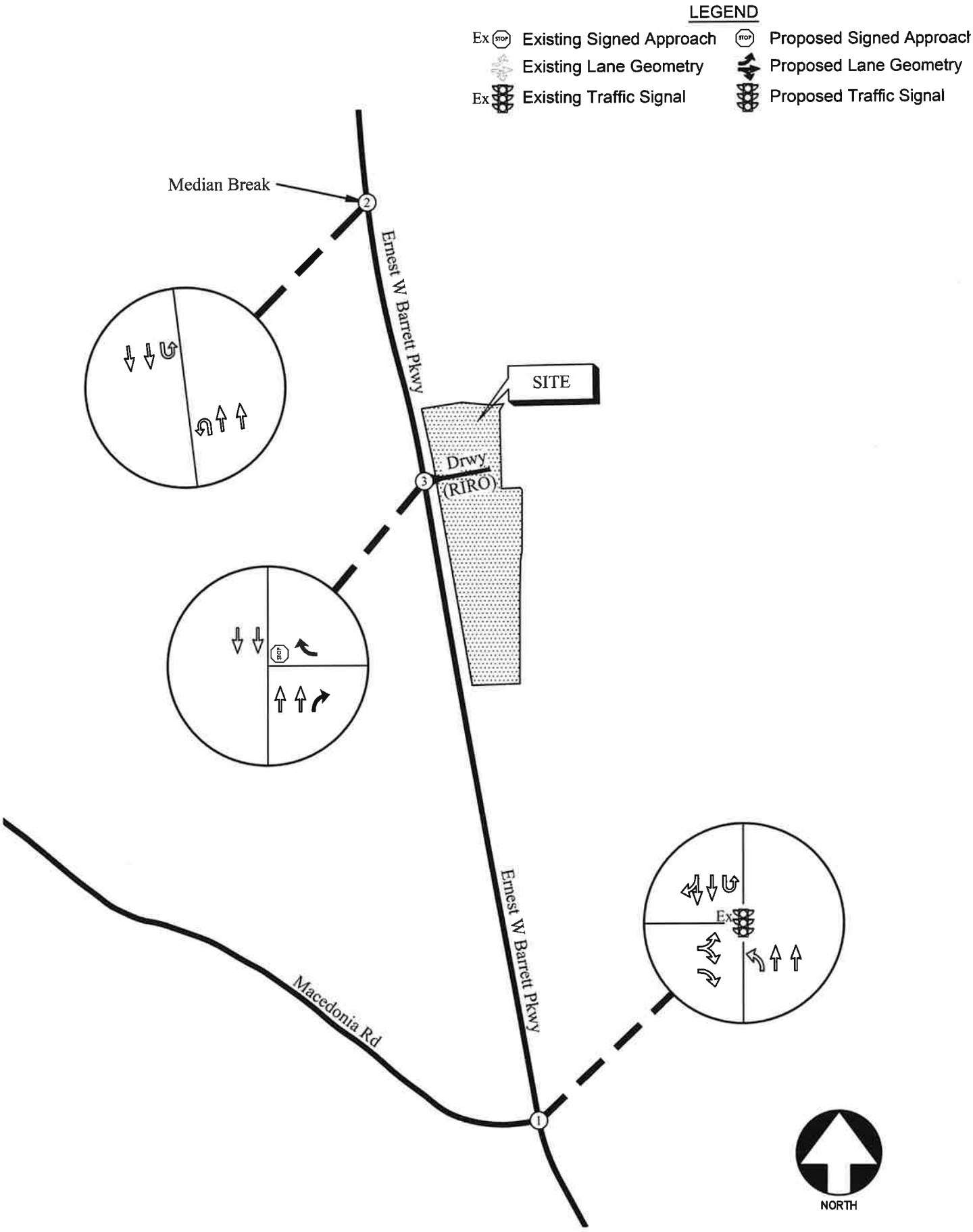
TABLE 6 – FUTURE INTERSECTION 95TH PERCENTILE QUEUES

	Intersection	Available Storage	Queue Length in feet			
			NO-BUILD		BUILD	
			AM Peak	PM Peak	AM Peak	PM Peak
1	**Ernest W Barrett Parkway @ Macedonia Road**					
	-Eastbound Left/Right	460'	227	94	229	97
	-Eastbound Right	-	76	73	76	73
	-Northbound Left	305'	77	454	78	464
	-Northbound Through	-	172	183	174	190
	-Southbound U-Turn	190'	-	-	7	16
	-Southbound Through	-	411	504	419	511
	-Southbound Through/ Right	-	411	504	419	511
2	**Ernest W Barrett Parkway @ Median Break**					
	-Northbound U-Turn	145'	4	23	35	32
	-Southbound U-Turn	155'	11	6	12	5

The storage lengths are all adequate to accommodate projected queues other than the northbound left approach at the intersection of Ernest W Barrett Parkway and Macedonia Road during the PM peak hour.

6.5 System Improvements

The "No-Build" scenario shows a significant amount of northbound left turning volume at Ernest W Barrett Parkway and Macedonia Road during the PM peak hour. The expected 95th percentile queue during this time is also longer than the available storage for this movement. It is recommended to consider a dual left turn lane whenever the left turn volume is greater than 300 vehicles during the peak hour. The PM peak hour volume for northbound left turning vehicles at this intersection is 512.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway in Cobb County. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break (Approximately 0.45 miles to the north of the proposed site driveway location)
3. Ernest W Barrett Parkway at Site Driveway (Right In/Right Out)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, with the differences between "No-Build" and "Build" accounting for an increase in traffic due to the proposed development. The results of the future "No-Build" and "Build" traffic operations analysis indicate that the unsignalized study intersections will continue to operate at a level of service "C" in both the AM and PM peak hours. The results of the future "No-Build" and "Build" traffic operations analysis also indicate that the signalized study intersections will continue to operate at a level of service "C" in both the AM and PM peak hours. The impact of the proposed site's traffic on the traffic operations in the study network is minimal.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection.

- Site Driveway: Right-In/ Right-Out driveway on Ernest W Barrett Parkway
    - One entering and one exiting lanes.
    - Stop-sign controlled on the driveway approach with Ernest W Barrett Parkway remaining free flow.
    - Deceleration turn lane for entering traffic
    - Provide adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future "No-Build" Intersection Analysis .....
Future "Build" Intersection Analysis .....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Median Opening
North of Macedonia Road
7-9 am | 4-6 pm

File Name : 20250374
Site Code : 20250374
Start Date : 10-22-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	191	0	0	191	0	208	0	2	210	0	0	0	0	0	0	0	0	401
07:15 AM	0	209	0	0	209	0	258	0	0	258	0	0	0	0	0	0	0	0	467
07:30 AM	0	204	0	0	204	0	265	0	0	265	0	0	0	0	0	0	0	0	469
07:45 AM	0	183	0	1	184	0	233	0	1	234	0	0	0	0	0	0	0	0	418
Total	0	787	0	1	788	0	964	0	3	967	0	0	0	0	0	0	0	0	1755
08:00 AM	0	169	0	1	170	0	228	0	1	229	0	0	0	0	0	0	0	0	399
08:15 AM	0	168	0	2	170	0	232	0	0	232	0	0	0	0	0	0	0	0	402
08:30 AM	0	147	0	1	148	0	221	0	2	223	0	0	0	0	0	0	0	0	371
08:45 AM	0	172	0	0	172	0	263	0	0	263	0	0	0	0	0	0	0	0	435
Total	0	656	0	4	660	0	944	0	3	947	0	0	0	0	0	0	0	0	1607
*** BREAK ***																			
04:00 PM	0	308	0	2	310	0	232	0	0	232	0	0	0	0	0	0	0	0	542
04:15 PM	0	321	0	3	324	0	216	0	0	216	0	0	0	0	0	0	0	0	540
04:30 PM	0	323	0	2	325	0	230	0	0	230	0	0	0	0	0	0	0	0	555
04:45 PM	0	354	0	3	357	0	248	0	1	249	0	0	0	0	0	0	0	0	606
Total	0	1306	0	10	1316	0	926	0	1	927	0	0	0	0	0	0	0	0	2243
05:00 PM	0	307	0	2	309	0	257	0	0	257	0	0	0	0	0	0	0	0	566
05:15 PM	0	290	0	2	292	0	222	0	1	223	0	0	0	0	0	0	0	0	515
05:30 PM	0	291	0	2	293	0	267	0	2	269	0	0	0	0	0	0	0	0	562
05:45 PM	0	280	0	2	282	0	240	0	1	241	0	0	0	0	0	0	0	0	523
Total	0	1168	0	8	1176	0	986	0	4	990	0	0	0	0	0	0	0	0	2166
Grand Total	0	3917	0	23	3940	0	3820	0	11	3831	0	0	0	0	0	0	0	0	7771
Apprch %	0	99.4	0	0.6		0	99.7	0	0.3		0	0	0		0	0	0		
Total %	0	50.4	0	0.3	50.7	0	49.2	0	0.1	49.3	0	0	0	0	0	0	0	0	

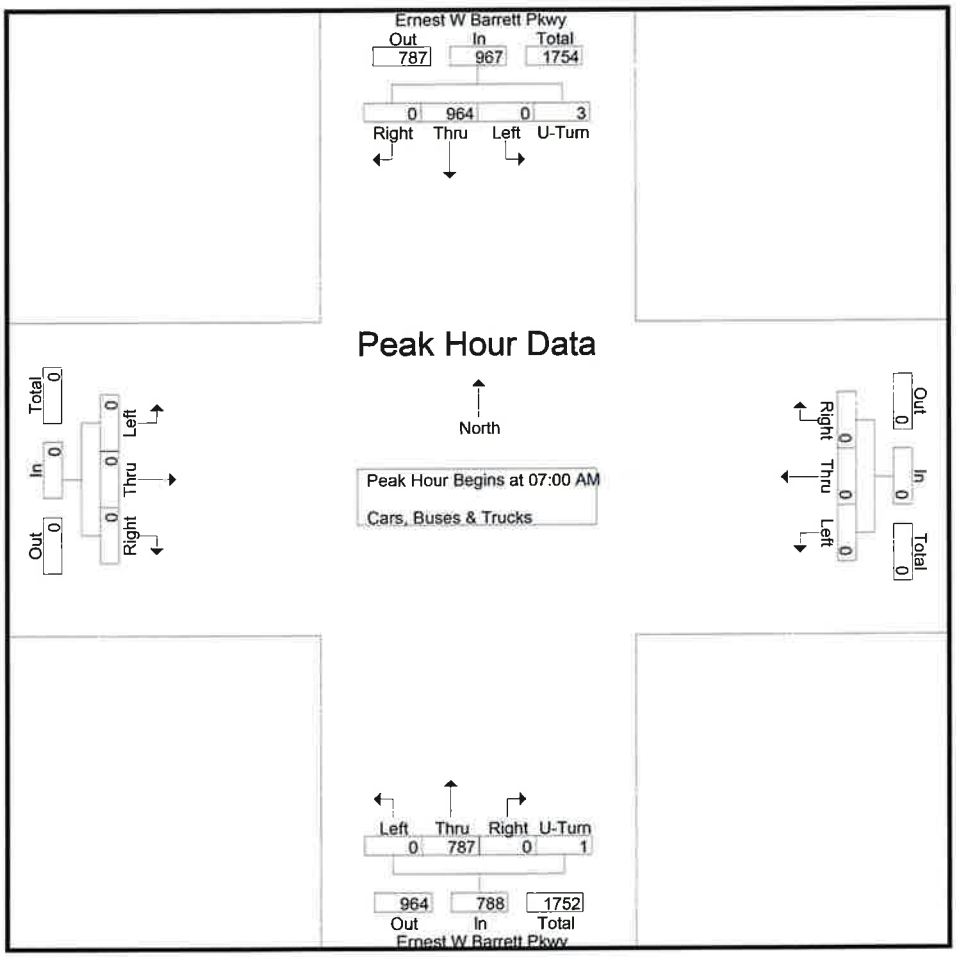
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Median Opening
North of Macedonia Road
7-9 am | 4-6 pm

File Name : 20250374
Site Code : 20250374
Start Date : 10-22-2025
Page No : 2

	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:00 AM																			
07:00 AM	0	191	0	0	191	0	208	0	**2**	210	0	0	0	0	0	0	0	0	401
07:15 AM	0	**209**	0	0	**209**	0	258	0	0	258	0	0	0	0	0	0	0	0	467
07:30 AM	0	204	0	0	204	0	**265**	0	0	**265**	0	0	0	0	0	0	0	0	**469**
07:45 AM	0	183	0	**1**	184	0	233	0	1	234	0	0	0	0	0	0	0	0	418
Total Volume	0	787	0	1	788	0	964	0	3	967	0	0	0	0	0	0	0	0	1755
% App. Total	0	99.9	0	0.1		0	99.7	0	0.3		0	0	0		0	0	0		
PHF	.000	.941	.000	.250	.943	.000	.909	.000	.375	.912	.000	.000	.000	.000	.000	.000	.000	.000	.936



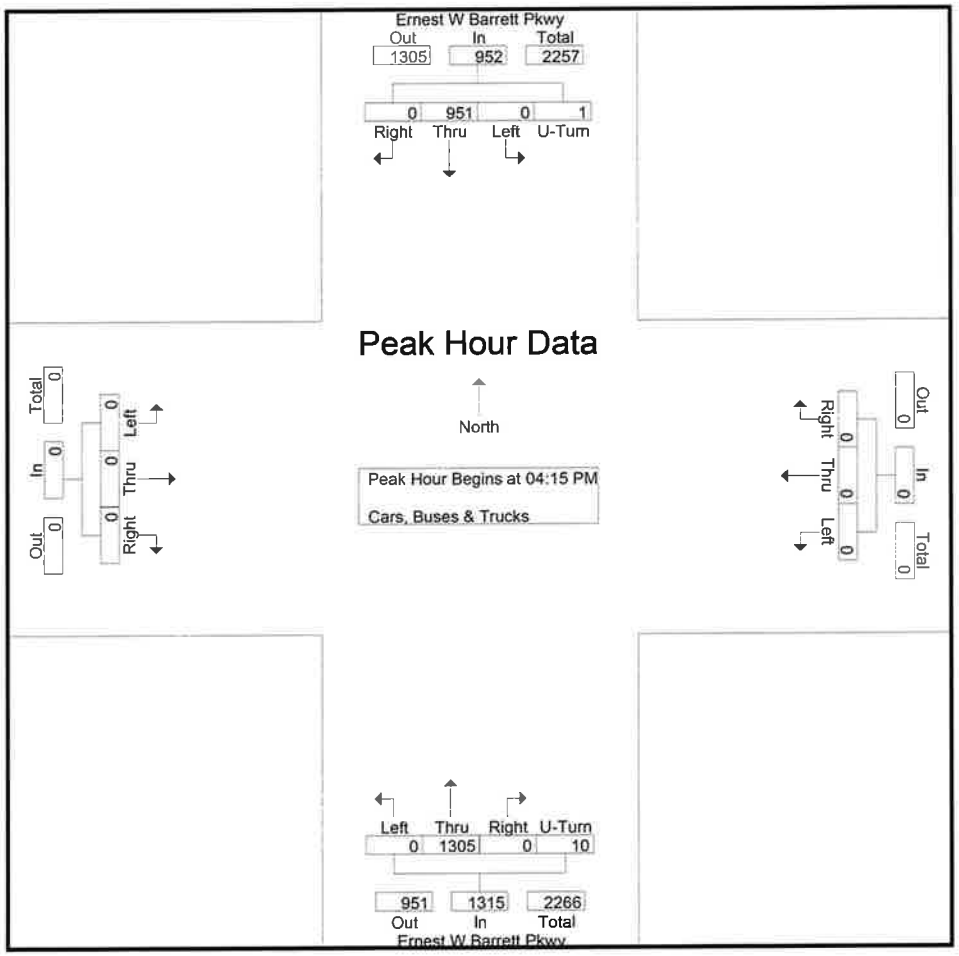
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North of Macedonia Road
7-9 am | 4-6 pm

File Name : 20250374
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Start Date : 10-22-2025
Page No : 3

	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:15 PM																			
04:15 PM	0	321	0	**3**	324	0	216	0	0	216	0	0	0	0	0	0	0	0	540
04:30 PM	0	323	0	2	325	0	230	0	0	230	0	0	0	0	0	0	0	0	555
04:45 PM	0	**354**	0	3	**357**	0	248	0	**1**	249	0	0	0	0	0	0	0	0	**606**
05:00 PM	0	307	0	2	309	0	**257**	0	0	**257**	0	0	0	0	0	0	0	0	566
Total Volume	0	1305	0	10	1315	0	951	0	1	952	0	0	0	0	0	0	0	0	2267
% App. Total	0	99.2	0	0.8		0	99.9	0	0.1		0	0	0		0	0	0		
PHF	.000	.922	.000	.833	.921	.000	.925	.000	.250	.926	.000	.000	.000	.000	.000	.000	.000	.000	.935



A & R Engineering, Inc.

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TMC Data
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7-9 am | 4-6 pm

File Name : 20250375
Site Code : 20250375
Start Date : 10-22-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	165	0	177	0	196	12	208	26	0	151	177	0	0	0	0	562
07:15 AM	34	195	0	229	0	252	6	258	14	0	161	175	0	0	0	0	662
07:30 AM	45	190	0	235	0	265	0	265	14	0	111	125	0	0	0	0	625
07:45 AM	63	172	0	235	0	227	6	233	12	0	88	100	0	0	0	0	568
Total	154	722	0	876	0	940	24	964	66	0	511	577	0	0	0	0	2417
08:00 AM	40	160	0	200	0	223	5	228	10	0	91	101	0	0	0	0	529
08:15 AM	46	163	0	209	0	222	10	232	7	0	86	93	0	0	0	0	534
08:30 AM	32	141	0	173	0	217	4	221	7	0	72	79	0	0	0	0	473
08:45 AM	35	159	0	194	0	259	4	263	13	0	72	85	0	0	0	0	542
Total	153	623	0	776	0	921	23	944	37	0	321	358	0	0	0	0	2078
*** BREAK ***																	
04:00 PM	91	302	0	393	0	222	10	232	8	0	63	71	0	0	0	0	696
04:15 PM	88	317	0	405	0	205	11	216	7	0	57	64	0	0	0	0	685
04:30 PM	98	317	0	415	0	222	8	230	8	0	57	65	0	0	0	0	710
04:45 PM	101	353	0	454	0	233	15	248	4	0	53	57	0	0	0	0	759
Total	378	1289	0	1667	0	882	44	926	27	0	230	257	0	0	0	0	2850
05:00 PM	107	307	0	414	0	243	14	257	2	0	62	64	0	0	0	0	735
05:15 PM	130	287	0	417	0	212	10	222	5	0	63	68	0	0	0	0	707
05:30 PM	116	290	0	406	0	248	19	267	3	0	55	58	0	0	0	0	731
05:45 PM	149	321	0	470	0	230	13	243	10	0	74	84	0	0	0	0	797
Total	502	1205	0	1707	0	933	56	989	20	0	254	274	0	0	0	0	2970
Grand Total	1187	3839	0	5026	0	3676	147	3823	150	0	1316	1466	0	0	0	0	10315
Apprch %	23.6	76.4	0		0	96.2	3.8		10.2	0	89.8		0	0	0		
Total %	11.5	37.2	0	48.7	0	35.6	1.4	37.1	1.5	0	12.8	14.2	0	0	0	0	

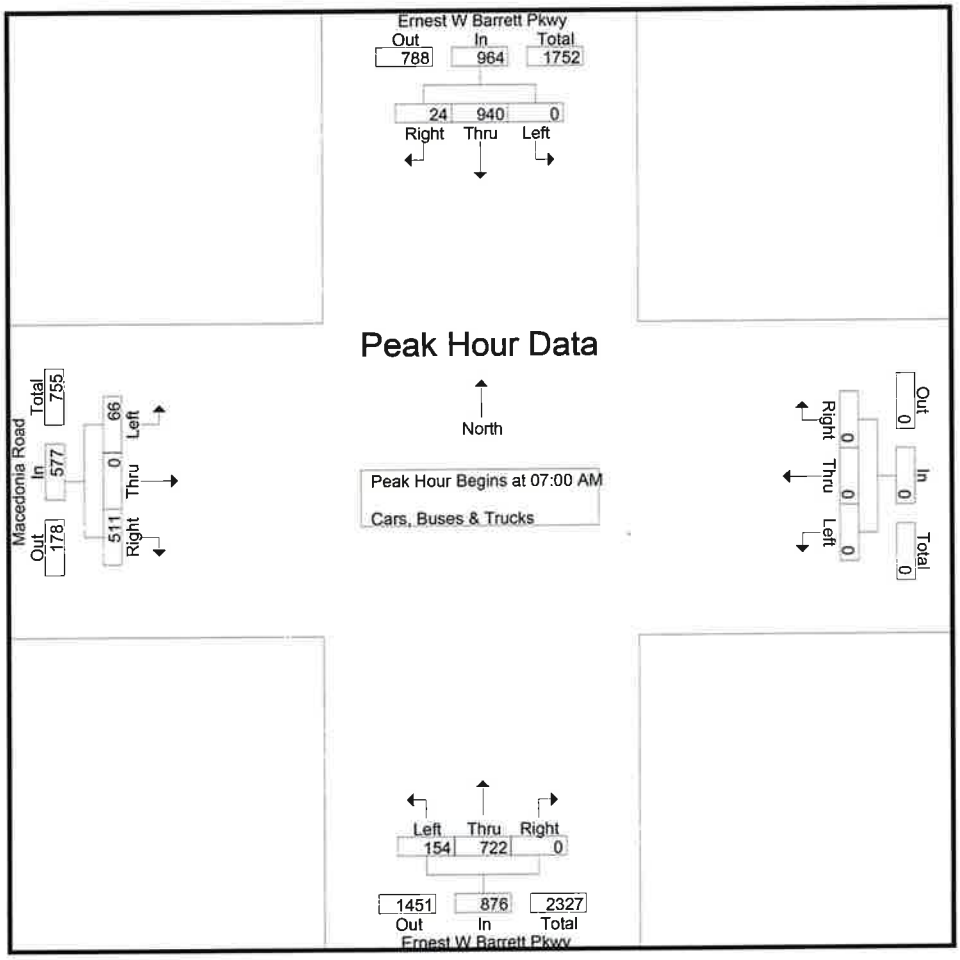
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Macedonia Road
7-9 am | 4-6 pm

File Name : 20250375
Site Code : 20250375
Start Date : 10-22-2025
Page No : 2

	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	12	165	0	177	0	196	**12**	208	**26**	0	151	**177**	0	0	0	0	562
07:15 AM	34	**195**	0	229	0	252	6	258	14	0	**161**	175	0	0	0	0	**662**
07:30 AM	45	190	0	**235**	0	**265**	0	**265**	14	0	111	125	0	0	0	0	625
07:45 AM	**63**	172	0	235	0	227	6	233	12	0	88	100	0	0	0	0	568
Total Volume	154	722	0	876	0	940	24	964	66	0	511	577	0	0	0	0	2417
% App. Total	17.6	82.4	0		0	97.5	2.5		11.4	0	88.6		0	0	0		
PHF	.611	.926	.000	.932	.000	.887	.500	.909	.635	.000	.793	.815	.000	.000	.000	.000	.913



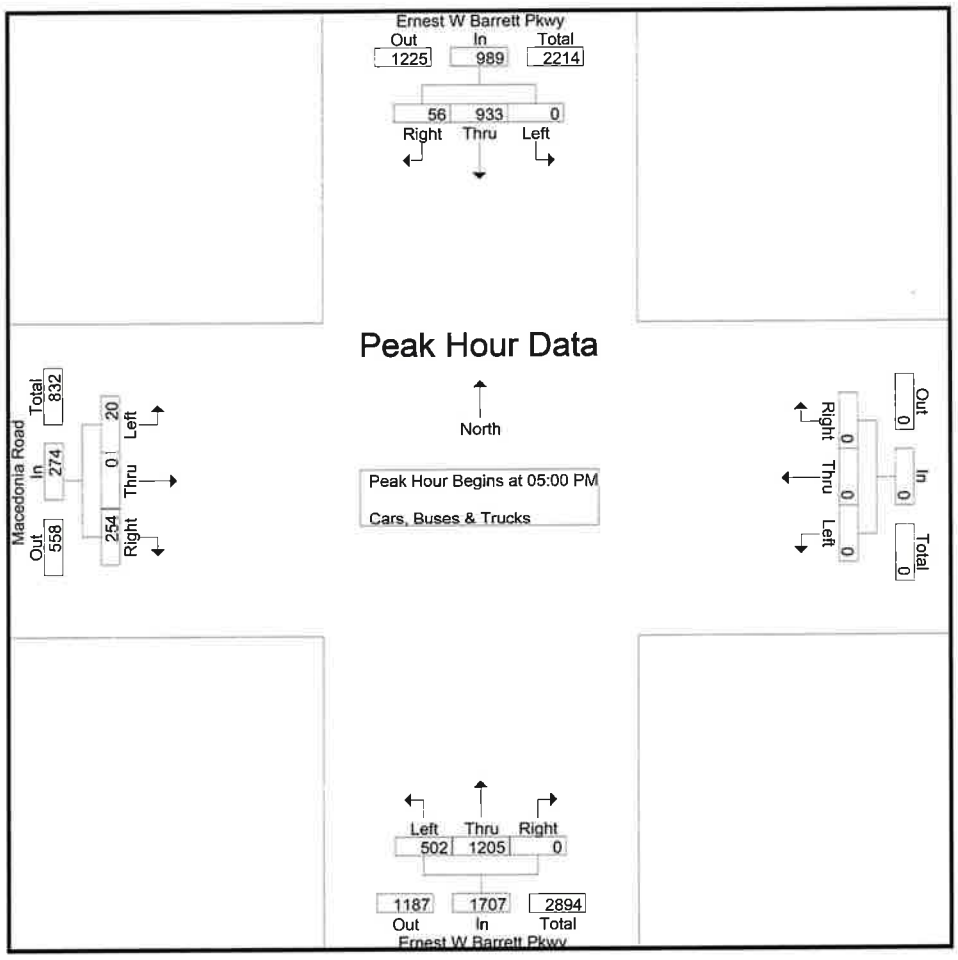
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Macedonia Road
7-9 am | 4-6 pm

File Name : 20250375
Site Code : 20250375
Start Date : 10-22-2025
Page No : 3

	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	107	307	0	414	0	243	14	257	2	0	62	64	0	0	0	0	735
05:15 PM	130	287	0	417	0	212	10	222	5	0	63	68	0	0	0	0	707
05:30 PM	116	290	0	406	0	**248**	**19**	**267**	3	0	55	58	0	0	0	0	731
05:45 PM	**149**	**321**	0	**470**	0	230	13	243	**10**	0	**74**	**84**	0	0	0	0	**797**
Total Volume	502	1205	0	1707	0	933	56	989	20	0	254	274	0	0	0	0	2970
% App. Total	29.4	70.6	0		0	94.3	5.7		7.3	0	92.7		0	0	0		
PHF	.842	.938	.000	.908	.000	.941	.737	.926	.500	.000	.858	.815	.000	.000	.000	.000	.932

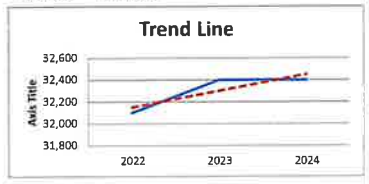


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 360 (Macland Road) (W of W. Sandtown I	0.5%	0.75	067-0669	00000360	32,100	32,400	32,400
SR 360 (Macland Road) (W of Scotney Castle	1.1%	0.99	067-0667	00036000	31,500	31,900	32,200
Macedonia Road (SW of Hopkins Road)	2.0%	0.96	067-8836	0000000	5,440	5,510	5,660
East-West Connector (SE of Tramore Pointe I	2.8%	0.89	067-0770	00283500	37,700	38,100	39,800
Ernest W. Barrett Parkway (NW of Macedoni	-2.4%	0.62	067-0657	00822800	22,600	22,800	21,500
Weighted Average	0.9%	0.98	Sum of Count Stations =		1,29,340	1,30,710	1,31,560

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 360 (Macland Road) (W of W. Sandtown Road)	067-0669	00000360	32,100	32,400	32,400

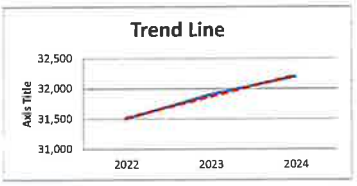




Growth Rate	Intercept	Slope		
0.5%	-2,71,150	150.00		
Trend Line	32,150	32,300	32,450	

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 360 (Macland Road) (W of Scotney Castle Lane)	067-0667	00036000	31,500	31,900	32,200

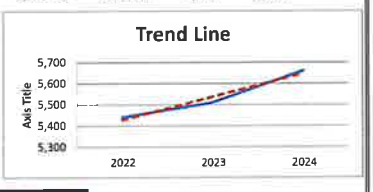




Growth Rate	Intercept	Slope		
1.1%	-6,76,183	350.00		
Trend Line	31,517	31,867	32,217	

Location	Traffic Counter	RCLINK	2022	2023	2024
Macedonia Road (SW of Hopkins Road)	067-8836	0000000	5,440	5,510	5,660

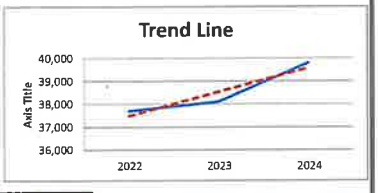




Growth Rate	Intercept	Slope		
2.0%	-2,16,993	110.00		
Trend Line	5,427	5,537	5,647	

Location	Traffic Counter	RCLINK	2022	2023	2024
East-West Connector (SE of Tramore Pointe Parkway/ Asquith Avenue)	067-0770	00283500	37,700	38,100	39,800

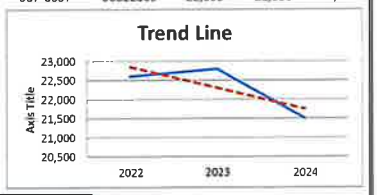




Growth Rate	Intercept	Slope		
2.8%	-20,85,617	1,050.00		
Trend Line	37,483	38,533	39,583	

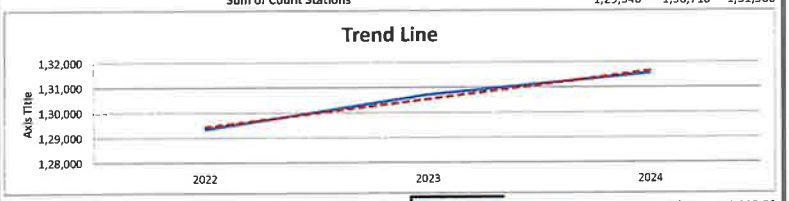
Location	Traffic Counter	RCLINK	2022	2023	2024
Ernest W. Barrett Parkway (NW of Macedonia Road)	067-0657	00822800	22,600	22,800	21,500





Growth Rate	Intercept	Slope		
-2.4%	11,34,950	-550.00		
Trend Line	22,850	22,300	21,750	

Weighted Average	2022	2023	2024
Sum of Count Stations	1,29,340	1,30,710	1,31,560



Growth Rate	Intercept	Slope		
0.9%	-21,14,993	1,110.00		
Trend Line	1,29,427	1,30,537	1,31,647	

EXISTING INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	66	511	154	722	940
Future Volume (vph)	66	511	154	722	940
Lane Group Flow (vph)	320	315	169	793	1059
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	40.0	40.0	30.0	80.0	50.0
Total Split (%)	33.3%	33.3%	25.0%	66.7%	41.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.83	0.62	0.42	0.30	0.50
Control Delay (s/veh)	43.4	9.7	8.7	6.3	16.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.4	9.7	8.7	6.3	16.5
Queue Length 50th (ft)	138	0	32	92	228
Queue Length 95th (ft)	222	76	74	166	392
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	569	656	558	2629	2122
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.56	0.48	0.30	0.30	0.50

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	66	511	154	722	0	940	24
Future Volume (veh/h)	66	511	154	722	0	940	24
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	640	169	793		1033	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	404	719	376	2422		2055	52
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3636	89
Grp Volume(v), veh/h	0	640	169	793		518	541
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1854
Q Serve(g_s), s	0.0	23.5	4.4	11.0		20.7	20.7
Cycle Q Clear(g_c), s	0.0	23.5	4.4	11.0		20.7	20.7
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	404	719	376	2422		1031	1076
V/C Ratio(X)	0.00	0.89	0.45	0.33		0.50	0.50
Avail Cap(c_a), veh/h	512	911	641	2422		1031	1076
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	45.0	11.2	7.8		14.9	14.9
Incr Delay (d2), s/veh	0.0	9.1	0.8	0.4		1.8	1.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.0	1.6	3.7		8.1	8.4
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	54.1	12.0	8.2		16.7	16.6
LnGrp LOS		D	B	A		B	B
Approach Vol, veh/h	640			962		1059	
Approach Delay, s/veh	54.1			8.9		16.7	
Approach LOS	D			A		B	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.2	75.1			87.3	32.7
Change Period (Y+Rc), s	5.5	5.5			5.5	5.5
Max Green Setting (Gmax), s	24.5	44.5			74.5	34.5
Max Q Clear Time (g_c+I1), s	6.4	22.7			13.0	25.5
Green Ext Time (p_c), s	0.3	9.0			8.7	1.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.8
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	66	511	154	722	0	940	24
Future Volume (veh/h)	66	511	154	722	0	940	24
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	640	169	793		1033	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	404	719	376	2422		2055	52
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	54.1	12.0	8.2		16.7	16.6
Ln Grp LOS		D	B	A		B	B
Approach Vol, veh/h	640			962		1059	
Approach Delay, s/veh	54.1			8.9		16.7	
Approach LOS	D			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.2	75.1	32.7			87.3		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	24.5	44.5	34.5			74.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.4	22.7	25.5			13.0		
Green Ext Time (g_e), s	0.3	9.0	1.7			8.7		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.30	0.12			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3636	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		89	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	169	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	533	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	48.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	10.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.6	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	376	0	404	0	0	0	0	0
V/C Ratio (X)	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	641	0	512	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	518	0	0	0	793	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	20.7	0.0	0.0	0.0	11.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	20.7	0.0	0.0	0.0	11.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	1031	0	0	0	2422	0	0
V/C Ratio (X)	0.00	0.50	0.00	0.00	0.00	0.33	0.00	0.00
Avail Cap (c_a), veh/h	0	1031	0	0	0	2422	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.9	0.0	0.0	0.0	7.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.7	0.0	0.0	0.0	8.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	7.6	0.0	0.0	0.0	3.6	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.1	0.0	0.0	0.0	3.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.19	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	541	640	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1854	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	20.7	23.5	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	20.7	23.5	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1076	719	0	0	0	0	0
V/C Ratio (X)	0.00	0.50	0.89	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1076	911	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.9	45.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.7	9.1	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.6	54.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	7.9	9.1	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.4	10.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.55	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.8
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	20	254	502	1205	933
Future Volume (vph)	20	254	502	1205	933
Lane Group Flow (vph)	148	147	540	1296	1063
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	30.0	30.0	45.0	120.0	75.0
Total Split (%)	20.0%	20.0%	30.0%	80.0%	50.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.69	0.64	0.78	0.42	0.56
Control Delay (s/veh)	31.8	22.5	29.0	2.8	25.3
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.8	22.5	29.0	2.8	25.3
Queue Length 50th (ft)	21	0	256	94	350
Queue Length 95th (ft)	92	73	420	176	490
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	368	368	707	3064	1905
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.40	0.40	0.76	0.42	0.56

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	254	502	1205	0	933	56
Future Volume (veh/h)	20	254	502	1205	0	933	56
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	297	540	1296		1003	60
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	196	348	568	2903		2145	128
Arrive On Green	0.00	0.11	0.15	0.82		0.63	0.63
Sat Flow, veh/h	1781	3170	1781	3647		3500	204
Grp Volume(v), veh/h	0	297	540	1296		523	540
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1834
Q Serve(g_s), s	0.0	13.8	19.2	15.8		23.2	23.2
Cycle Q Clear(g_c), s	0.0	13.8	19.2	15.8		23.2	23.2
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	196	348	568	2903		1119	1155
V/C Ratio(X)	0.00	0.85	0.95	0.45		0.47	0.47
Avail Cap(c_a), veh/h	291	518	769	2903		1119	1155
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.6	23.1	4.0		14.6	14.6
Incr Delay (d2), s/veh	0.0	8.8	17.9	0.5		1.4	1.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.0	22.1	4.3		9.2	9.5
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	74.4	41.0	4.5		16.0	15.9
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	297			1836		1063	
Approach Delay, s/veh	74.4			15.2		16.0	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	28.1	100.0				128.0	22.0
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	39.5	69.5				114.5	24.5
Max Q Clear Time (g_c+I1), s	21.2	25.2				17.8	15.8
Green Ext Time (p_c), s	1.4	11.6				20.0	0.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	21.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	254	502	1205	0	933	56
Future Volume (veh/h)	20	254	502	1205	0	933	56
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	297	540	1296		1003	60
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	196	348	568	2903		2145	128
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.15	0.82		0.63	0.63
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	74.4	41.0	4.5		16.0	15.9
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	297			1836		1063	
Approach Delay, s/veh	74.4			15.2		16.0	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	28.1	100.0	22.0			128.0		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	39.5	69.5	24.5			114.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	21.2	25.2	15.8			17.8		
Green Ext Time (g_e), s	1.4	11.6	0.7			20.0		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.06	0.03			0.01		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3500	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		204	3170			0		

Left Lane Group Data									
Assigned Mvmt	1	5	3	0	0	0	0	0	
Lane Assignment	L (Pr/Pm)		L						

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	540	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	531	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	96.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	71.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	71.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	94.5	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	568	0	196	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	769	0	291	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	23.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	17.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	41.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	523	0	0	0	1296	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	23.2	0.0	0.0	0.0	15.8	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	23.2	0.0	0.0	0.0	15.8	0.0	0.0
Lane Grp Cap (c), veh/h	0	1119	0	0	0	2903	0	0
V/C Ratio (X)	0.00	0.47	0.00	0.00	0.00	0.45	0.00	0.00
Avail Cap (c_a), veh/h	0	1119	0	0	0	2903	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.6	0.0	0.0	0.0	4.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.4	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.0	0.0	0.0	0.0	4.5	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.8	0.0	0.0	0.0	4.1	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.4	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.2	0.0	0.0	0.0	4.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.23	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	540	297	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1834	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	23.2	13.8	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	23.2	13.8	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1155	348	0	0	0	0	0
V/C Ratio (X)	0.00	0.47	0.85	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1155	518	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.6	65.6	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.4	8.8	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.9	74.4	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.1	5.6	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.5	6.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.33	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	21.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	67	521	157	736	959
Future Volume (vph)	67	521	157	736	959
Lane Group Flow (vph)	326	321	173	809	1080
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	40.0	40.0	30.0	80.0	50.0
Total Split (%)	33.3%	33.3%	25.0%	66.7%	41.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.83	0.62	0.43	0.31	0.52
Control Delay (s/veh)	43.6	9.6	9.1	6.4	17.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.6	9.6	9.1	6.4	17.4
Queue Length 50th (ft)	142	0	34	96	241
Queue Length 95th (ft)	227	76	77	172	411
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	570	661	547	2617	2093
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.57	0.49	0.32	0.31	0.52

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	67	521	157	736	0	959	24
Future Volume (veh/h)	67	521	157	736	0	959	24
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	652	173	809		1054	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	410	730	368	2409		2038	50
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3638	87
Grp Volume(v), veh/h	0	652	173	809		528	552
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1855
Q Serve(g_s), s	0.0	23.9	4.5	11.4		21.6	21.6
Cycle Q Clear(g_c), s	0.0	23.9	4.5	11.4		21.6	21.6
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	410	730	368	2409		1022	1066
V/C Ratio(X)	0.00	0.89	0.47	0.34		0.52	0.52
Avail Cap(c_a), veh/h	512	911	630	2409		1022	1066
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	44.7	11.7	8.1		15.4	15.4
Incr Delay (d2), s/veh	0.0	9.5	0.9	0.4		1.9	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.2	1.6	3.9		8.5	8.8
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	54.2	12.6	8.4		17.3	17.2
LnGrp LOS		D	B	A		B	B
Approach Vol, veh/h	652			982		1080	
Approach Delay, s/veh	54.2			9.2		17.3	
Approach LOS	D			A		B	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	12.4	74.5				86.9		33.1
Change Period (Y+Rc), s	5.5	5.5				5.5		5.5
Max Green Setting (Gmax), s	24.5	44.5				74.5		34.5
Max Q Clear Time (g_c+I1), s	6.5	23.6				13.4		25.9
Green Ext Time (p_c), s	0.3	9.0				8.9		1.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	67	521	157	736	0	959	24
Future Volume (veh/h)	67	521	157	736	0	959	24
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	652	173	809		1054	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	410	730	368	2409		2038	50
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	54.2	12.6	8.4		17.3	17.2
Ln Grp LOS		D	B	A		B	B
Approach Vol, veh/h	652			982		1080	
Approach Delay, s/veh	54.2			9.2		17.3	
Approach LOS	D			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.4	74.5	33.1			86.9		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	24.5	44.5	34.5			74.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.5	23.6	25.9			13.4		
Green Ext Time (g_e), s	0.3	9.0	1.7			8.9		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.33	0.15			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3638	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		87	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	173	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	522	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	47.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	11.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	368	0	410	0	0	0	0	0
V/C Ratio (X)	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	630	0	512	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	528	0	0	0	809	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	21.6	0.0	0.0	0.0	11.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	21.6	0.0	0.0	0.0	11.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	1022	0	0	0	2409	0	0
V/C Ratio (X)	0.00	0.52	0.00	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	1022	0	0	0	2409	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.4	0.0	0.0	0.0	8.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.3	0.0	0.0	0.0	8.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.0	0.0	0.0	0.0	3.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.5	0.0	0.0	0.0	3.9	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.20	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	552	652	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1855	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	21.6	23.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	21.6	23.9	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1066	730	0	0	0	0	0
V/C Ratio (X)	0.00	0.52	0.89	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1066	911	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.4	44.7	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	9.5	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.2	54.2	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.3	9.3	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	1.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.8	10.2	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.56	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	20	259	512	1229	952
Future Volume (vph)	20	259	512	1229	952
Lane Group Flow (vph)	150	150	551	1322	1085
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	30.0	30.0	45.0	120.0	75.0
Total Split (%)	20.0%	20.0%	30.0%	80.0%	50.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.69	0.65	0.79	0.43	0.58
Control Delay (s/veh)	31.7	22.4	31.6	2.8	26.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.7	22.4	31.6	2.8	26.7
Queue Length 50th (ft)	21	0	282	97	372
Queue Length 95th (ft)	94	73	454	183	504
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	370	371	707	3064	1865
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.41	0.40	0.78	0.43	0.58

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	259	512	1229	0	952	57
Future Volume (veh/h)	20	259	512	1229	0	952	57
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	302	551	1322		1024	61
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	198	353	579	2897		2077	124
Arrive On Green	0.00	0.11	0.17	0.82		0.61	0.61
Sat Flow, veh/h	1781	3170	1781	3647		3501	203
Grp Volume(v), veh/h	0	302	551	1322		534	551
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1834
Q Serve(g_s), s	0.0	14.0	22.0	16.4		25.2	25.2
Cycle Q Clear(g_c), s	0.0	14.0	22.0	16.4		25.2	25.2
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	198	353	579	2897		1083	1118
V/C Ratio(X)	0.00	0.86	0.95	0.46		0.49	0.49
Avail Cap(c_a), veh/h	291	518	747	2897		1083	1118
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.5	25.8	4.1		16.3	16.3
Incr Delay (d2), s/veh	0.0	9.1	19.2	0.5		1.6	1.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.1	22.7	4.6		10.2	10.5
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	74.6	45.1	4.6		17.9	17.9
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	302			1873		1085	
Approach Delay, s/veh	74.6			16.5		17.9	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	30.9	96.9				127.8		22.2
Change Period (Y+Rc), s	5.5	5.5				5.5		5.5
Max Green Setting (Gmax), s	39.5	69.5				114.5		24.5
Max Q Clear Time (g_c+I1), s	24.0	27.2				18.4		16.0
Green Ext Time (p_c), s	1.4	11.8				20.8		0.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	259	512	1229	0	952	57
Future Volume (veh/h)	20	259	512	1229	0	952	57
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	302	551	1322		1024	61
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	198	353	579	2897		2077	124
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.17	0.82		0.61	0.61
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	74.6	45.1	4.6		17.9	17.9
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	302			1873		1085	
Approach Delay, s/veh	74.6			16.5		17.9	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	30.9	96.9	22.2			127.8		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	39.5	69.5	24.5			114.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	24.0	27.2	16.0			18.4		
Green Ext Time (g_e), s	1.4	11.8	0.7			20.8		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.07	0.04			0.01		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3501	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		203	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	551	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	520	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	93.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	66.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	66.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	91.4	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	579	0	198	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	747	0	291	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	25.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	45.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data

Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	534	0	0	0	1322	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	25.2	0.0	0.0	0.0	16.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	0.0	0.0	16.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	1083	0	0	0	2897	0	0
V/C Ratio (X)	0.00	0.49	0.00	0.00	0.00	0.46	0.00	0.00
Avail Cap (c_a), veh/h	0	1083	0	0	0	2897	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.3	0.0	0.0	0.0	4.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.9	0.0	0.0	0.0	4.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.7	0.0	0.0	0.0	4.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	0.0	0.0	4.6	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.00	0.00	0.00	0.24	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	551	302	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1834	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	25.2	14.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.2	14.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1118	353	0	0	0	0	0
V/C Ratio (X)	0.00	0.49	0.86	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1118	518	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.3	65.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	9.1	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.9	74.6	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.0	5.7	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.5	6.1	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.34	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBU	SBT
Lane Configurations						
Traffic Volume (vph)	68	521	157	741	3	972
Future Volume (vph)	68	521	157	741	3	972
Lane Group Flow (vph)	327	321	173	814	3	1098
Turn Type	Prot	Prot	pm+pt	NA	Perm	NA
Protected Phases	8	8	1	6		2
Permitted Phases			6		2	
Detector Phase	8	8	1	6	2	2
Switch Phase						
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5	40.5
Total Split (s)	39.0	39.0	25.0	81.0	56.0	56.0
Total Split (%)	32.5%	32.5%	20.8%	67.5%	46.7%	46.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min
v/c Ratio	0.83	0.61	0.45	0.31	0.01	0.52
Control Delay (s/veh)	44.1	9.5	9.5	6.5	14.7	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.1	9.5	9.5	6.5	14.7	16.8
Queue Length 50th (ft)	145	0	34	97	1	240
Queue Length 95th (ft)	230	76	78	174	m7	404
Internal Link Dist (ft)	433			445		2820
Turn Bay Length (ft)	135		305		190	
Base Capacity (vph)	555	651	485	2609	384	2112
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.49	0.36	0.31	0.01	0.52

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	68	521	157	741	3	972	27
Future Volume (veh/h)	68	521	157	741	3	972	27
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	653	173	814		1068	30
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	409	729	362	2411		2033	57
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3624	99
Grp Volume(v), veh/h	0	653	173	814		538	560
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1853
Q Serve(g_s), s	0.0	24.0	4.5	11.5		22.1	22.1
Cycle Q Clear(g_c), s	0.0	24.0	4.5	11.5		22.1	22.1
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	409	729	362	2411		1023	1067
V/C Ratio(X)	0.00	0.90	0.48	0.34		0.53	0.53
Avail Cap(c_a), veh/h	497	885	551	2411		1023	1067
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	44.8	11.8	8.0		15.5	15.5
Incr Delay (d2), s/veh	0.0	10.3	1.0	0.4		1.9	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.3	1.6	3.9		8.7	9.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	55.1	12.8	8.4		17.4	17.3
LnGrp LOS		E	B	A		B	B
Approach Vol, veh/h	653			987		1098	
Approach Delay, s/veh	55.1			9.2		17.4	
Approach LOS	E			A		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	12.3	74.6				86.9	33.1
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	19.5	50.5				75.5	33.5
Max Q Clear Time (g_c+I1), s	6.5	24.1				13.5	26.0
Green Ext Time (p_c), s	0.3	10.3				9.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.4
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	68	521	157	741	3	972	27
Future Volume (veh/h)	68	521	157	741	3	972	27
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	653	173	814		1068	30
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	409	729	362	2411		2033	57
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	55.1	12.8	8.4		17.4	17.3
Ln Grp LOS		E	B	A		B	B
Approach Vol, veh/h	653			987		1098	
Approach Delay, s/veh	55.1			9.2		17.4	
Approach LOS	E			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.3	74.6	33.1			86.9		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	19.5	50.5	33.5			75.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.5	24.1	26.0			13.5		
Green Ext Time (g_e), s	0.3	10.3	1.6			9.0		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.24	0.23			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3624	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		99	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	173	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	514	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	47.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	12.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.1	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	362	0	409	0	0	0	0	0
V/C Ratio (X)	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	551	0	497	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	538	0	0	0	814	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	22.1	0.0	0.0	0.0	11.5	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.1	0.0	0.0	0.0	11.5	0.0	0.0
Lane Grp Cap (c), veh/h	0	1023	0	0	0	2411	0	0
V/C Ratio (X)	0.00	0.53	0.00	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	1023	0	0	0	2411	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.5	0.0	0.0	0.0	8.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.4	0.0	0.0	0.0	8.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.1	0.0	0.0	0.0	3.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.7	0.0	0.0	0.0	3.9	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.00	0.00	0.00	0.20	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	560	653	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1853	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	22.1	24.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.1	24.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1067	729	0	0	0	0	0
V/C Ratio (X)	0.00	0.53	0.90	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1067	885	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.5	44.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	10.3	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.3	55.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.5	9.3	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	1.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.0	10.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.57	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.4
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBU	SBT
Lane Configurations						
Traffic Volume (vph)	23	259	512	1245	8	961
Future Volume (vph)	23	259	512	1245	8	961
Lane Group Flow (vph)	153	150	551	1339	9	1096
Turn Type	Prot	Prot	pm+pt	NA	Perm	NA
Protected Phases	8	8	1	6		2
Permitted Phases			6		2	
Detector Phase	8	8	1	6	2	2
Switch Phase						
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5	40.5
Total Split (s)	28.0	28.0	55.0	122.0	67.0	67.0
Total Split (%)	18.7%	18.7%	36.7%	81.3%	44.7%	44.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min
v/c Ratio	0.70	0.64	0.79	0.44	0.05	0.59
Control Delay (s/veh)	32.5	22.0	31.9	2.9	24.1	28.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.5	22.0	31.9	2.9	24.1	28.0
Queue Length 50th (ft)	24	0	294	102	4	372
Queue Length 95th (ft)	97	73	434	190	m18	564
Internal Link Dist (ft)	433			445		2820
Turn Bay Length (ft)	135		305		190	
Base Capacity (vph)	351	353	752	3059	199	1848
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.42	0.73	0.44	0.05	0.59

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	23	259	512	1245	8	961	59
Future Volume (veh/h)	23	259	512	1245	8	961	59
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	305	551	1339		1033	63
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	199	354	580	2896		2057	125
Arrive On Green	0.00	0.11	0.17	0.81		0.60	0.60
Sat Flow, veh/h	1781	3170	1781	3647		3496	207
Grp Volume(v), veh/h	0	305	551	1339		539	557
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1833
Q Serve(g_s), s	0.0	14.2	22.5	16.8		25.9	25.9
Cycle Q Clear(g_c), s	0.0	14.2	22.5	16.8		25.9	25.9
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	199	354	580	2896		1074	1108
V/C Ratio(X)	0.00	0.86	0.95	0.46		0.50	0.50
Avail Cap(c_a), veh/h	267	476	858	2896		1074	1108
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.5	26.6	4.1		16.8	16.8
Incr Delay (d2), s/veh	0.0	11.7	15.4	0.5		1.7	1.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.3	22.1	4.7		10.5	10.8
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	77.2	42.0	4.7		18.5	18.5
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	305			1890		1096	
Approach Delay, s/veh	77.2			15.5		18.5	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	31.6	96.2			127.7	22.3
Change Period (Y+Rc), s	5.5	5.5			5.5	5.5
Max Green Setting (Gmax), s	49.5	61.5			116.5	22.5
Max Q Clear Time (g_c+I1), s	24.5	27.9			18.8	16.2
Green Ext Time (p_c), s	1.5	11.3			21.4	0.6

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	23	259	512	1245	8	961	59
Future Volume (veh/h)	23	259	512	1245	8	961	59
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	305	551	1339		1033	63
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	199	354	580	2896		2057	125
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.17	0.81		0.60	0.60
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	77.2	42.0	4.7		18.5	18.5
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	305			1890		1096	
Approach Delay, s/veh	77.2			15.5		18.5	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	31.6	96.2	22.3			127.7		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	49.5	61.5	22.5			116.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	24.5	27.9	16.2			18.8		
Green Ext Time (g_e), s	1.5	11.3	0.6			21.4		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.14	0.17			0.01		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3496	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		207	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	551	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	22.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	22.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	515	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	92.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	64.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	64.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	90.7	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	580	0	199	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	858	0	267	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	26.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	15.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	42.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	539	0	0	0	1339	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	25.9	0.0	0.0	0.0	16.8	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.9	0.0	0.0	0.0	16.8	0.0	0.0
Lane Grp Cap (c), veh/h	0	1074	0	0	0	2896	0	0
V/C Ratio (X)	0.00	0.50	0.00	0.00	0.00	0.46	0.00	0.00
Avail Cap (c_a), veh/h	0	1074	0	0	0	2896	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.8	0.0	0.0	0.0	4.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.7	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.5	0.0	0.0	0.0	4.7	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	0.0	0.0	4.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.5	0.0	0.0	0.0	4.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.09	0.00	0.00	0.00	0.24	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	557	305	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1833	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	25.9	14.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.9	14.2	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1108	354	0	0	0	0	0
V/C Ratio (X)	0.00	0.50	0.86	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1108	476	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.8	65.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	11.7	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.5	77.2	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.3	5.7	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.6	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.8	6.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.10	0.35	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

TRAFFIC VOLUME WORKSHEETS

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA
Traffic Volumes

A&R Engineering
November 2025

1.Ernest W.B.Pkwy @ Macedonia

A.M. Peak Hour

	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					Macedonia Road Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	154	722	0	876	0	0	940	24	964	0	66	0	511	577	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	157	736	0	893	0	0	959	24	983	0	67	0	521	588	0	0	0	0	0
Total New Trips:	0	0	5	0	5	3	0	13	3	19	0	1	0	0	1	0	0	0	0	0
Future 2027 Traffic Volumes:	0	157	741	0	898	3	0	972	27	1002	0	68	0	521	589	0	0	0	0	0

P.M. Peak Hour

	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					Macedonia Road Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	502	1205	0	1707	0	0	933	56	989	0	20	0	254	274	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	512	1229	0	1741	0	0	952	57	1009	0	20	0	259	279	0	0	0	0	0
Total New Trips:	0	0	16	0	16	8	0	9	2	19	0	3	0	0	3	0	0	0	0	0
Future 2027 Traffic Volumes:	0	512	1245	0	1757	8	0	961	59	1028	0	23	0	259	282	0	0	0	0	0

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA

Traffic Volumes

A&R Engineering
November 2025

2.Ernest W.B.Pkwy @ Median Brk

A.M. Peak Hour

	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	1	0	787	0	788	3	0	964	0	967	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	1	0	803	0	804	3	0	983	0	986	0	0	0	0	0	0	0	0	0	0
Total New Trips:	15	0	10	0	25	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	16	0	813	0	829	3	0	986	0	989	0	0	0	0	0	0	0	0	0	0

P.M. Peak Hour

	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	10	0	1305	0	1315	1	0	951	0	952	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	10	0	1331	0	1341	1	0	970	0	971	0	0	0	0	0	0	0	0	0	0
Total New Trips:	10	0	7	0	17	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	20	0	1338	0	1358	1	0	978	0	979	0	0	0	0	0	0	0	0	0	0

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA

Traffic Volumes

A&R Engineering
November 2025

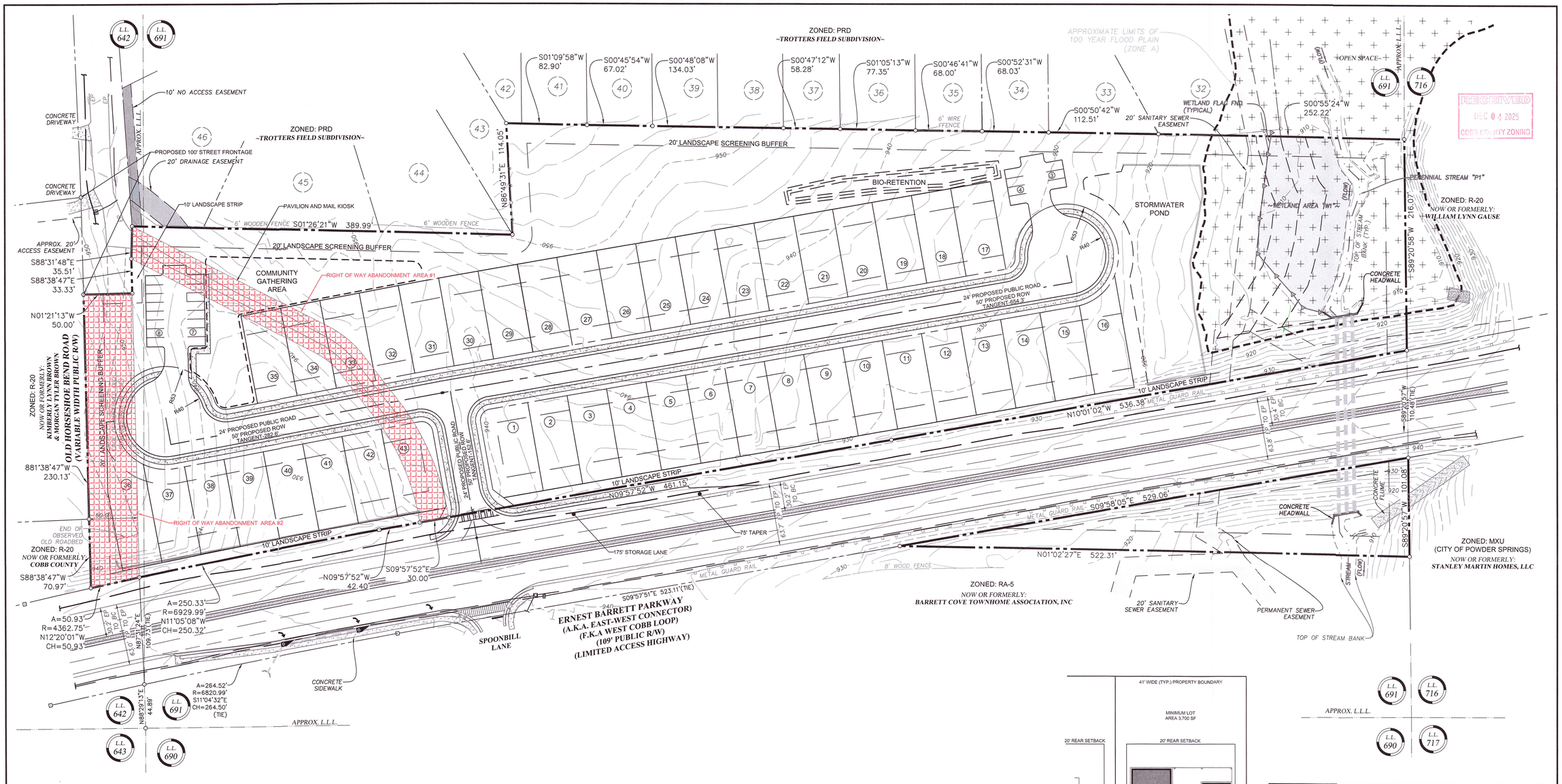
3.Ernest W.B.Pkwy @ Drwy (RIRO)

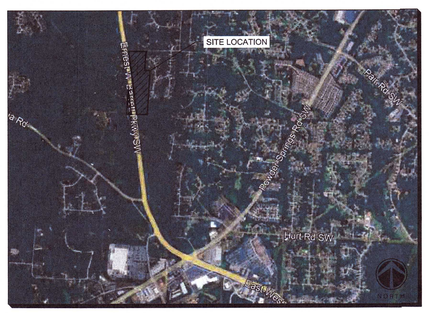
A.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					Site Driveway (Right-In/ Right-Out) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	788	0	788	0	0	965	0	965	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	804	0	804	0	0	984	0	984	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	9	9	0	0	18	0	18	0	0	0	0	0	0	0	0	25	25
Future 2027 Traffic Volumes:	0	0	804	9	813	0	0	1002	0	1002	0	0	0	0	0	0	0	0	25	25

P.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					Site Driveway (Right-In/ Right-Out) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	1315	0	1315	0	0	961	0	961	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	1341	0	1341	0	0	980	0	980	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	27	27	0	0	18	0	18	0	0	0	0	0	0	0	0	17	17
Future 2027 Traffic Volumes:	0	0	1341	27	1368	0	0	998	0	998	0	0	0	0	0	0	0	0	17	17





SITE LOCATION MAP
NOT TO SCALE

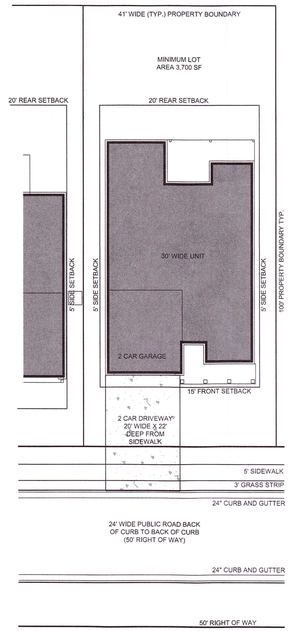
GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0094H, WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 13067C, COBB COUNTY, GEORGIA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED
3. POWER AND GAS EASEMENTS ARE LOCATED ON THE SITE IN THE EXISTING RIGHT OF WAY
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON EARNEST BARRETT PARKWAY IS 45 MPH
6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON SITE PLAN

0 50 100 150 feet
1" = 50'-0"



TYPICAL LOT LAYOUT

SITE DATA:	
SITE AREA	10.171 ACRES OR 443,038 SF
FLOOD PLAIN	0.956 ACRES OR 41,645 SF (= 0.478 AC)
NET SITE AREA	9.693 ACRES OF 422,216 SF
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	RA-5
LOT DIMENSIONS	
MINIMUM LOT AREA	7,000 SF (PROPOSED 3,700 SF)
MIN./MAX. ACERAGE REQUIRED	80,000 SF/20 ACRES
MAXIMUM DENSITY	5 UNITS PER ACRE
MINIMUM FLOOR AREA	950 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET/50 FEET (PROPOSED 41 FEET)
BUILDING SETBACKS	
FRONT YARD SETBACK ARTERIAL STREET	50 FEET (N/A)
FRONT YARD SETBACK INTERIOR STREET	20 FEET (PROPOSED 15 FEET)
MAJOR SIDE YARD SETBACK	20 FEET (PROPOSED 15 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET (PROPOSED 30 FEET)
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA	950 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	40% OR 1,295 SF (PROPOSED 45% OR 1,650 SF)
MAXIMUM IMPERVIOUS AREA	35% OR 155,063 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OR 0.51 SPACES PER UNIT

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

ENGINEER
THE REVIVE LAND GROUP
SOURCE. ENTITLE. REVIVE.
ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT
SOMERSET AT MACEDONIA
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

OLD HORSESHOE BEND ROAD AND BARRETT PARKWAY
MARIETTA, GEORGIA 30064

COBB COUNTY
GEORGIA

LAND LOT: 691
DISTRICT: 19TH

CLIENT
THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.
ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION

REVISION	DATE

PROJECT NUMBER
25021

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER CHARLES BARRY ETHRIDGE
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

NORTH
NORTH

DATE
NOVEMBER 20, 2025

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-5-2026

SITE BACKGROUND

Applicant	The Revive Land Group, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of Lucille Garrett a/k/a Leathy Lucille Garrett a/k/a Leathy Lucille Price Garrett and William D. Brown
Property Location	Located on the east and west sides of Ernest Barrett Parkway and the western terminus of Old Horseshoe Bend Road
Address	None assigned
Access to Property	Ernest Barrett Parkway and Old Horseshoe Bend Road

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Vacant
Proposed Zoning	RA-5
Proposed Use	Single-family community
Future Land Use	MDR
Site Acreage	10.17
District	19
Land Lot	691
Parcel #	19069100010, 19069100070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

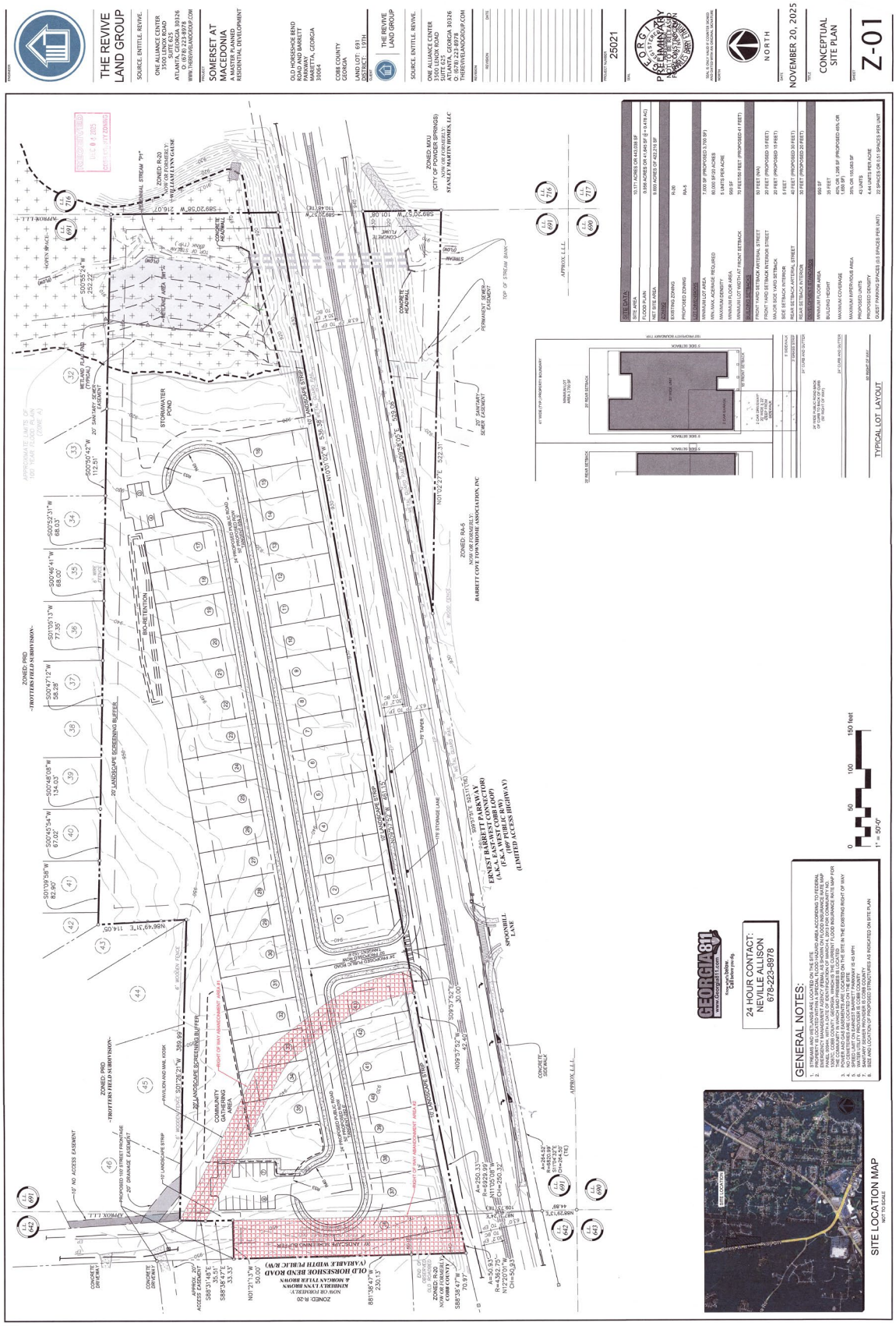
(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

Z-5-2026 DEPARTMENT COMMENTS – Zoning Division

1. District Commissioner to approve final site plan;
2. Maximum density of 5 units per acre;
3. Variances stated in the Zoning comments;
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Water and Sewer Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

Z-5-2026 DEPARTMENT COMMENTS – Zoning Division



Z-5 2026 Aerial Map



North

Zoning: R-20 / Single-Family Homes

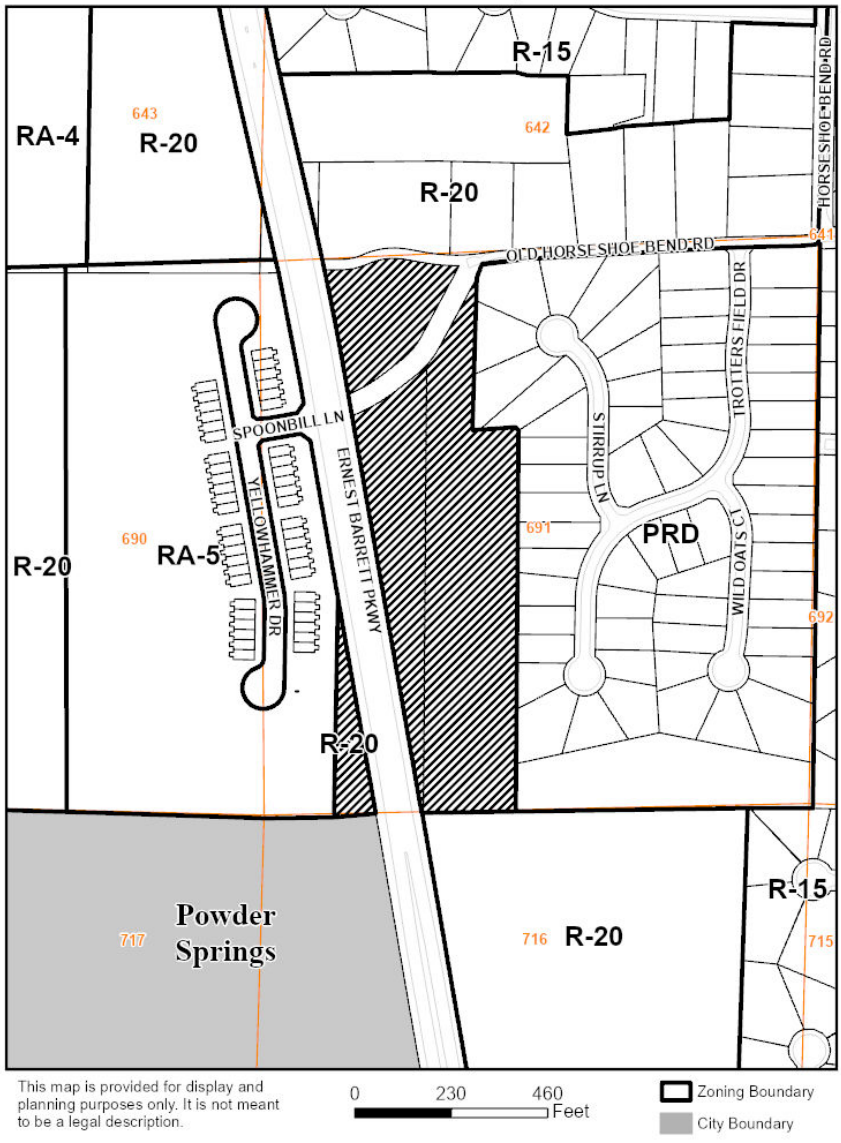
Future Land Use: LDR

WEST

Zoning: RA-5 / Attached Townhomes

Future Land Use: MDR

Z-5 2026 Map



EAST

Zoning: PRD / Single-Family Homes

Future Land Use: MDR

SOUTH

Zoning: City of Powder Springs, R-20 / Vacant Lot

Future Land Use: MDR

Z-5-2026 DEPARTMENT COMMENTS – Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The RA-5 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including the combination of duplexes, triplexes and quadraplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for any residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RA-5 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting to rezone to the RA-5, single-family attached/detached residential district, to develop a 43-unit single-family community on a 10.17-acre site. The homes will be a minimum of 1,600 square feet and proposed to be traditional/craftsman in architecture.

Residential criteria

Allowable units as zoned: 16
Proposed # of units: 43
Net density: 4.44
Increase of units: 27
Acres of floodplain/wetlands: 0.956
Impervious surface shown: Maximum 40%

Z-5-2026 DEPARTMENT COMMENTS – Zoning Division

Are there any zoning variances?

Yes;

1. Reduce the minimum lot size for all lots from required 7,000 square feet to 3,700 square feet;
2. Reduce rear yard setback on an arterial road from required 40 feet to 30 feet;
3. Reduce the rear setback for all interior lots from required 30 feet to 20 feet;
4. Reduce the front setback for all interior lots from required 20 feet to 15 feet;
5. Reduce the major side setbacks for all interior lots from required 20 feet to 15 feet;
6. Reduce the minimum lot width at front setback and the minimum public road frontage for all interior lots from required 70 and 50 feet to 41 feet;
7. Reduce the minimum width between buildings from required 15 feet to 10 feet; and
8. Increase the maximum allowable impervious coverage from required 40% to 45%.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

(continued)

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

SITE PLAN APPROVAL:

Plans must be submitted to the Cobb County Fire Marshal's Office for fire site plan approval.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-5-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment of one (1) school already over capacity.

School	Student Capacity	School Enrollment	Capacity Status
Hollydale ES	862	538	324 under capacity
Smitha MS	1137	806	331 under capacity
Osborne HS	2412	2707	295 over capacity

12/26/2025

Comprehensive Plan Future Land Use Designation: Medium Density Residential
The subject tract is within the Medium Density Residential (MDR) future land use category. The purpose of MDR is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Powder Springs
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-5-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 12" on Ernest Barrett Pkwy and 8" on Old Horseshoe Bend Rd

Additional water comments: Dual water feed will be required

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 9,000

Peak flow = 22,500

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Barrett Parkway	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Barrett Parkway	North of Horseshoe Bend Road	21,500	D

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Barrett Parkway.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	43	7	23	**30**	25	15	**40**	**405**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Barrett Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated November 20, 2025, this development does not require a traffic study submittal. However, Cobb DOT has requested a traffic study in accordance with Cobb County Code 106-11, because Ernest Barrett Parkway is a limited access highway that required the Board of Commissioners approve for new access.

A Submittal 1 traffic study assumptions memorandum (dated October 14, 2025) was submitted by this developer at this location. Cobb DOT provided comments (dated November 3, 2025) and approval to the applicant team to proceed with the full Submittal 2 traffic study. A traffic Submittal 2 (dated November 17, 2025; received December 4, 2025) was received for this development. Cobb DOT then received an updated Submittal 2 on December 30, 2025. Cobb DOT provided comments for the updated Submittal 2 on January 7, 2026.

The December 30th traffic study is **approved** by Cobb DOT and the traffic study requirement can be considered **satisfied** for this application.

(continued)

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Old Horseshoe Bend Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant verify that minimum intersection sight distance is available for the Barrett Parkway access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 500'.

2. Recommend Barrett Parkway access include a deceleration (right turn) lane to address safety because Barrett Parkway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. This recommendation is addressed conceptually in the site plan dated November 20, 2025. However, this site plan does not appear to fully comply with design requirements for this recommendation. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

3. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

4. Recommend payment of fee in lieu for required sidewalk, curb and gutter installation along Barrett Parkway frontage. This recommendation will be finalized in plan review, subject to Cobb County DOT approval.

(continued)

5. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated November 20, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

6. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway. The site plan (dated November 20, 2025) appears to comply with this recommendation.

7. Recommend extending uninterrupted access (distance to the first internal parking space or drive aisle) to a minimum of 50 feet from the edge of right-of-way line. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

8. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. The site plan (dated November 20, 2025) appears to comply with this recommendation.

9. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

10. Recommend 10’ no access easement on Barrett Parkway and frontage along Old Horseshoe Bend Road.

11. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property if the density is limited to five (5) units per acre. There are single-family residential developments surrounding this property with lower densities to the east and west.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties if the density is limited to five (5) units per acre. The proposed development would have a slightly higher impact on surrounding development. The subdivision Trotter's Field, located to the east, is developed at three (3) units per acre and the Barrett Cove Townhome community, located to the west, is developed at three point eight (3.8) units per acre.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will not result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools if the density is limited to five (5) units per acre. This opinion can be supported by the department comments contained in the analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal would be in conformity with the Cobb County Comprehensive Plan if the density is limited to five (5) units per acre. The property lies within the Medium Density Residential (MDR) future land use category. The MDR designation allows for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. The project is proposed at 4.4 units per acre which would conform to the Medium Density Residential (MDR) future land use category, but be slightly higher than the surrounding developments.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal if the density is limited to five (5) units per acre. The applicant has proposed to include the increased buffers adjacent to the lower density residential zoning to the east of the development. If developed, the applicant's proposal would meet the objectives of the Comprehensive Plan for the MDR future land use category and fall within the surrounding development density range.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Minimum 1,600 square feet and greater

b) **Proposed building architecture:** Traditional/Craftsman - Fronts of brick, stone, shake, board and batten, cementitious lap siding

c) **List all requested variances:** See attached Listing of Variances

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable.

b) **Proposed building architecture:** Not Applicable.

c) **Proposed hours/days of operation:** Not Applicable.

d) **List all requested variances:**

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Portions of two Cobb County rights-of-way are proposed for abandonment, as shown on submitted Site Plan.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: **Z-_____ (2026)**
Hearing Dates: **February 3, 2026**
February 17, 2026

Applicant: **The Revive Land Group, LLC**
Titleholder: **Estate of Lucille Garrett**
(a/k/a Leathy Lucille Garrett;
a/k/a Leathy Lucille Price Garrett)

Tax Parcel Identification No.: **19069100010**

Part 1. Residential Rezoning Information

(c) List all requested variances:

i) Sec. 134-201.2.(4)a. Minimum lot size: 7,000 sf. Variance request for minimum lot size: 3,700 sf;
ii) Sec. 134-201.2.(4)b. Minimum lot width at front setback line: 70 feet; cul-de-sac or interior lot, 50 feet. Variance request for minimum lot width of 41 feet;
iii) Sec. 134-201.2.(4)c. Minimum width between buildings: 15 feet. Variance request for minimum width between buildings of 10 feet;
iv) Sec. 134-201.2.(4)d. Minimum public road frontage: 70 feet; cul-de-sac 35 feet; 50 feet minimum public road frontage if interior to development. Variance request for minimum public road frontage of 41 feet;
v) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum front yard setback: 20 feet. Variance request for minimum front yard setback of 15 feet;
vi) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum major side yard setback: 20 feet. Variance request for minimum front yard setback of 15 feet.
vii) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum rear yard setback on an arterial street: 40 feet. Variance request for minimum rear yard setback on an arterial street of 30 feet;
viii) Sec. 134-201.2.(4)e. Minimum building setbacks: minimum rear yard setback: 30 feet. Variance request for minimum front yard setback of 20 feet; and
ix) Sec. 134-191. Summary of bulk regulations: maximum coverage: 35 percent. Variance request for maximum coverage of 45percent.

Cobb County Development Standards Sec 402.7.1

x) A minimum 50 feet straight line distance is required between residential driveways. Request a minimum 12 feet straight line distance between residential driveways; and
xi) A minimum 50 feet straight line distance is required between the intersection radius and the edge of residential driveway aprons. Request a minimum 2 feet straight line distance between the intersection radius and the edge of the residential driveway apron.

TRAFFIC IMPACT STUDY
FOR
PROPOSED SOMERSET AT MACEDONIA RESIDENTIAL DEVELOPMENT ON ERNEST W BARRETT PARKWAY

COBB COUNTY, GEORGIA



Prepared for:

The Revive Land Group
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Prepared By:

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November 17, 2025
A & R Project # 25-196

TABLE OF CONTENTS

Item		Page
1.0	**Introduction**	**1**
2.0	**Existing Facilities / Conditions**	**3**
2.1	Roadway Facilities	3
2.1.1	Ernest W Barrett Parkway	3
2.1.2	Macedonia Road	3
3.0	**Study Methodology**	**4**
3.1	Unsignalized Intersections	4
3.2	Signalized Intersections	5
4.0	**Existing 2025 Traffic Analysis**	**6**
4.1	Existing Traffic Volumes	6
4.2	Existing Traffic Operations	9
5.0	**Proposed Development**	**10**
5.1	Trip Generation	12
5.2	Trip Distribution	12
6.0	**Future 2027 Traffic Analysis**	**14**
6.1	Future "No-Build" Conditions	14
6.1.1	Annual Traffic Growth	14
6.2	Future "Build" Conditions	14
6.3	Auxiliary Lane Analysis	17
6.3.1	Deceleration Turn Lane Analysis	17
6.4	Future Traffic Operations	18
6.5	System Improvements	19
7.0	**Conclusions and Recommendations**	**21**
7.1	Recommendation for Site Access Configuration	21

Appendix

LIST OF TABLES

Item	Page
Table 1 – Level of service Criteria for Unsignalized Intersections	4
Table 2 – Level of service Criteria for Signalized Intersections	5
Table 3 – Existing Intersection Operations	9
Table 4 – Trip Generation	12
Table 5 – Future Intersection Operations	18
Table 6 – Future Intersection 95th Percentile Queues	19

LIST OF FIGURES

Item	Page
Figure 1 – Location Map	2
Figure 2 – Existing Weekday Peak Hour Volumes	7
Figure 3 – Existing Traffic Control and Lane Geometry	8
Figure 4 – Site Plan	11
Figure 5 – Trip Distribution and Site Generated Peak Hour Volumes	13
Figure 6 – Future (No-Build) Peak Hour Volumes	15
Figure 7 – Future (Build) Peak Hour Volumes	16
Figure 8 – Future Traffic Control and Lane Geometry	20

1.0 INTRODUCTION

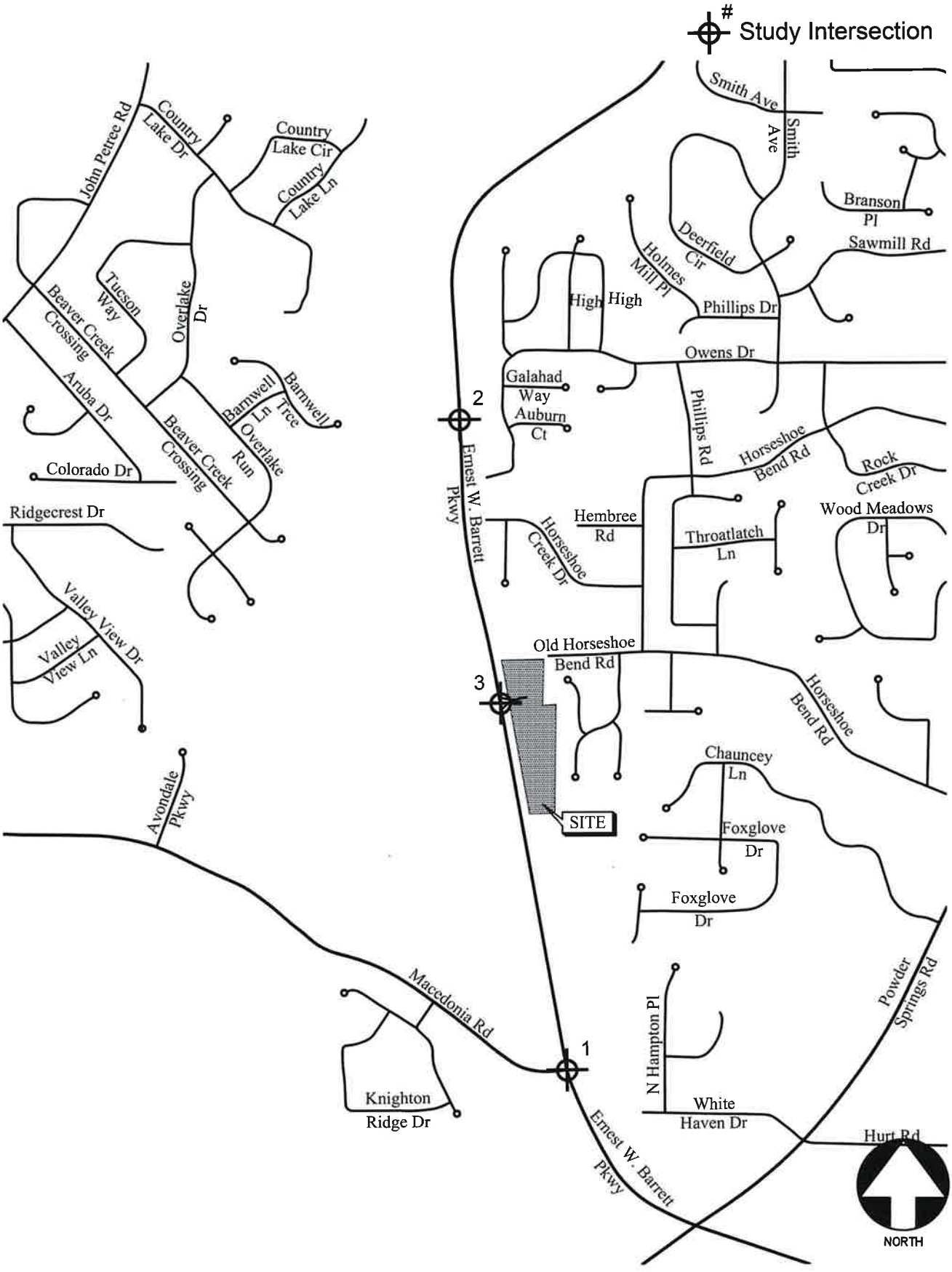
The purpose of this study is to determine the traffic impact from the proposed Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway about 3,000 feet north of Macedonia Road in Cobb County. The traffic analysis includes evaluation of the current operations as well as future conditions including traffic generated by the proposed development. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.



The AM and PM peak hours have been analyzed in this study. In addition to the site access point, this study includes the evaluation of traffic operations at the intersections of:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break (approximately 0.45 miles to the north of the proposed site driveway location)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Ernest W Barrett Parkway

Ernest W Barrett Parkway is a north-south, four-lane, median divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-0657) indicate that the daily traffic volume on Ernest W Barrett Parkway in 2024 was 21,500 vehicles per day northwest of Macedonia Road. Cobb County DOT classifies Ernest W Barrett Parkway as an arterial roadway.

2.1.2 Macedonia Road

Macedonia Road is an east-west, two-lane, undivided roadway with a two way left turn lane and posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 067-8836) indicate that the daily traffic volume on Macedonia Road in 2024 was 5,660 vehicles per day southwest of Hopkins Road. Cobb County DOT classifies Macedonia Road as a major collector roadway.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

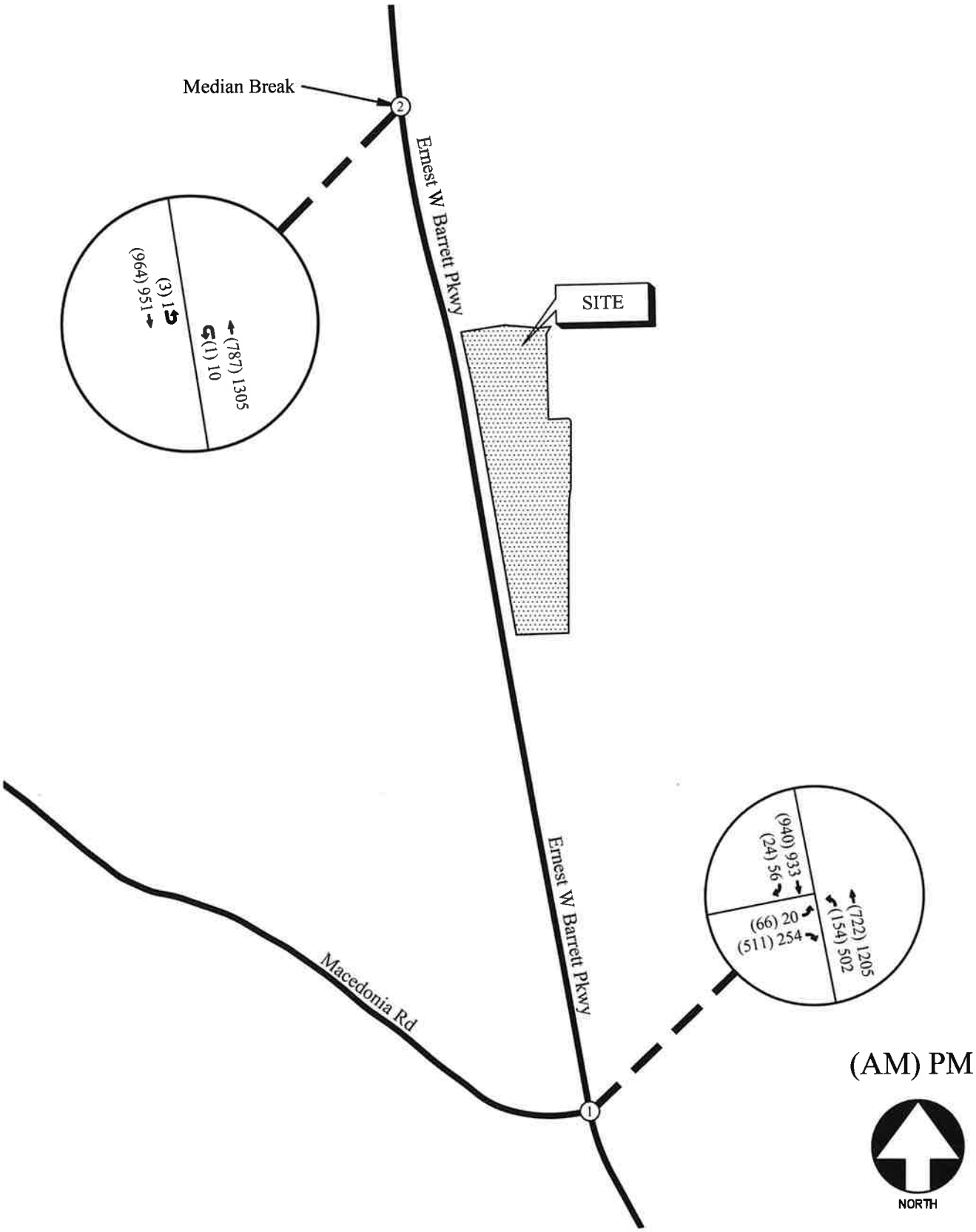
4.0 EXISTING 2025 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break

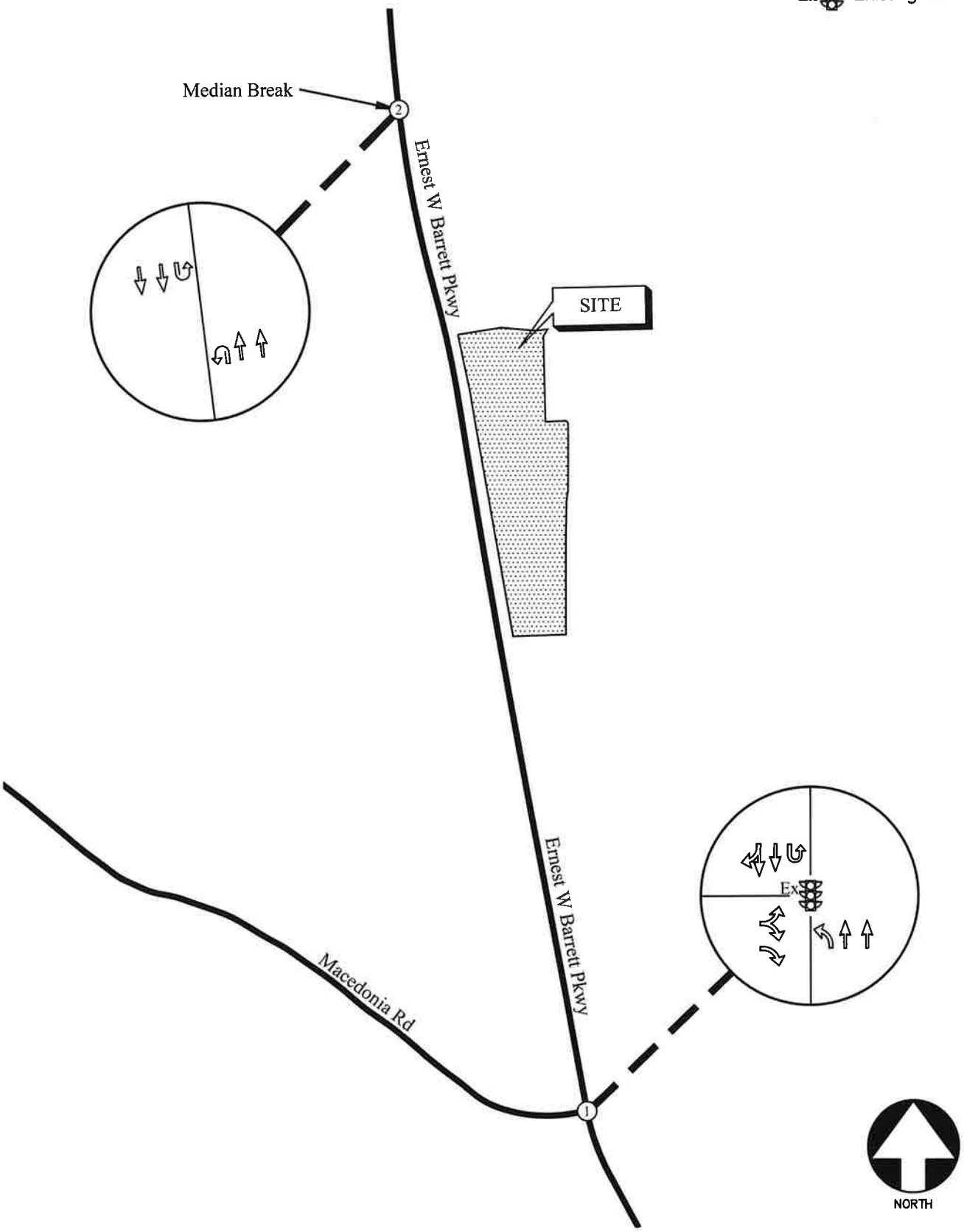
Turning movement counts were collected on Wednesday, October 22, 2025. All turning movement counts were recorded during the AM and PM peak hours between 7:00am to 9:00am and 4:00pm to 6:00pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

Figure 3 – Existing Traffic Control and Lane Geometry

4.2 Existing Traffic Operations

Existing 2025 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**Ernest W Barrett Parkway @ Macedonia Road**	Signalized	**C (23.0)**	**C (21.0)**
	-Eastbound Approach		D (54.9)	E (74.4)
	-Northbound Approach		A (8.8)	B (15.2)
	-Southbound Approach		B (16.6)	B (16.0)
2	**Ernest W Barrett Parkway @ Median Break**	-		
	-Northbound U-Turn		A (0.0)	A (0.0)
	-Southbound U-Turn		A (0.0)	A (0.0)

The results of the existing traffic operations analysis indicate that the signalized study intersection is operating at an overall level of service "B" in both the AM and PM peak hours.

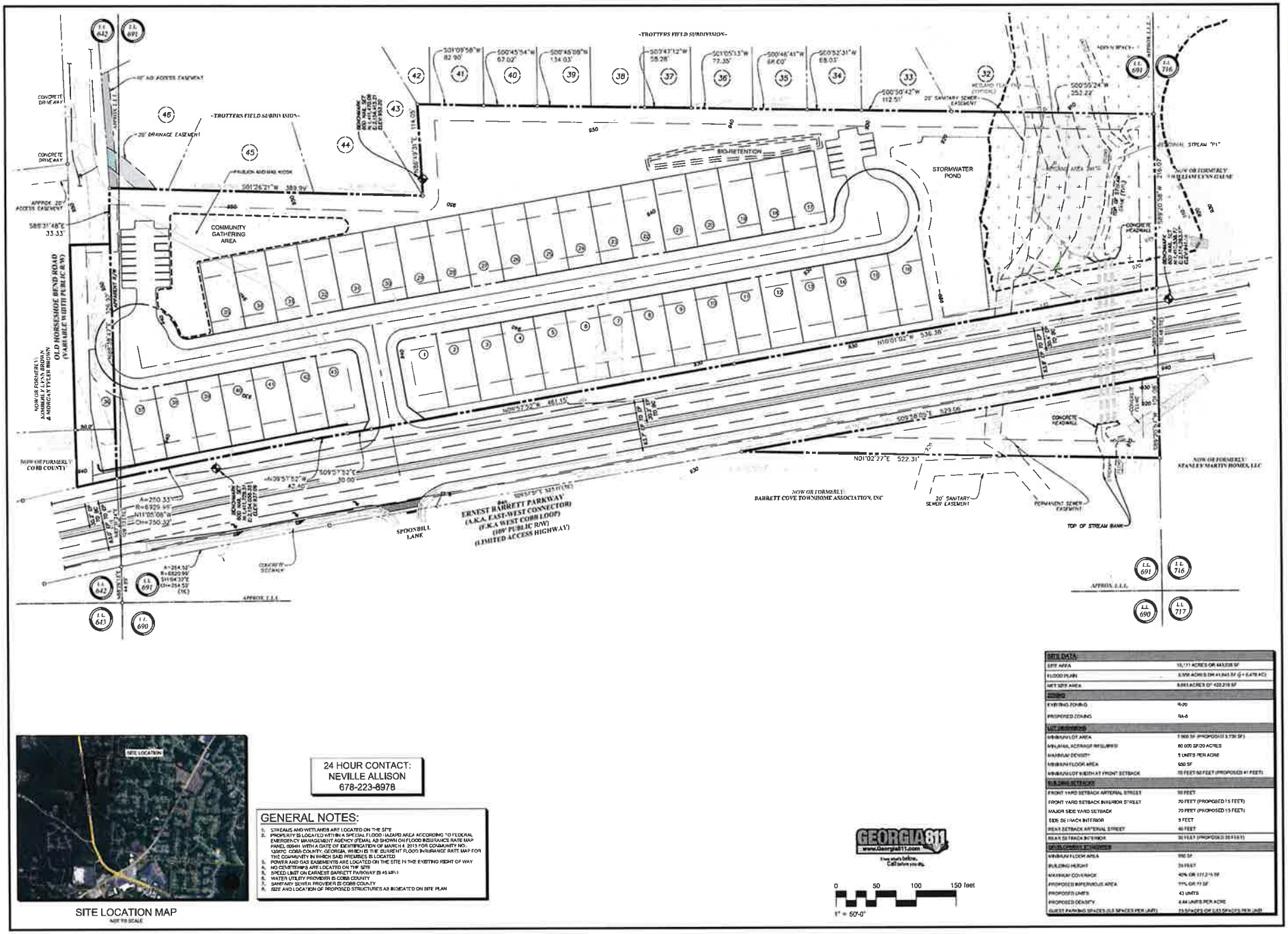
5.0 PROPOSED DEVELOPMENT

The proposed development is the Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway about 3,000 feet north of Macedonia Road in Cobb County. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.



A site plan is shown in Figure 4.

Figure 4 – Site Plan



SITE LOCATION MAP
NOT TO SCALE

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0094H WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 130052 COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED
3. POWER AND GAS EASEMENTS ARE LOCATED ON THE SITE IN THE EXISTING RIGHT OF WAY
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON EARNEST BARRETT PARKWAY IS 45 MPH
6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON SITE PLAN

GEORGIA811 www.Georgia811.com

0 50 100 150 feet
1" = 50'-0"

SITE DATA	
SITE AREA	10.171 ACRES OR 443,035 SF
FLOOD PLAIN	0.556 ACRES OR 24,243 SF (@ + 0.478 AC)
NET SITE AREA	9.693 ACRES OF 422,218 SF
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	RA-6
LOT DIMENSIONS	
MINIMUM LOT AREA	7,500 SF (PROPOSED 3,750 SF)
MINIMUM ACREAGE REQUIRED	80,000 SF/20 ACRES
MAXIMUM DENSITY	6 UNITS PER ACRE
MINIMUM FLOOR AREA	900 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET 50 FEET (PROPOSED 41 FEET)
SUBDIVISION SETBACKS	
FRONT YARD SETBACK ARTERIAL STREET	50 FEET
FRONT YARD SETBACK INTERIOR STREET	20 FEET (PROPOSED 15 FEET)
MAJOR SIDE YARD SETBACK	20 FEET (PROPOSED 15 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA	900 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	40% OR 177,215 SF
PROPOSED IMPERVIOUS AREA	44% OR 193 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OF 0.51 SPACES PER UNIT

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

PROJECT
SOMERSET AT MACEDONIA
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

OLD HORSESHOE BEND ROAD AND BARRETT PARKWAY
MARIETTA, GEORGIA 30064

COBB COUNTY
GEORGIA

LAND LOT: 691
DISTRICT: 19TH

CLIENT
THE REVIVE LAND GROUP

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ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION | DATE

PROJECT NUMBER
25021

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
JAMES BARRY EMERSON

ALL BEARINGS ARE GRID NORTH AS DERIVED FROM GPS OBSERVATIONS AND DATED WITH AN ORIGINAL SIGNATURE

NORTH

DATE
OCTOBER 13, 2025

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01

5.1 Trip Generation

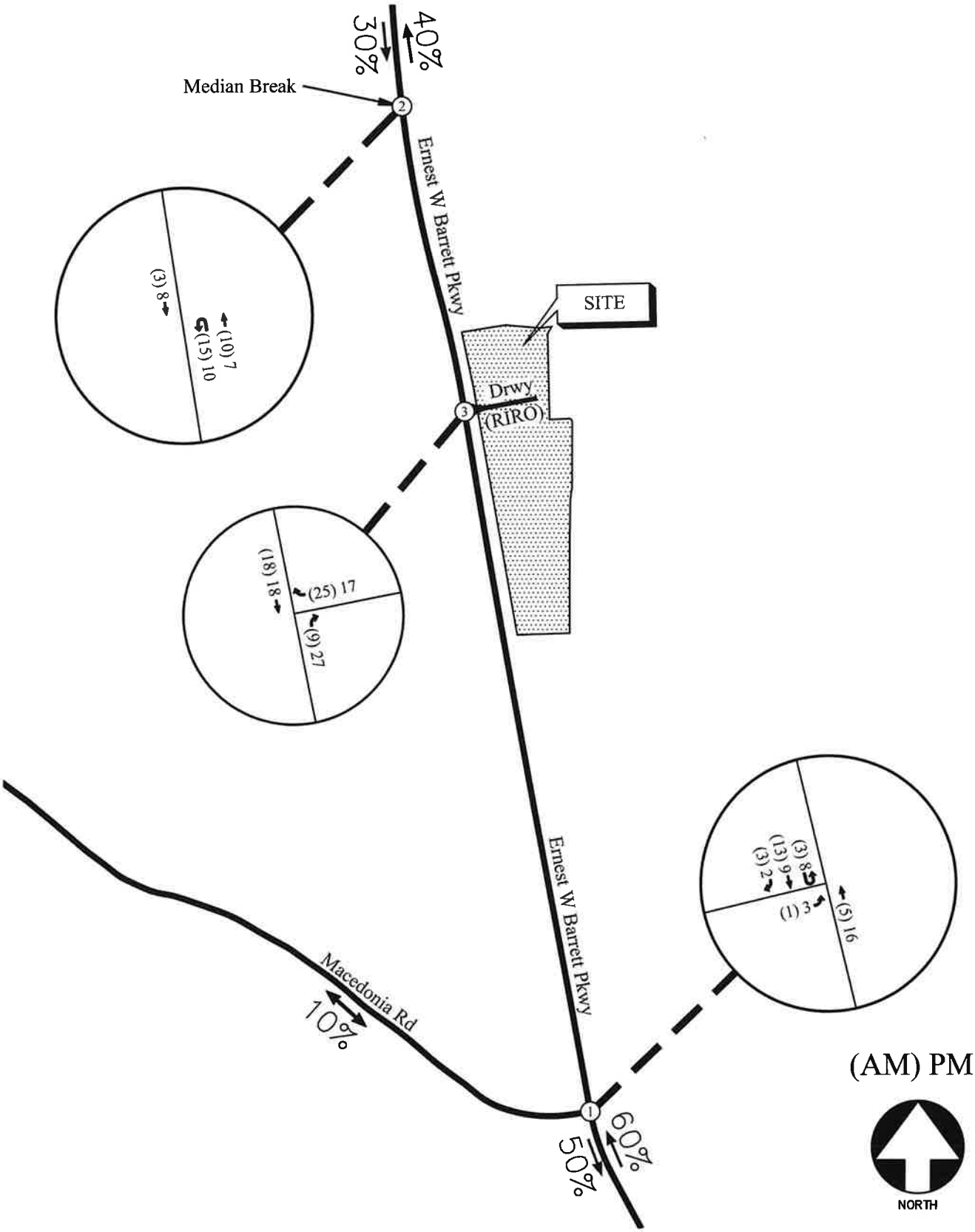
Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use category: *210 – Single-Family Detached Housing.* The calculated trip generation volumes for the proposed development are shown in Table 4.

TABLE 4 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
ITE 210 – Single-Family Detached Housing	43 Units	9	25	34	27	17	44	612

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour traffic volumes generated by the site are shown in Figure 5.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.

6.0 FUTURE 2027 TRAFFIC ANALYSIS

The future 2027 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

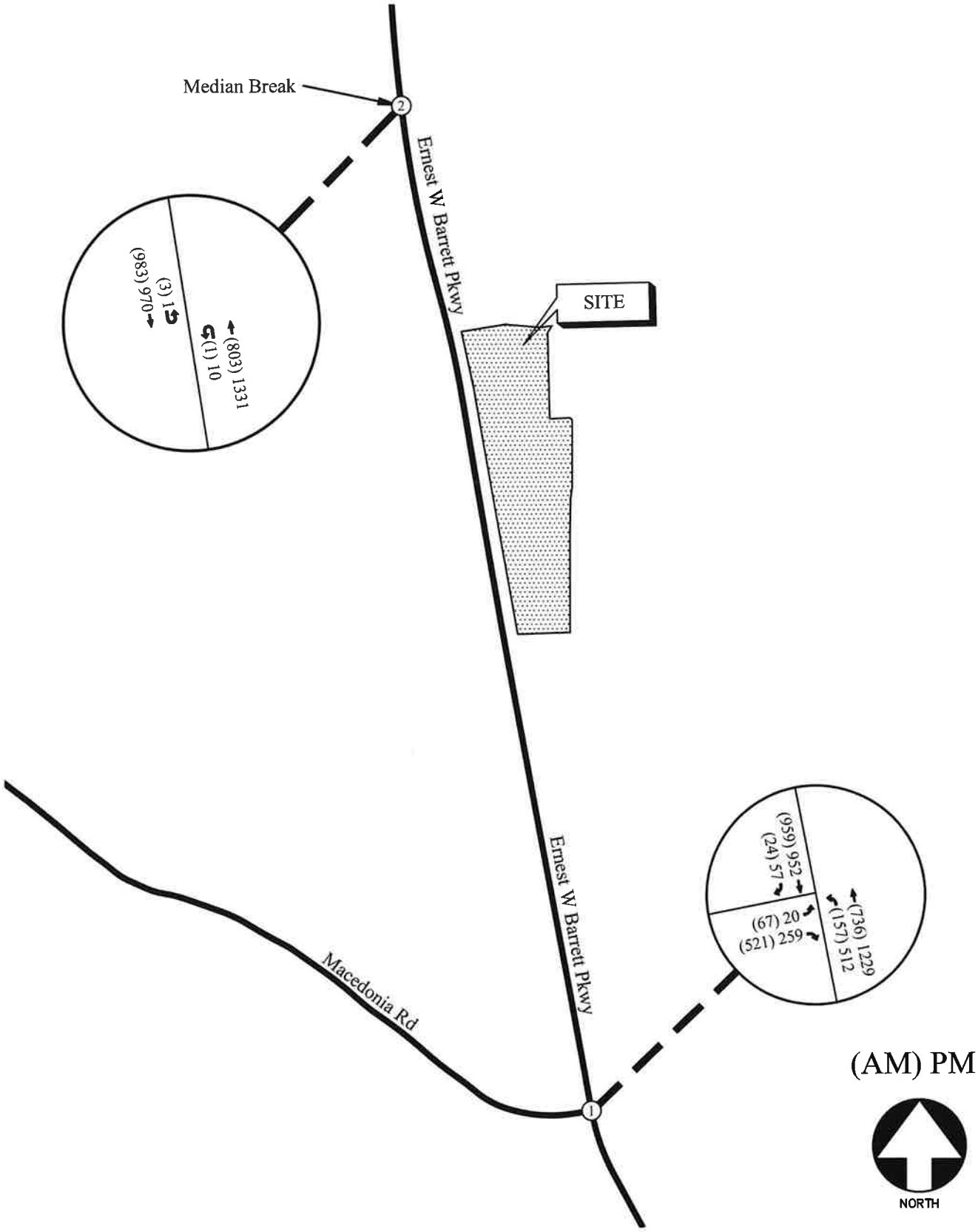
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three (2022-2024) years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 6.

6.2 Future "Build" Conditions

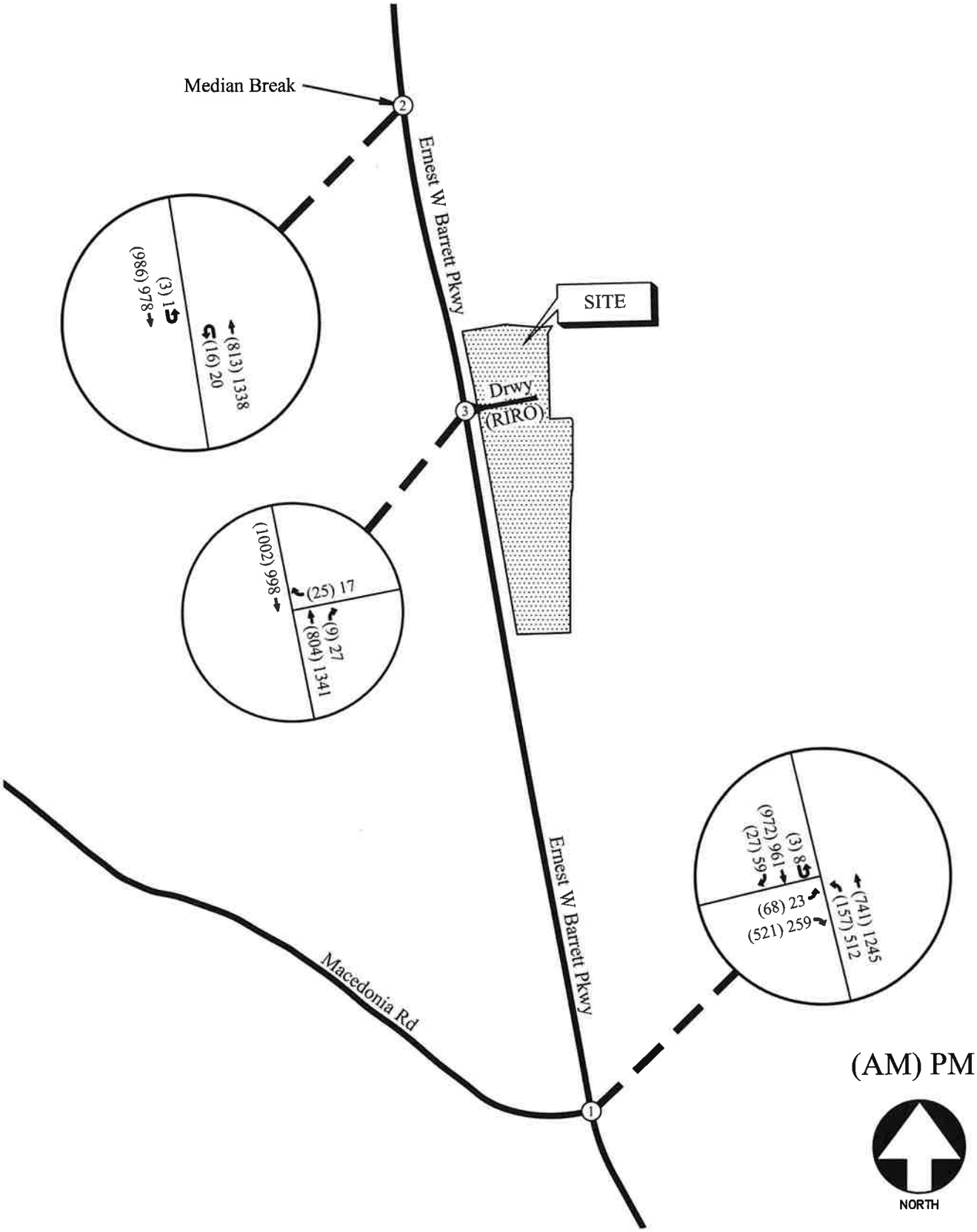
The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below is the analysis for a right turn lane for the site driveway (per Cobb County Standards). The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume for traffic entering and exiting the site are 612 vehicles.

6.3.1 Deceleration Turn Lane Analysis

Per Cobb County Development Standards, (402.9), right turn lanes are required on any roadway that is included in the county's major thoroughfare plan network. Since Ernest W Barrett Parkway is an arterial roadway and is included in Cobb County's Major Thoroughfare Plan, a right turn lane is required at site driveway.

6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analysed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 5. Recommendations on traffic control and lane geometry are shown in Figure 8.

TABLE 5 – FUTURE INTERSECTION OPERATIONS

	Intersection	LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Ernest W Barrett Parkway @ Macedonia Road**	**C (23.2)**	**C (22.4)**	**C (23.3)**	**C (22.7)**
	-Eastbound Approach	D (54.2)	E (74.6)	D (54.3)	E (74.8)
	-Northbound Approach	A (9.2)	B (16.5)	A (9.2)	B (16.8)
	-Southbound Approach	B (17.3)	B (17.9)	B (17.5)	B (18.5)
2	**Ernest W Barrett Parkway @ Median Break**				
	-Northbound U-Turn	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	-Southbound U-Turn	A (0.0)	A (0.0)	A (0.0)	A (0.0)
3	**Ernest W Barrett Parkway @ Site Driveway (Right In/Right Out)**				
	-Westbound Approach	-	-	B (11.7)	C (15.4)

The results of the future "No-Build" and "Build" traffic operations analysis indicate that the unsignalized study intersections will continue to operate at a level of service "C" or better in both the AM and PM peak hours. The signalized study intersection will be operating at a level of service "C" or better in both the AM and PM peak hour.

Table 6 below includes 95th percentile SimTraffic queue lengths at the study intersections. SimTraffic results of the "No Build" and "Build" have been used since the microsimulation more accurately modelled a multi-lane turn lane scenario than Synchro (macrosimulation).

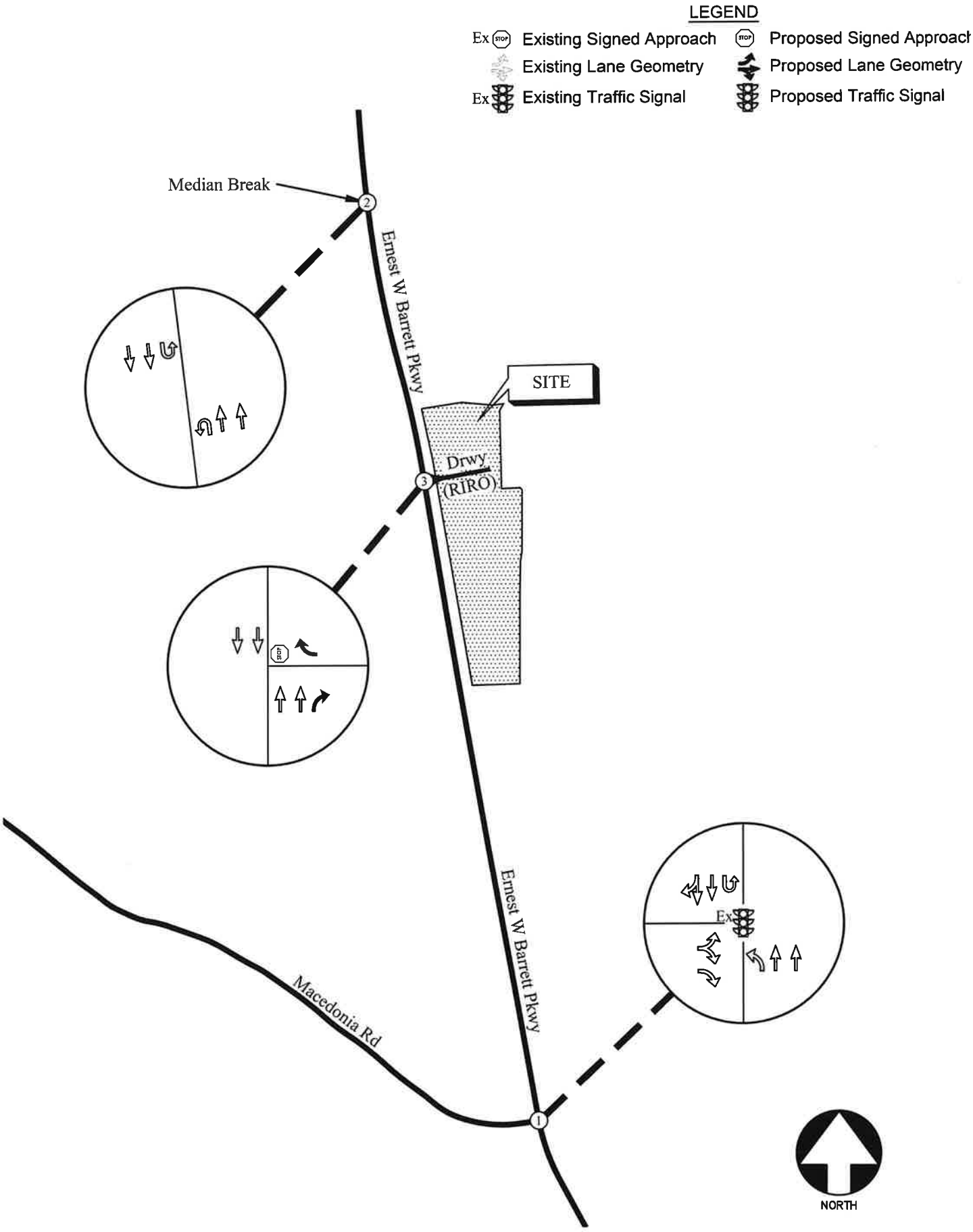
TABLE 6 – FUTURE INTERSECTION 95TH PERCENTILE QUEUES

	Intersection	Available Storage	Queue Length in feet			
			NO-BUILD		BUILD	
			AM Peak	PM Peak	AM Peak	PM Peak
1	**Ernest W Barrett Parkway @ Macedonia Road**					
	-Eastbound Left/Right	460'	227	94	229	97
	-Eastbound Right	-	76	73	76	73
	-Northbound Left	305'	77	454	78	464
	-Northbound Through	-	172	183	174	190
	-Southbound U-Turn	190'	-	-	7	16
	-Southbound Through	-	411	504	419	511
	-Southbound Through/ Right	-	411	504	419	511
2	**Ernest W Barrett Parkway @ Median Break**					
	-Northbound U-Turn	145'	4	23	35	32
	-Southbound U-Turn	155'	11	6	12	5

The storage lengths are all adequate to accommodate projected queues other than the northbound left approach at the intersection of Ernest W Barrett Parkway and Macedonia Road during the PM peak hour.

6.5 System Improvements

The "No-Build" scenario shows a significant amount of northbound left turning volume at Ernest W Barrett Parkway and Macedonia Road during the PM peak hour. The expected 95th percentile queue during this time is also longer than the available storage for this movement. It is recommended to consider a dual left turn lane whenever the left turn volume is greater than 300 vehicles during the peak hour. The PM peak hour volume for northbound left turning vehicles at this intersection is 512.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 8

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed Somerset at Macedonia residential development that will be located on the east side of Ernest W Barrett Parkway in Cobb County. The development will consist of 43 single-family detached houses and proposes one right-in/right-out driveway on Ernest W Barrett Parkway.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Ernest W Barrett Parkway at Macedonia Road
2. Ernest W Barrett Parkway at Median Break (Approximately 0.45 miles to the north of the proposed site driveway location)
3. Ernest W Barrett Parkway at Site Driveway (Right In/Right Out)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, with the differences between "No-Build" and "Build" accounting for an increase in traffic due to the proposed development. The results of the future "No-Build" and "Build" traffic operations analysis indicate that the unsignalized study intersections will continue to operate at a level of service "C" in both the AM and PM peak hours. The results of the future "No-Build" and "Build" traffic operations analysis also indicate that the signalized study intersections will continue to operate at a level of service "C" in both the AM and PM peak hours. The impact of the proposed site's traffic on the traffic operations in the study network is minimal.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection.

- Site Driveway: Right-In/ Right-Out driveway on Ernest W Barrett Parkway
    - One entering and one exiting lanes.
    - Stop-sign controlled on the driveway approach with Ernest W Barrett Parkway remaining free flow.
    - Deceleration turn lane for entering traffic
    - Provide adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future "No-Build" Intersection Analysis .....
Future "Build" Intersection Analysis .....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Median Opening
North of Macedonia Road
7-9 am | 4-6 pm

File Name : 20250374
Site Code : 20250374
Start Date : 10-22-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	191	0	0	191	0	208	0	2	210	0	0	0	0	0	0	0	0	401
07:15 AM	0	209	0	0	209	0	258	0	0	258	0	0	0	0	0	0	0	0	467
07:30 AM	0	204	0	0	204	0	265	0	0	265	0	0	0	0	0	0	0	0	469
07:45 AM	0	183	0	1	184	0	233	0	1	234	0	0	0	0	0	0	0	0	418
Total	0	787	0	1	788	0	964	0	3	967	0	0	0	0	0	0	0	0	1755
08:00 AM	0	169	0	1	170	0	228	0	1	229	0	0	0	0	0	0	0	0	399
08:15 AM	0	168	0	2	170	0	232	0	0	232	0	0	0	0	0	0	0	0	402
08:30 AM	0	147	0	1	148	0	221	0	2	223	0	0	0	0	0	0	0	0	371
08:45 AM	0	172	0	0	172	0	263	0	0	263	0	0	0	0	0	0	0	0	435
Total	0	656	0	4	660	0	944	0	3	947	0	0	0	0	0	0	0	0	1607
*** BREAK ***																			
04:00 PM	0	308	0	2	310	0	232	0	0	232	0	0	0	0	0	0	0	0	542
04:15 PM	0	321	0	3	324	0	216	0	0	216	0	0	0	0	0	0	0	0	540
04:30 PM	0	323	0	2	325	0	230	0	0	230	0	0	0	0	0	0	0	0	555
04:45 PM	0	354	0	3	357	0	248	0	1	249	0	0	0	0	0	0	0	0	606
Total	0	1306	0	10	1316	0	926	0	1	927	0	0	0	0	0	0	0	0	2243
05:00 PM	0	307	0	2	309	0	257	0	0	257	0	0	0	0	0	0	0	0	566
05:15 PM	0	290	0	2	292	0	222	0	1	223	0	0	0	0	0	0	0	0	515
05:30 PM	0	291	0	2	293	0	267	0	2	269	0	0	0	0	0	0	0	0	562
05:45 PM	0	280	0	2	282	0	240	0	1	241	0	0	0	0	0	0	0	0	523
Total	0	1168	0	8	1176	0	986	0	4	990	0	0	0	0	0	0	0	0	2166
Grand Total	0	3917	0	23	3940	0	3820	0	11	3831	0	0	0	0	0	0	0	0	7771
Apprch %	0	99.4	0	0.6		0	99.7	0	0.3		0	0	0		0	0	0		
Total %	0	50.4	0	0.3	50.7	0	49.2	0	0.1	49.3	0	0	0	0	0	0	0	0	

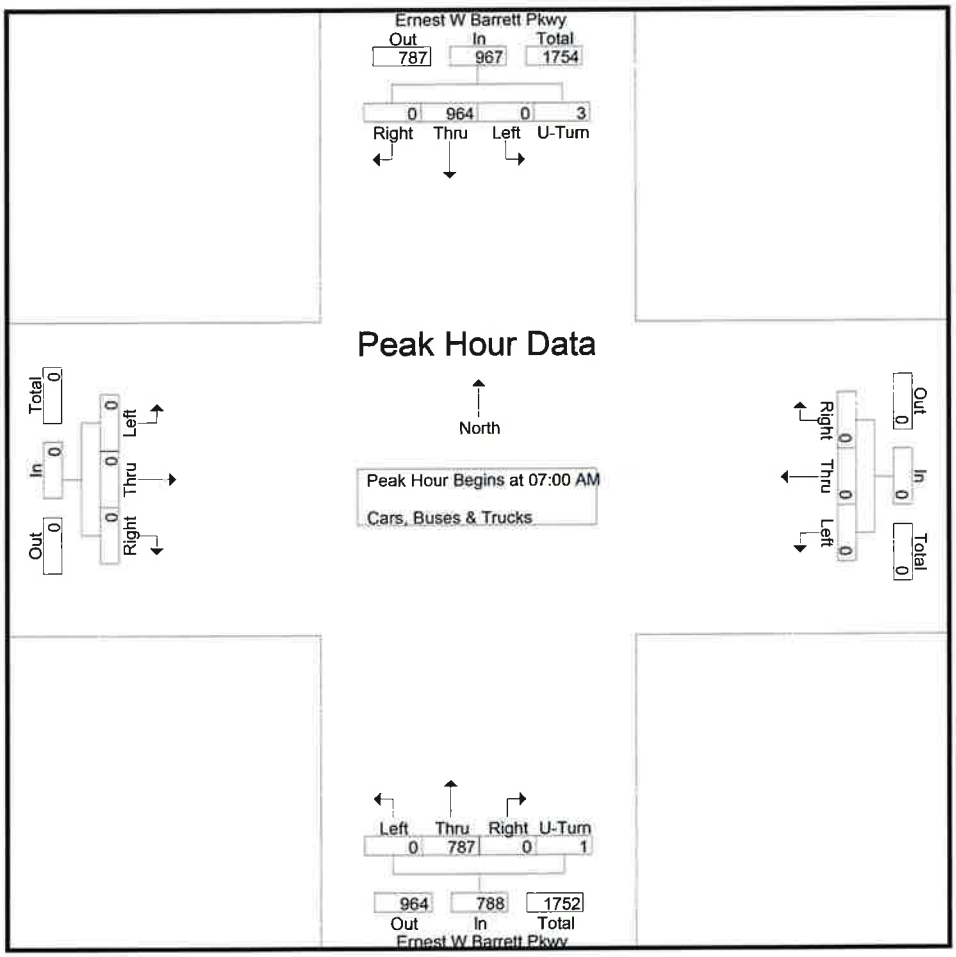
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Median Opening
North of Macedonia Road
7-9 am | 4-6 pm

File Name : 20250374
Site Code : 20250374
Start Date : 10-22-2025
Page No : 2

	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:00 AM																			
07:00 AM	0	191	0	0	191	0	208	0	**2**	210	0	0	0	0	0	0	0	0	401
07:15 AM	0	**209**	0	0	**209**	0	258	0	0	258	0	0	0	0	0	0	0	0	467
07:30 AM	0	204	0	0	204	0	**265**	0	0	**265**	0	0	0	0	0	0	0	0	**469**
07:45 AM	0	183	0	**1**	184	0	233	0	1	234	0	0	0	0	0	0	0	0	418
Total Volume	0	787	0	1	788	0	964	0	3	967	0	0	0	0	0	0	0	0	1755
% App. Total	0	99.9	0	0.1		0	99.7	0	0.3		0	0	0		0	0	0		
PHF	.000	.941	.000	.250	.943	.000	.909	.000	.375	.912	.000	.000	.000	.000	.000	.000	.000	.000	.936



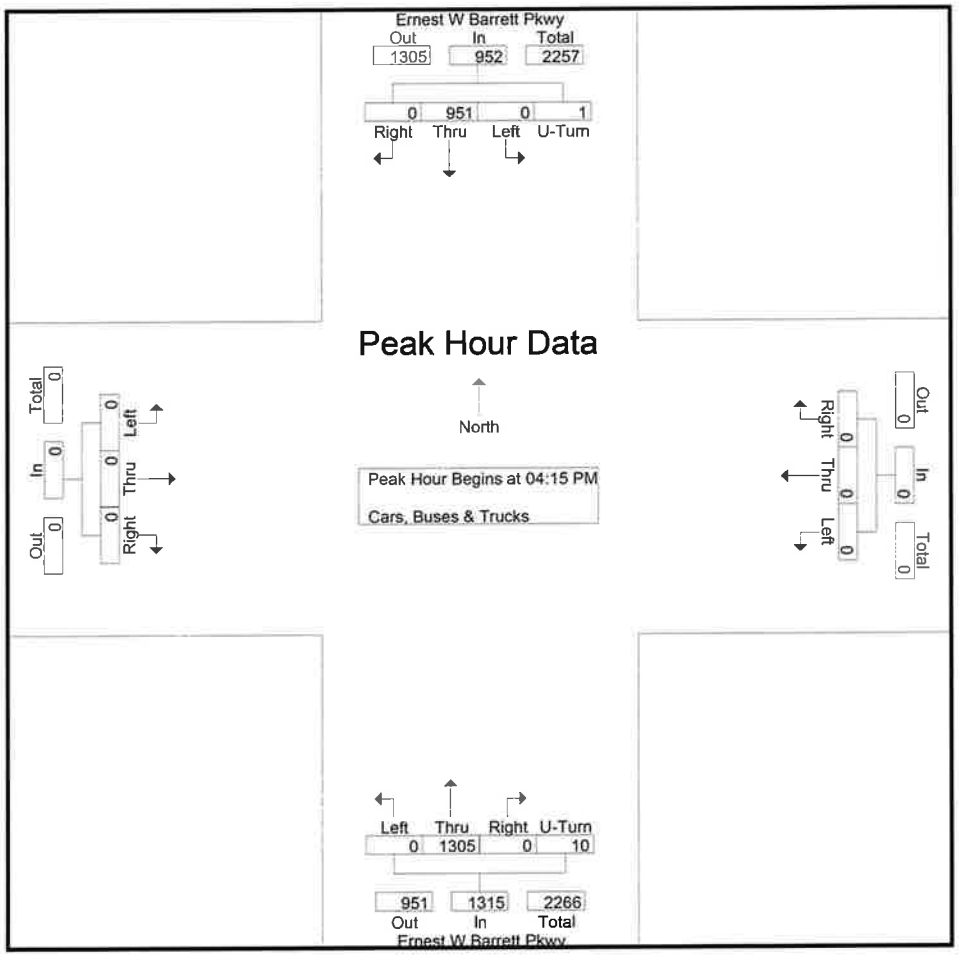
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File Name : 20250374
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	Ernest W Barrett Pkwy Northbound					Ernest W Barrett Pkwy Southbound					Eastbound				Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:15 PM																			
04:15 PM	0	321	0	**3**	324	0	216	0	0	216	0	0	0	0	0	0	0	0	540
04:30 PM	0	323	0	2	325	0	230	0	0	230	0	0	0	0	0	0	0	0	555
04:45 PM	0	**354**	0	3	**357**	0	248	0	**1**	249	0	0	0	0	0	0	0	0	**606**
05:00 PM	0	307	0	2	309	0	**257**	0	0	**257**	0	0	0	0	0	0	0	0	566
Total Volume	0	1305	0	10	1315	0	951	0	1	952	0	0	0	0	0	0	0	0	2267
% App. Total	0	99.2	0	0.8		0	99.9	0	0.1		0	0	0		0	0	0		
PHF	.000	.922	.000	.833	.921	.000	.925	.000	.250	.926	.000	.000	.000	.000	.000	.000	.000	.000	.935



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2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Macedonia Road
7-9 am | 4-6 pm

File Name : 20250375
Site Code : 20250375
Start Date : 10-22-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	165	0	177	0	196	12	208	26	0	151	177	0	0	0	0	562
07:15 AM	34	195	0	229	0	252	6	258	14	0	161	175	0	0	0	0	662
07:30 AM	45	190	0	235	0	265	0	265	14	0	111	125	0	0	0	0	625
07:45 AM	63	172	0	235	0	227	6	233	12	0	88	100	0	0	0	0	568
Total	154	722	0	876	0	940	24	964	66	0	511	577	0	0	0	0	2417
08:00 AM	40	160	0	200	0	223	5	228	10	0	91	101	0	0	0	0	529
08:15 AM	46	163	0	209	0	222	10	232	7	0	86	93	0	0	0	0	534
08:30 AM	32	141	0	173	0	217	4	221	7	0	72	79	0	0	0	0	473
08:45 AM	35	159	0	194	0	259	4	263	13	0	72	85	0	0	0	0	542
Total	153	623	0	776	0	921	23	944	37	0	321	358	0	0	0	0	2078
*** BREAK ***																	
04:00 PM	91	302	0	393	0	222	10	232	8	0	63	71	0	0	0	0	696
04:15 PM	88	317	0	405	0	205	11	216	7	0	57	64	0	0	0	0	685
04:30 PM	98	317	0	415	0	222	8	230	8	0	57	65	0	0	0	0	710
04:45 PM	101	353	0	454	0	233	15	248	4	0	53	57	0	0	0	0	759
Total	378	1289	0	1667	0	882	44	926	27	0	230	257	0	0	0	0	2850
05:00 PM	107	307	0	414	0	243	14	257	2	0	62	64	0	0	0	0	735
05:15 PM	130	287	0	417	0	212	10	222	5	0	63	68	0	0	0	0	707
05:30 PM	116	290	0	406	0	248	19	267	3	0	55	58	0	0	0	0	731
05:45 PM	149	321	0	470	0	230	13	243	10	0	74	84	0	0	0	0	797
Total	502	1205	0	1707	0	933	56	989	20	0	254	274	0	0	0	0	2970
Grand Total	1187	3839	0	5026	0	3676	147	3823	150	0	1316	1466	0	0	0	0	10315
Apprch %	23.6	76.4	0		0	96.2	3.8		10.2	0	89.8		0	0	0		
Total %	11.5	37.2	0	48.7	0	35.6	1.4	37.1	1.5	0	12.8	14.2	0	0	0	0	

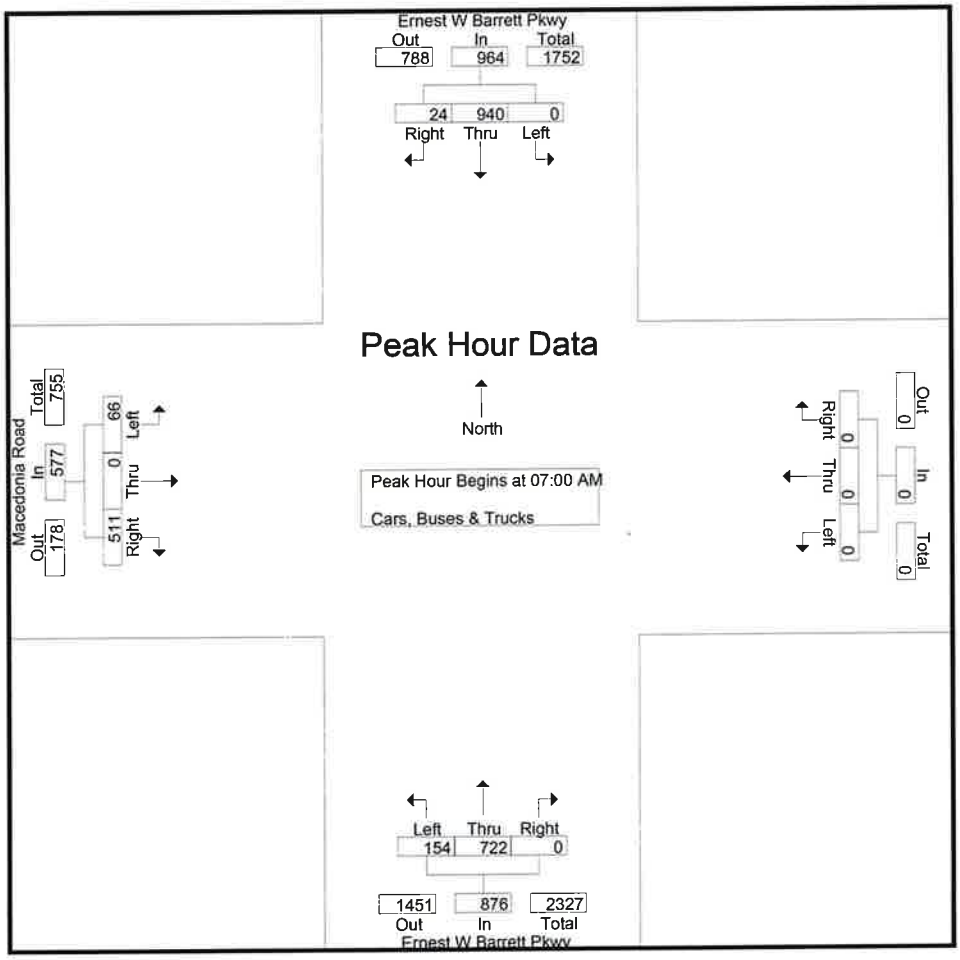
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Ernest W Barrett Pkwy @ Macedonia Road
7-9 am | 4-6 pm

File Name : 20250375
Site Code : 20250375
Start Date : 10-22-2025
Page No : 2

	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	12	165	0	177	0	196	**12**	208	**26**	0	151	**177**	0	0	0	0	562
07:15 AM	34	**195**	0	229	0	252	6	258	14	0	**161**	175	0	0	0	0	**662**
07:30 AM	45	190	0	**235**	0	**265**	0	**265**	14	0	111	125	0	0	0	0	625
07:45 AM	**63**	172	0	235	0	227	6	233	12	0	88	100	0	0	0	0	568
Total Volume	154	722	0	876	0	940	24	964	66	0	511	577	0	0	0	0	2417
% App. Total	17.6	82.4	0		0	97.5	2.5		11.4	0	88.6		0	0	0		
PHF	.611	.926	.000	.932	.000	.887	.500	.909	.635	.000	.793	.815	.000	.000	.000	.000	.913



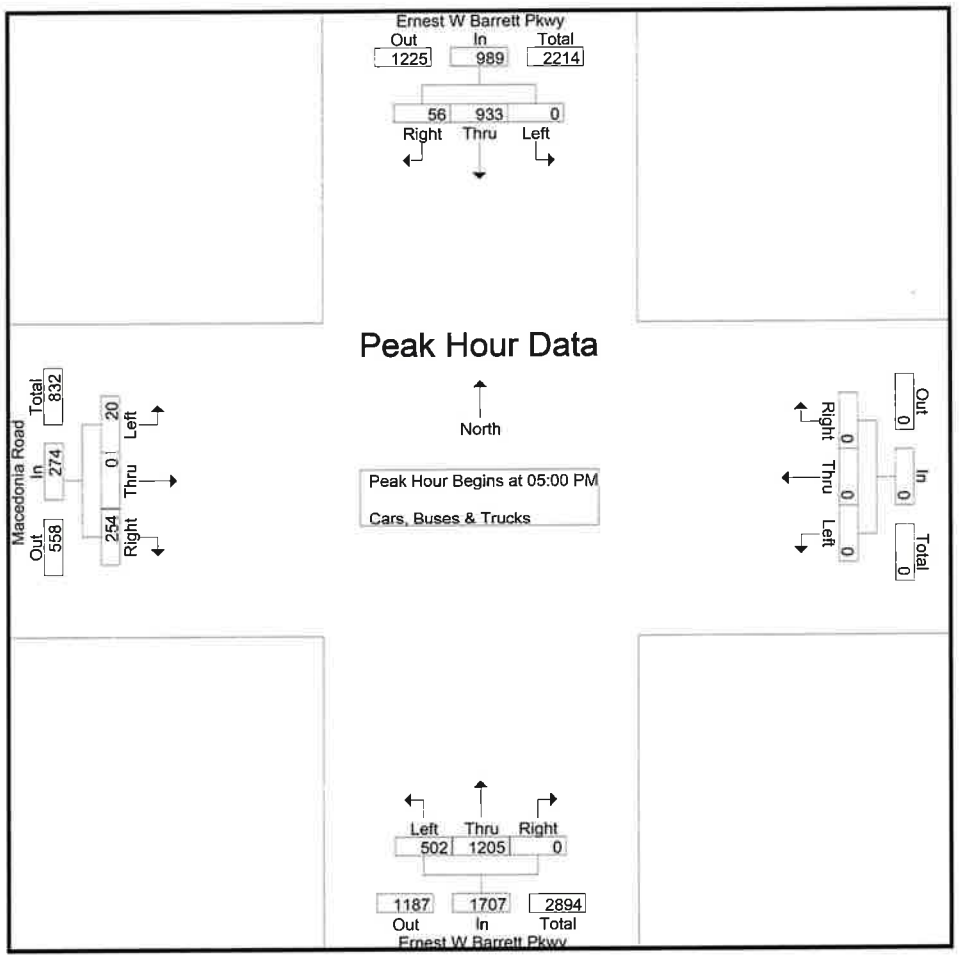
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TMC Data
Ernest W Barrett Pkwy @ Macedonia Road
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	Ernest W Barrett Pkwy Northbound				Ernest W Barrett Pkwy Southbound				Macedonia Road Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	107	307	0	414	0	243	14	257	2	0	62	64	0	0	0	0	735
05:15 PM	130	287	0	417	0	212	10	222	5	0	63	68	0	0	0	0	707
05:30 PM	116	290	0	406	0	**248**	**19**	**267**	3	0	55	58	0	0	0	0	731
05:45 PM	**149**	**321**	0	**470**	0	230	13	243	**10**	0	**74**	**84**	0	0	0	0	**797**
Total Volume	502	1205	0	1707	0	933	56	989	20	0	254	274	0	0	0	0	2970
% App. Total	29.4	70.6	0		0	94.3	5.7		7.3	0	92.7		0	0	0		
PHF	.842	.938	.000	.908	.000	.941	.737	.926	.500	.000	.858	.815	.000	.000	.000	.000	.932

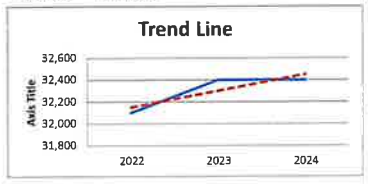


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 360 (Macland Road) (W of W. Sandtown I	0.5%	0.75	067-0669	00000360	32,100	32,400	32,400
SR 360 (Macland Road) (W of Scotney Castle	1.1%	0.99	067-0667	00036000	31,500	31,900	32,200
Macedonia Road (SW of Hopkins Road)	2.0%	0.96	067-8836	0000000	5,440	5,510	5,660
East-West Connector (SE of Tramore Pointe I	2.8%	0.89	067-0770	00283500	37,700	38,100	39,800
Ernest W. Barrett Parkway (NW of Macedoni	-2.4%	0.62	067-0657	00822800	22,600	22,800	21,500
Weighted Average	0.9%	0.98	Sum of Count Stations =		1,29,340	1,30,710	1,31,560

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 360 (Macland Road) (W of W. Sandtown Road)	067-0669	00000360	32,100	32,400	32,400

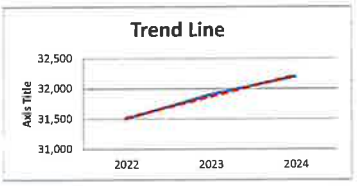




Growth Rate	Intercept	Slope		
0.5%	-2,71,150	150.00		
Trend Line	32,150	32,300	32,450	

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 360 (Macland Road) (W of Scotney Castle Lane)	067-0667	00036000	31,500	31,900	32,200

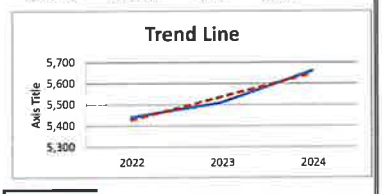




Growth Rate	Intercept	Slope		
1.1%	-6,76,183	350.00		
Trend Line	31,517	31,867	32,217	

Location	Traffic Counter	RCLINK	2022	2023	2024
Macedonia Road (SW of Hopkins Road)	067-8836	0000000	5,440	5,510	5,660

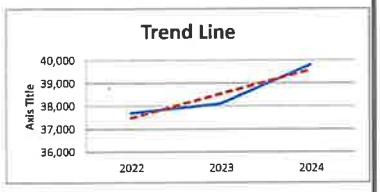




Growth Rate	Intercept	Slope		
2.0%	-2,16,993	110.00		
Trend Line	5,427	5,537	5,647	

Location	Traffic Counter	RCLINK	2022	2023	2024
East-West Connector (SE of Tramore Pointe Parkway/ Asquith Avenue)	067-0770	00283500	37,700	38,100	39,800

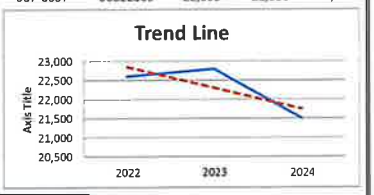




Growth Rate	Intercept	Slope		
2.8%	-20,85,617	1,050.00		
Trend Line	37,483	38,533	39,583	

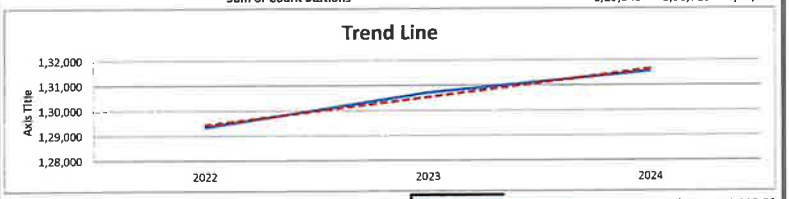
Location	Traffic Counter	RCLINK	2022	2023	2024
Ernest W. Barrett Parkway (NW of Macedonia Road)	067-0657	00822800	22,600	22,800	21,500





Growth Rate	Intercept	Slope		
-2.4%	11,34,950	-550.00		
Trend Line	22,850	22,300	21,750	

Weighted Average	2022	2023	2024
Sum of Count Stations	1,29,340	1,30,710	1,31,560



Growth Rate	Intercept	Slope		
0.9%	-21,14,993	1,110.00		
Trend Line	1,29,427	1,30,537	1,31,647	

EXISTING INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	66	511	154	722	940
Future Volume (vph)	66	511	154	722	940
Lane Group Flow (vph)	320	315	169	793	1059
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	40.0	40.0	30.0	80.0	50.0
Total Split (%)	33.3%	33.3%	25.0%	66.7%	41.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.83	0.62	0.42	0.30	0.50
Control Delay (s/veh)	43.4	9.7	8.7	6.3	16.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.4	9.7	8.7	6.3	16.5
Queue Length 50th (ft)	138	0	32	92	228
Queue Length 95th (ft)	222	76	74	166	392
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	569	656	558	2629	2122
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.56	0.48	0.30	0.30	0.50

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	66	511	154	722	0	940	24
Future Volume (veh/h)	66	511	154	722	0	940	24
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	640	169	793		1033	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	404	719	376	2422		2055	52
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3636	89
Grp Volume(v), veh/h	0	640	169	793		518	541
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1854
Q Serve(g_s), s	0.0	23.5	4.4	11.0		20.7	20.7
Cycle Q Clear(g_c), s	0.0	23.5	4.4	11.0		20.7	20.7
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	404	719	376	2422		1031	1076
V/C Ratio(X)	0.00	0.89	0.45	0.33		0.50	0.50
Avail Cap(c_a), veh/h	512	911	641	2422		1031	1076
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	45.0	11.2	7.8		14.9	14.9
Incr Delay (d2), s/veh	0.0	9.1	0.8	0.4		1.8	1.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.0	1.6	3.7		8.1	8.4
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	54.1	12.0	8.2		16.7	16.6
LnGrp LOS		D	B	A		B	B
Approach Vol, veh/h	640			962		1059	
Approach Delay, s/veh	54.1			8.9		16.7	
Approach LOS	D			A		B	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.2	75.1			87.3	32.7
Change Period (Y+Rc), s	5.5	5.5			5.5	5.5
Max Green Setting (Gmax), s	24.5	44.5			74.5	34.5
Max Q Clear Time (g_c+I1), s	6.4	22.7			13.0	25.5
Green Ext Time (p_c), s	0.3	9.0			8.7	1.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.8
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	66	511	154	722	0	940	24
Future Volume (veh/h)	66	511	154	722	0	940	24
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	640	169	793		1033	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	404	719	376	2422		2055	52
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	54.1	12.0	8.2		16.7	16.6
Ln Grp LOS		D	B	A		B	B
Approach Vol, veh/h	640			962		1059	
Approach Delay, s/veh	54.1			8.9		16.7	
Approach LOS	D			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.2	75.1	32.7			87.3		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	24.5	44.5	34.5			74.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.4	22.7	25.5			13.0		
Green Ext Time (g_e), s	0.3	9.0	1.7			8.7		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.30	0.12			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3636	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		89	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	169	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	533	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	48.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	10.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.6	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	376	0	404	0	0	0	0	0
V/C Ratio (X)	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	641	0	512	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	518	0	0	0	793	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	20.7	0.0	0.0	0.0	11.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	20.7	0.0	0.0	0.0	11.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	1031	0	0	0	2422	0	0
V/C Ratio (X)	0.00	0.50	0.00	0.00	0.00	0.33	0.00	0.00
Avail Cap (c_a), veh/h	0	1031	0	0	0	2422	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.9	0.0	0.0	0.0	7.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.7	0.0	0.0	0.0	8.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	7.6	0.0	0.0	0.0	3.6	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.1	0.0	0.0	0.0	3.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.19	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	541	640	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1854	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	20.7	23.5	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	20.7	23.5	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1076	719	0	0	0	0	0
V/C Ratio (X)	0.00	0.50	0.89	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1076	911	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.9	45.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.7	9.1	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.6	54.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	7.9	9.1	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.4	10.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.55	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.8
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	20	254	502	1205	933
Future Volume (vph)	20	254	502	1205	933
Lane Group Flow (vph)	148	147	540	1296	1063
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	30.0	30.0	45.0	120.0	75.0
Total Split (%)	20.0%	20.0%	30.0%	80.0%	50.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.69	0.64	0.78	0.42	0.56
Control Delay (s/veh)	31.8	22.5	29.0	2.8	25.3
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.8	22.5	29.0	2.8	25.3
Queue Length 50th (ft)	21	0	256	94	350
Queue Length 95th (ft)	92	73	420	176	490
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	368	368	707	3064	1905
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.40	0.40	0.76	0.42	0.56

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	254	502	1205	0	933	56
Future Volume (veh/h)	20	254	502	1205	0	933	56
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	297	540	1296		1003	60
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	196	348	568	2903		2145	128
Arrive On Green	0.00	0.11	0.15	0.82		0.63	0.63
Sat Flow, veh/h	1781	3170	1781	3647		3500	204
Grp Volume(v), veh/h	0	297	540	1296		523	540
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1834
Q Serve(g_s), s	0.0	13.8	19.2	15.8		23.2	23.2
Cycle Q Clear(g_c), s	0.0	13.8	19.2	15.8		23.2	23.2
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	196	348	568	2903		1119	1155
V/C Ratio(X)	0.00	0.85	0.95	0.45		0.47	0.47
Avail Cap(c_a), veh/h	291	518	769	2903		1119	1155
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.6	23.1	4.0		14.6	14.6
Incr Delay (d2), s/veh	0.0	8.8	17.9	0.5		1.4	1.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.0	22.1	4.3		9.2	9.5
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	74.4	41.0	4.5		16.0	15.9
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	297			1836		1063	
Approach Delay, s/veh	74.4			15.2		16.0	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	28.1	100.0				128.0	22.0
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	39.5	69.5				114.5	24.5
Max Q Clear Time (g_c+I1), s	21.2	25.2				17.8	15.8
Green Ext Time (p_c), s	1.4	11.6				20.0	0.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	21.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	254	502	1205	0	933	56
Future Volume (veh/h)	20	254	502	1205	0	933	56
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	297	540	1296		1003	60
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	196	348	568	2903		2145	128
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.15	0.82		0.63	0.63
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	74.4	41.0	4.5		16.0	15.9
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	297			1836		1063	
Approach Delay, s/veh	74.4			15.2		16.0	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	28.1	100.0	22.0			128.0		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	39.5	69.5	24.5			114.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	21.2	25.2	15.8			17.8		
Green Ext Time (g_e), s	1.4	11.6	0.7			20.0		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.06	0.03			0.01		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3500	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		204	3170			0		

Left Lane Group Data									
Assigned Mvmt	1	5	3	0	0	0	0	0	
Lane Assignment	L (Pr/Pm)		L						

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	540	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	531	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	96.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	71.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	71.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	94.5	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	568	0	196	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	769	0	291	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	23.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	17.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	41.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	523	0	0	0	1296	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	23.2	0.0	0.0	0.0	15.8	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	23.2	0.0	0.0	0.0	15.8	0.0	0.0
Lane Grp Cap (c), veh/h	0	1119	0	0	0	2903	0	0
V/C Ratio (X)	0.00	0.47	0.00	0.00	0.00	0.45	0.00	0.00
Avail Cap (c_a), veh/h	0	1119	0	0	0	2903	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.6	0.0	0.0	0.0	4.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.4	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	16.0	0.0	0.0	0.0	4.5	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.8	0.0	0.0	0.0	4.1	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.4	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.2	0.0	0.0	0.0	4.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.23	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	540	297	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1834	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	23.2	13.8	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	23.2	13.8	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1155	348	0	0	0	0	0
V/C Ratio (X)	0.00	0.47	0.85	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1155	518	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	14.6	65.6	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.4	8.8	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	15.9	74.4	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.1	5.6	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.5	6.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.33	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	21.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	67	521	157	736	959
Future Volume (vph)	67	521	157	736	959
Lane Group Flow (vph)	326	321	173	809	1080
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	40.0	40.0	30.0	80.0	50.0
Total Split (%)	33.3%	33.3%	25.0%	66.7%	41.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.83	0.62	0.43	0.31	0.52
Control Delay (s/veh)	43.6	9.6	9.1	6.4	17.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.6	9.6	9.1	6.4	17.4
Queue Length 50th (ft)	142	0	34	96	241
Queue Length 95th (ft)	227	76	77	172	411
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	570	661	547	2617	2093
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.57	0.49	0.32	0.31	0.52

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	67	521	157	736	0	959	24
Future Volume (veh/h)	67	521	157	736	0	959	24
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	652	173	809		1054	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	410	730	368	2409		2038	50
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3638	87
Grp Volume(v), veh/h	0	652	173	809		528	552
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1855
Q Serve(g_s), s	0.0	23.9	4.5	11.4		21.6	21.6
Cycle Q Clear(g_c), s	0.0	23.9	4.5	11.4		21.6	21.6
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	410	730	368	2409		1022	1066
V/C Ratio(X)	0.00	0.89	0.47	0.34		0.52	0.52
Avail Cap(c_a), veh/h	512	911	630	2409		1022	1066
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	44.7	11.7	8.1		15.4	15.4
Incr Delay (d2), s/veh	0.0	9.5	0.9	0.4		1.9	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.2	1.6	3.9		8.5	8.8
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	54.2	12.6	8.4		17.3	17.2
LnGrp LOS		D	B	A		B	B
Approach Vol, veh/h	652			982		1080	
Approach Delay, s/veh	54.2			9.2		17.3	
Approach LOS	D			A		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	12.4	74.5				86.9	33.1
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	24.5	44.5				74.5	34.5
Max Q Clear Time (g_c+I1), s	6.5	23.6				13.4	25.9
Green Ext Time (p_c), s	0.3	9.0				8.9	1.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	67	521	157	736	0	959	24
Future Volume (veh/h)	67	521	157	736	0	959	24
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	652	173	809		1054	26
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	410	730	368	2409		2038	50
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	54.2	12.6	8.4		17.3	17.2
Ln Grp LOS		D	B	A		B	B
Approach Vol, veh/h	652			982		1080	
Approach Delay, s/veh	54.2			9.2		17.3	
Approach LOS	D			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.4	74.5	33.1			86.9		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	24.5	44.5	34.5			74.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.5	23.6	25.9			13.4		
Green Ext Time (g_e), s	0.3	9.0	1.7			8.9		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.33	0.15			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3638	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		87	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	173	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	522	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	47.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	11.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	368	0	410	0	0	0	0	0
V/C Ratio (X)	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	630	0	512	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	528	0	0	0	809	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	21.6	0.0	0.0	0.0	11.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	21.6	0.0	0.0	0.0	11.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	1022	0	0	0	2409	0	0
V/C Ratio (X)	0.00	0.52	0.00	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	1022	0	0	0	2409	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.4	0.0	0.0	0.0	8.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.3	0.0	0.0	0.0	8.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.0	0.0	0.0	0.0	3.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.5	0.0	0.0	0.0	3.9	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.00	0.00	0.00	0.20	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	552	652	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1855	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	21.6	23.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	21.6	23.9	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1066	730	0	0	0	0	0
V/C Ratio (X)	0.00	0.52	0.89	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1066	911	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.4	44.7	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	9.5	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.2	54.2	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.3	9.3	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	1.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.8	10.2	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.07	0.56	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	20	259	512	1229	952
Future Volume (vph)	20	259	512	1229	952
Lane Group Flow (vph)	150	150	551	1322	1085
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	8	8	1	6	2
Permitted Phases			6		
Detector Phase	8	8	1	6	2
Switch Phase					
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5
Total Split (s)	30.0	30.0	45.0	120.0	75.0
Total Split (%)	20.0%	20.0%	30.0%	80.0%	50.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Min	C-Min
v/c Ratio	0.69	0.65	0.79	0.43	0.58
Control Delay (s/veh)	31.7	22.4	31.6	2.8	26.7
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.7	22.4	31.6	2.8	26.7
Queue Length 50th (ft)	21	0	282	97	372
Queue Length 95th (ft)	94	73	454	183	504
Internal Link Dist (ft)	433			445	3140
Turn Bay Length (ft)	135		315		
Base Capacity (vph)	370	371	707	3064	1865
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.41	0.40	0.78	0.43	0.58

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	259	512	1229	0	952	57
Future Volume (veh/h)	20	259	512	1229	0	952	57
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	302	551	1322		1024	61
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	198	353	579	2897		2077	124
Arrive On Green	0.00	0.11	0.17	0.82		0.61	0.61
Sat Flow, veh/h	1781	3170	1781	3647		3501	203
Grp Volume(v), veh/h	0	302	551	1322		534	551
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1834
Q Serve(g_s), s	0.0	14.0	22.0	16.4		25.2	25.2
Cycle Q Clear(g_c), s	0.0	14.0	22.0	16.4		25.2	25.2
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	198	353	579	2897		1083	1118
V/C Ratio(X)	0.00	0.86	0.95	0.46		0.49	0.49
Avail Cap(c_a), veh/h	291	518	747	2897		1083	1118
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.5	25.8	4.1		16.3	16.3
Incr Delay (d2), s/veh	0.0	9.1	19.2	0.5		1.6	1.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.1	22.7	4.6		10.2	10.5
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	74.6	45.1	4.6		17.9	17.9
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	302			1873		1085	
Approach Delay, s/veh	74.6			16.5		17.9	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	30.9	96.9				127.8	22.2
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	39.5	69.5				114.5	24.5
Max Q Clear Time (g_c+I1), s	24.0	27.2				18.4	16.0
Green Ext Time (p_c), s	1.4	11.8				20.8	0.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	20	259	512	1229	0	952	57
Future Volume (veh/h)	20	259	512	1229	0	952	57
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	302	551	1322		1024	61
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	198	353	579	2897		2077	124
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.17	0.82		0.61	0.61
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	74.6	45.1	4.6		17.9	17.9
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	302			1873		1085	
Approach Delay, s/veh	74.6			16.5		17.9	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	30.9	96.9	22.2			127.8		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	39.5	69.5	24.5			114.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	24.0	27.2	16.0			18.4		
Green Ext Time (g_e), s	1.4	11.8	0.7			20.8		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.07	0.04			0.01		

Left-Turn Movement Data			
Assigned Mvmt	1	5	3
Mvmt Sat Flow, veh/h	1781	0	1781

Through Movement Data			
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3501	0			3647		

Right-Turn Movement Data			
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		203	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	551	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	520	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	93.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	66.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	66.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	91.4	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	579	0	198	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	747	0	291	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	25.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	45.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	534	0	0	0	1322	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	25.2	0.0	0.0	0.0	16.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	0.0	0.0	16.4	0.0	0.0
Lane Grp Cap (c), veh/h	0	1083	0	0	0	2897	0	0
V/C Ratio (X)	0.00	0.49	0.00	0.00	0.00	0.46	0.00	0.00
Avail Cap (c_a), veh/h	0	1083	0	0	0	2897	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.3	0.0	0.0	0.0	4.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.9	0.0	0.0	0.0	4.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.7	0.0	0.0	0.0	4.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	0.0	0.0	4.6	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.00	0.00	0.00	0.24	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	551	302	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1834	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	25.2	14.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.2	14.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1118	353	0	0	0	0	0
V/C Ratio (X)	0.00	0.49	0.86	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1118	518	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.3	65.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	9.1	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.9	74.6	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.0	5.7	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.4	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.5	6.1	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.34	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBR	NBL	NBT	SBU	SBT
Lane Configurations						
Traffic Volume (vph)	68	521	157	741	3	972
Future Volume (vph)	68	521	157	741	3	972
Lane Group Flow (vph)	327	321	173	814	3	1098
Turn Type	Prot	Prot	pm+pt	NA	Perm	NA
Protected Phases	8	8	1	6		2
Permitted Phases			6		2	
Detector Phase	8	8	1	6	2	2
Switch Phase						
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5	40.5
Total Split (s)	39.0	39.0	25.0	81.0	56.0	56.0
Total Split (%)	32.5%	32.5%	20.8%	67.5%	46.7%	46.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min
v/c Ratio	0.83	0.61	0.45	0.31	0.01	0.52
Control Delay (s/veh)	44.1	9.5	9.5	6.5	14.7	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.1	9.5	9.5	6.5	14.7	16.8
Queue Length 50th (ft)	145	0	34	97	1	240
Queue Length 95th (ft)	230	76	78	174	m7	404
Internal Link Dist (ft)	433			445		2820
Turn Bay Length (ft)	135		305		190	
Base Capacity (vph)	555	651	485	2609	384	2112
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.49	0.36	0.31	0.01	0.52

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	68	521	157	741	3	972	27
Future Volume (veh/h)	68	521	157	741	3	972	27
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	653	173	814		1068	30
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	409	729	362	2411		2033	57
Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Sat Flow, veh/h	1781	3170	1781	3647		3624	99
Grp Volume(v), veh/h	0	653	173	814		538	560
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1853
Q Serve(g_s), s	0.0	24.0	4.5	11.5		22.1	22.1
Cycle Q Clear(g_c), s	0.0	24.0	4.5	11.5		22.1	22.1
Prop In Lane	1.00	1.00	1.00				0.05
Lane Grp Cap(c), veh/h	409	729	362	2411		1023	1067
V/C Ratio(X)	0.00	0.90	0.48	0.34		0.53	0.53
Avail Cap(c_a), veh/h	497	885	551	2411		1023	1067
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	44.8	11.8	8.0		15.5	15.5
Incr Delay (d2), s/veh	0.0	10.3	1.0	0.4		1.9	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	10.3	1.6	3.9		8.7	9.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	55.1	12.8	8.4		17.4	17.3
LnGrp LOS		E	B	A		B	B
Approach Vol, veh/h	653			987		1098	
Approach Delay, s/veh	55.1			9.2		17.4	
Approach LOS	E			A		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	12.3	74.6				86.9	33.1
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	19.5	50.5				75.5	33.5
Max Q Clear Time (g_c+I1), s	6.5	24.1				13.5	26.0
Green Ext Time (p_c), s	0.3	10.3				9.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.4
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	68	521	157	741	3	972	27
Future Volume (veh/h)	68	521	157	741	3	972	27
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	653	173	814		1068	30
Peak Hour Factor	0.91	0.91	0.91	0.91		0.91	0.91
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	409	729	362	2411		2033	57
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.23	0.06	0.68		0.58	0.58
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	55.1	12.8	8.4		17.4	17.3
Ln Grp LOS		E	B	A		B	B
Approach Vol, veh/h	653			987		1098	
Approach Delay, s/veh	55.1			9.2		17.4	
Approach LOS	E			A		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	12.3	74.6	33.1			86.9		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	19.5	50.5	33.5			75.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	6.5	24.1	26.0			13.5		
Green Ext Time (g_e), s	0.3	10.3	1.6			9.0		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.24	0.23			0.00		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3624	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		99	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	173	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	514	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	71.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	47.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	12.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	69.1	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	362	0	409	0	0	0	0	0
V/C Ratio (X)	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	551	0	497	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	11.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	12.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	538	0	0	0	814	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	22.1	0.0	0.0	0.0	11.5	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.1	0.0	0.0	0.0	11.5	0.0	0.0
Lane Grp Cap (c), veh/h	0	1023	0	0	0	2411	0	0
V/C Ratio (X)	0.00	0.53	0.00	0.00	0.00	0.34	0.00	0.00
Avail Cap (c_a), veh/h	0	1023	0	0	0	2411	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.5	0.0	0.0	0.0	8.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.0	0.0	0.0	0.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.4	0.0	0.0	0.0	8.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.1	0.0	0.0	0.0	3.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.1	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	8.7	0.0	0.0	0.0	3.9	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.00	0.00	0.00	0.20	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	560	653	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1853	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	22.1	24.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.1	24.0	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1067	729	0	0	0	0	0
V/C Ratio (X)	0.00	0.53	0.90	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1067	885	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	15.5	44.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	10.3	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	17.3	55.1	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.5	9.3	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	1.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	9.0	10.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.08	0.57	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	23.4
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBR	NBL	NBT	SBU	SBT
Lane Configurations						
Traffic Volume (vph)	23	259	512	1245	8	961
Future Volume (vph)	23	259	512	1245	8	961
Lane Group Flow (vph)	153	150	551	1339	9	1096
Turn Type	Prot	Prot	pm+pt	NA	Perm	NA
Protected Phases	8	8	1	6		2
Permitted Phases			6		2	
Detector Phase	8	8	1	6	2	2
Switch Phase						
Minimum Initial (s)	6.0	6.0	5.0	15.0	15.0	15.0
Minimum Split (s)	23.5	23.5	15.0	23.5	40.5	40.5
Total Split (s)	28.0	28.0	55.0	122.0	67.0	67.0
Total Split (%)	18.7%	18.7%	36.7%	81.3%	44.7%	44.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min
v/c Ratio	0.70	0.64	0.79	0.44	0.05	0.59
Control Delay (s/veh)	32.5	22.0	31.9	2.9	24.1	28.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.5	22.0	31.9	2.9	24.1	28.0
Queue Length 50th (ft)	24	0	294	102	4	372
Queue Length 95th (ft)	97	73	434	190	m18	564
Internal Link Dist (ft)	433			445		2820
Turn Bay Length (ft)	135		305		190	
Base Capacity (vph)	351	353	752	3059	199	1848
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.42	0.73	0.44	0.05	0.59

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:SBTU and 6:NBTL, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Ernest W. Barrett Pkwy & Macedonia Rd



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	23	259	512	1245	8	961	59
Future Volume (veh/h)	23	259	512	1245	8	961	59
Initial Q (Qb), veh	0	0	0	0		0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00				1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	305	551	1339		1033	63
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Cap, veh/h	199	354	580	2896		2057	125
Arrive On Green	0.00	0.11	0.17	0.81		0.60	0.60
Sat Flow, veh/h	1781	3170	1781	3647		3496	207
Grp Volume(v), veh/h	0	305	551	1339		539	557
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1777		1777	1833
Q Serve(g_s), s	0.0	14.2	22.5	16.8		25.9	25.9
Cycle Q Clear(g_c), s	0.0	14.2	22.5	16.8		25.9	25.9
Prop In Lane	1.00	1.00	1.00				0.11
Lane Grp Cap(c), veh/h	199	354	580	2896		1074	1108
V/C Ratio(X)	0.00	0.86	0.95	0.46		0.50	0.50
Avail Cap(c_a), veh/h	267	476	858	2896		1074	1108
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00		1.00	1.00
Uniform Delay (d), s/veh	0.0	65.5	26.6	4.1		16.8	16.8
Incr Delay (d2), s/veh	0.0	11.7	15.4	0.5		1.7	1.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0		0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	6.3	22.1	4.7		10.5	10.8
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	0.0	77.2	42.0	4.7		18.5	18.5
LnGrp LOS		E	D	A		B	B
Approach Vol, veh/h	305			1890		1096	
Approach Delay, s/veh	77.2			15.5		18.5	
Approach LOS	E			B		B	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	31.6	96.2				127.7	22.3
Change Period (Y+Rc), s	5.5	5.5				5.5	5.5
Max Green Setting (Gmax), s	49.5	61.5				116.5	22.5
Max Q Clear Time (g_c+I1), s	24.5	27.9				18.8	16.2
Green Ext Time (p_c), s	1.5	11.3				21.4	0.6

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (veh/h)	23	259	512	1245	8	961	59
Future Volume (veh/h)	23	259	512	1245	8	961	59
Number	3	18	1	6		2	12
Initial Q, veh	0	0	0	0		0	0
Ped-Bike Adj (A_pbT)	1.00	1.00	1.00				1.00
Parking Bus Adj	1.00	1.00	1.00	1.00		1.00	1.00
Work Zone On Approach	No			No		No	
Lanes Open During Work Zone							
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870		1870	1870
Adj Flow Rate, veh/h	0	305	551	1339		1033	63
Peak Hour Factor	0.93	0.93	0.93	0.93		0.93	0.93
Percent Heavy Veh, %	2	2	2	2		2	2
Opposing Right Turn Influence	Yes		Yes				
Cap, veh/h	199	354	580	2896		2057	125
HCM Platoon Ratio	1.00	1.00	1.00	1.00		1.00	1.00
Prop Arrive On Green	0.00	0.11	0.17	0.81		0.60	0.60
Unsig. Movement Delay							
Ln Grp Delay, s/veh	0.0	77.2	42.0	4.7		18.5	18.5
Ln Grp LOS		E	D	A		B	B
Approach Vol, veh/h	305			1890		1096	
Approach Delay, s/veh	77.2			15.5		18.5	
Approach LOS	E			B		B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs	1	2	8			6		
Case No	1.2	8.0	9.0			4.0		
Phs Duration (G+Y+Rc), s	31.6	96.2	22.3			127.7		
Change Period (Y+Rc), s	5.5	5.5	5.5			5.5		
Max Green (Gmax), s	49.5	61.5	22.5			116.5		
Max Allow Headway (MAH), s	3.5	5.8	3.8			5.8		
Max Q Clear (g_c+I1), s	24.5	27.9	16.2			18.8		
Green Ext Time (g_e), s	1.5	11.3	0.6			21.4		
Prob of Phs Call (p_c)	1.00	1.00	1.00			1.00		
Prob of Max Out (p_x)	0.00	0.14	0.17			0.01		

Left-Turn Movement Data								
Assigned Mvmt	1	5	3					
Mvmt Sat Flow, veh/h	1781	0	1781					

Through Movement Data								
Assigned Mvmt		2	8			6		
Mvmt Sat Flow, veh/h		3496	0			3647		

Right-Turn Movement Data								
Assigned Mvmt		12	18			16		
Mvmt Sat Flow, veh/h		207	3170			0		

Left Lane Group Data								
Assigned Mvmt	1	5	3	0	0	0	0	0
Lane Assignment	L (Pr/Pm)		L					

Lanes in Grp	1	0	1	0	0	0	0	0
Grp Vol (v), veh/h	551	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	1781	0	1781	0	0	0	0	0
Q Serve Time (g_s), s	22.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	22.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Sat Flow (s_l), veh/h/ln	515	0	1781	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	92.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	64.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	64.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	90.7	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	580	0	199	0	0	0	0	0
V/C Ratio (X)	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	858	0	267	0	0	0	0	0
Upstream Filter (I)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	26.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	15.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	42.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	19.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
%ile Back of Q (50%), veh/ln	22.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	1.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	8	0	0	6	0	0
Lane Assignment		T				T		
Lanes in Grp	0	1	0	0	0	2	0	0
Grp Vol (v), veh/h	0	539	0	0	0	1339	0	0
Grp Sat Flow (s), veh/h/ln	0	1777	0	0	0	1777	0	0
Q Serve Time (g_s), s	0.0	25.9	0.0	0.0	0.0	16.8	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.9	0.0	0.0	0.0	16.8	0.0	0.0
Lane Grp Cap (c), veh/h	0	1074	0	0	0	2896	0	0
V/C Ratio (X)	0.00	0.50	0.00	0.00	0.00	0.46	0.00	0.00
Avail Cap (c_a), veh/h	0	1074	0	0	0	2896	0	0
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.8	0.0	0.0	0.0	4.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.7	0.0	0.0	0.0	0.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.5	0.0	0.0	0.0	4.7	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	0.0	0.0	4.4	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	0.2	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.5	0.0	0.0	0.0	4.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.09	0.00	0.00	0.00	0.24	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	18	0	0	16	0	0
Lane Assignment		T+R	R					
Lanes in Grp	0	1	2	0	0	0	0	0
Grp Vol (v), veh/h	0	557	305	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1833	1585	0	0	0	0	0
Q Serve Time (g_s), s	0.0	25.9	14.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	25.9	14.2	0.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.11	1.00	0.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1108	354	0	0	0	0	0
V/C Ratio (X)	0.00	0.50	0.86	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1108	476	0	0	0	0	0
Upstream Filter (I)	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	16.8	65.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.6	11.7	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	18.5	77.2	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	10.3	5.7	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.6	0.0	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	10.8	6.3	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.10	0.35	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	22.2
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

TRAFFIC VOLUME WORKSHEETS

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA

Traffic Volumes

A&R Engineering
November 2025

1.Ernest W.B.Pkwy @ Macedonia

A.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					Macedonia Road Eastbound					- Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	154	722	0	876	0	0	940	24	964	0	66	0	511	577	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	157	736	0	893	0	0	959	24	983	0	67	0	521	588	0	0	0	0	0
Total New Trips:	0	0	5	0	5	3	0	13	3	19	0	1	0	0	1	0	0	0	0	0
Future 2027 Traffic Volumes:	0	157	741	0	898	3	0	972	27	1002	0	68	0	521	589	0	0	0	0	0

P.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					Macedonia Road Eastbound					- Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	502	1205	0	1707	0	0	933	56	989	0	20	0	254	274	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	512	1229	0	1741	0	0	952	57	1009	0	20	0	259	279	0	0	0	0	0
Total New Trips:	0	0	16	0	16	8	0	9	2	19	0	3	0	0	3	0	0	0	0	0
Future 2027 Traffic Volumes:	0	512	1245	0	1757	8	0	961	59	1028	0	23	0	259	282	0	0	0	0	0

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA

Traffic Volumes

A&R Engineering
November 2025

2.Ernest W.B.Pkwy @ Median Brk

A.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					- Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	1	0	787	0	788	3	0	964	0	967	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	1	0	803	0	804	3	0	983	0	986	0	0	0	0	0	0	0	0	0	0
Total New Trips:	15	0	10	0	25	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	16	0	813	0	829	3	0	986	0	989	0	0	0	0	0	0	0	0	0	0

P.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					- Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	10	0	1305	0	1315	1	0	951	0	952	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	10	0	1331	0	1341	1	0	970	0	971	0	0	0	0	0	0	0	0	0	0
Total New Trips:	10	0	7	0	17	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	20	0	1338	0	1358	1	0	978	0	979	0	0	0	0	0	0	0	0	0	0

25-196 Res Dev at Old Horseshoe Bend Rd and Ernest Barrett Pkwy - Cobb County, GA

Traffic Volumes

A&R Engineering
November 2025

3.Ernest W.B.Pkwy @ Drwy (RIRO)

A.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					Site Driveway (Right-In/ Right-Out) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	788	0	788	0	0	965	0	965	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	804	0	804	0	0	984	0	984	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	9	9	0	0	18	0	18	0	0	0	0	0	0	0	0	25	25
Future 2027 Traffic Volumes:	0	0	804	9	813	0	0	1002	0	1002	0	0	0	0	0	0	0	0	25	25

P.M. Peak Hour

Condition	Ernest W. Barrett Parkway Northbound					Ernest W. Barrett Parkway Southbound					- Eastbound					Site Driveway (Right-In/ Right-Out) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2025 Traffic Counts:	0	0	1315	0	1315	0	0	961	0	961	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2027 Volumes:	0	0	1341	0	1341	0	0	980	0	980	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	27	27	0	0	18	0	18	0	0	0	0	0	0	0	0	17	17
Future 2027 Traffic Volumes:	0	0	1341	27	1368	0	0	998	0	998	0	0	0	0	0	0	0	0	17	17

MOORE INGRAM JOHNSON & STEELE

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FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

January 27, 2026

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-5 (2026)
Applicant: The Revive Land Group, LLC
Property Owners: Estate of Lucille Garrett; William D. Brown
Property: 10.171 acres, more or less, located southerly of the terminus of Old Horseshoe Bend Road, easterly and westerly sides of Barrett Parkway, and northwesterly of the intersection of Powder Springs Road and Barrett Parkway; Land Lots 642 and 691, 19th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent The Revive Land Group, LLC, as Applicant (hereinafter referred to as "Applicant"), and the Property Owners set forth in the Application for Rezoning and enumerated above (hereinafter collectively referred to as "Owners" or "Property Owners"), in their Application for Rezoning with regard to 10.171 acres, more or less, located southerly of the terminus of Old Horseshoe Bend Road, the easterly and westerly sides of Barrett Parkway, and northwesterly of the intersection of Powder Springs Road and Barrett Parkway; Land Lots 642 and 691, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and discussions with Planning and Zoning Staff and various Cobb County Departmental Representatives, ongoing discussions and meetings with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations,

and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) Applicant seeks rezoning of the Subject Property from the existing zoning classification of R-20 to the proposed zoning classification of RA-5, site plan specific to the Site Plan dated November 20, 2025, and submitted with the Application for Rezoning. A reduced copy of the Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property shall be developed for a single-family detached residential community consisting of a maximum of forty-three (43) homes.

(3) Applicant agrees the minimum house size for the homes in the proposed community shall be 1,600 square feet of heated and cooled living space and shall have a minimum two-car garage.

(4) Homes in the proposed community shall be Traditional and Craftsman in architecture and style and contain exterior materials of brick, stone, stacked stone, cedar shake, board and batten, traditional lap-siding, hardi-plank, or any combination thereof.

(5) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of entrance areas, common areas, open space areas, amenity area, mail kiosk, landscaping around detention areas, and the like, contained within the proposed residential community.

(6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development.

(7) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. Lighting for the entrance signage shall be in-ground. Entrance landscaping shall be professionally designed and

implemented, with final approval being included as part of the overall Landscape Plan. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.

(8) The proposed community shall have a passive amenity area consisting of, at a minimum, a community gathering area and pavilion and open space/park areas.

(9) All amenity lighting shall be environmentally sensitive, shoe-box luminaries so as to prevent light from penetrating outside Applicant's property.

(10) Applicant agrees to install lighting in the mail kiosk shelter.

(11) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the Site Plan.

(12) Detention areas shall be fenced, a minimum of six (6) feet in height. Landscaping for these areas shall be to the exterior of the fencing for purposes of visual screening. Final approval of the landscaping shall be included as part of the Landscape Plan for the proposed community.

(13) Applicant agrees to a minimum twenty (20) foot landscaped or undisturbed buffer around the perimeter of the Property, excepting only on Barrett Parkway, which shall have a ten (10) foot landscaped or undisturbed buffer, together with street frontage and entrance area landscaping. Areas not disturbed during development and construction may remain undisturbed.

(14) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall Landscape Plan for the proposed community.

(15) Minor modifications to the within stipulations, the referenced Site Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(16) Approval of the proposed rezoning shall also constitute approval by the Cobb County Board of Commissioners of the access and curb-cut onto Barrett Parkway.

(17) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing.

(18) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(19) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.

(20) Applicant agrees to comply with the Cobb County Department of Transportation Staff Comments and Recommendations; excepting only, that the streets within the proposed community shall be public streets and not subject to any standard which requires fifty (50) foot separation between driveways.

We believe the requested zoning, pursuant to the Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions and use of the Property and the area neighborhoods. The proposed community shall be a quality development, providing a much needed and highly sought-after type of community within the Cobb County area. Additionally, the proposed community shall be compatible with surrounding developments and be an enhancement to the Subject Property. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment
c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn K. Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

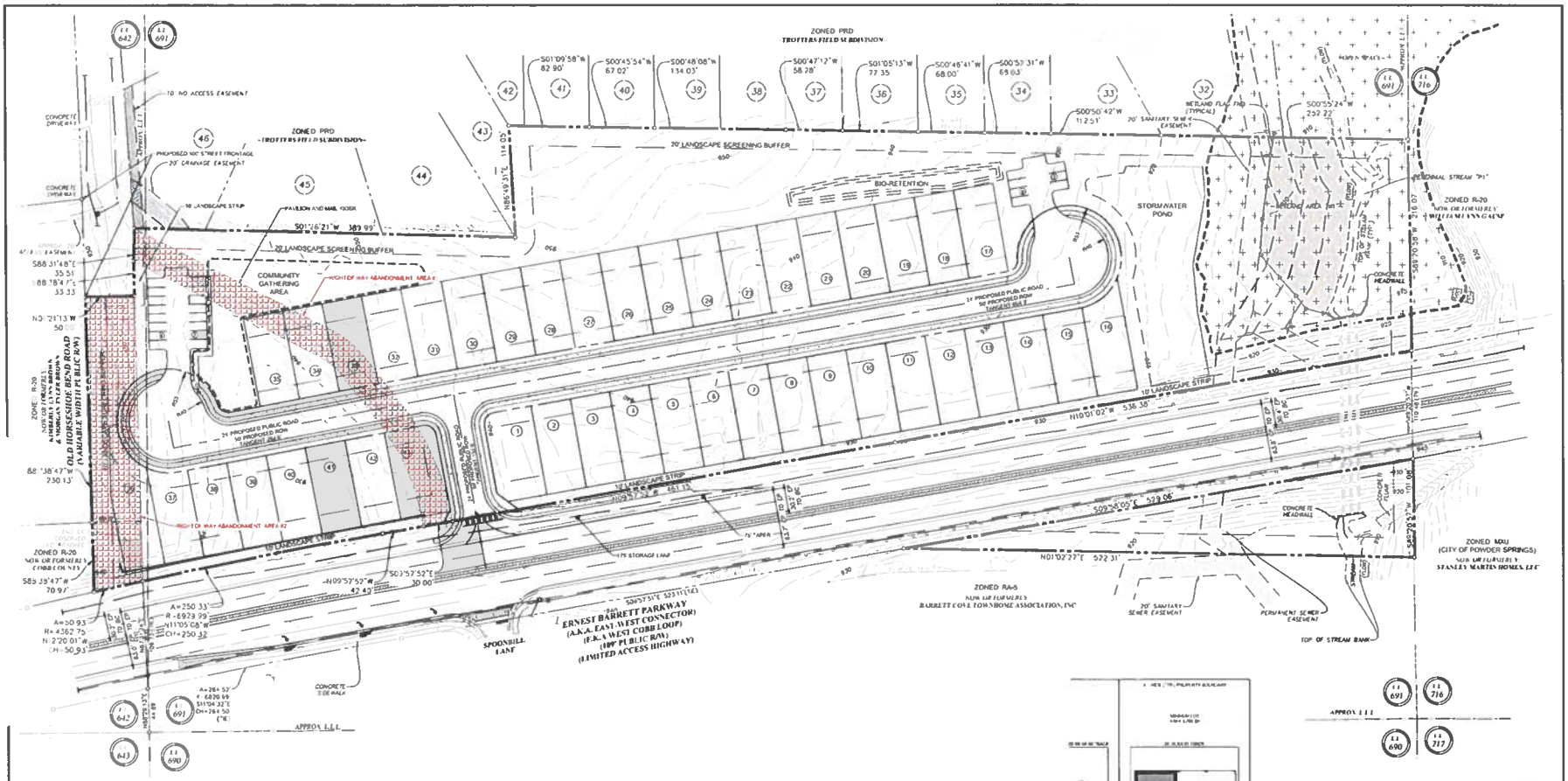
Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

c: Terry L. Martin, AICP,CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Eileen Carlsen
Old Horseshoe Bend Road Resident

The Revive Land Group, LLC
(With Copy of Attachment)

EXHIBIT "A"





SITE LOCATION MAP
NOT TO SCALE

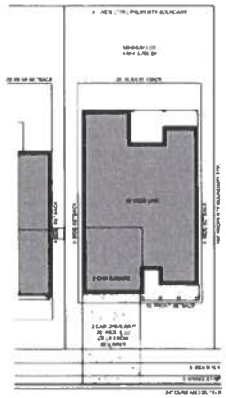
GEORGIA 811
Know what's below.
Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 0684H, WITH A DATE OF IDENTIFICATION OF MARCH 4, 2013 FOR COMMUNITY NO. 130052, COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED
3. POWER AND GAS EASEMENTS ARE LOCATED ON THE SITE WITHIN THE EXISTING RIGHT OF WAY
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SPEED LIMIT ON EARNEST BARRETT PARKWAY IS 45 MPH
6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED BUILDING ARE APPROXIMATE ON SITE PLAN

0 50 100 150 feet
1" = 50'-0"



TYPICAL LOT LAYOUT

SITE DATA	
SITE AREA	16.171 ACRES OR 443,036 SF
FLOOD PLAIN	6.988 ACRES OR 41,645 SF @ +/- 0.479 AC)
NET SITE AREA	9.883 ACRES OF 422,216 SF
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	RA-5
LOT INFORMATION	
MINIMUM LOT AREA	7,980 SF (PROPOSED 3,700 SF)
MINIMUM ACREAGE REQUIRED	10,000 SF OR ACRES
MAXIMUM DENSITY	5 UNITS PER AC-NL
MINIMUM FLOOR AREA	950 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET 50 FEET (PROPOSED 41 FEET)
BUILDING SETBACKS	
FRONT YARD SETBACK ARTERIAL STREET	50 FEET (MIN)
FRONT YARD SETBACK INTERIOR STREET	30 FEET (PROPOSED 15 FEET)
MAJOR SIDE YARD SETBACK	30 FEET (PROPOSED 15 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET (PROPOSED 30 FEET)
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
DEVELOPMENT SUMMARY	
MINIMUM FLOOR AREA	950 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	40% OR 1,796 SF (PROPOSED 49% OR 1,600 SF)
MAXIMUM IMPERVIOUS AREA	35% OR +/- 35,000 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 +/- UNITS / ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OR 0.51 SPACES PER UNIT

THE REVIVE LAND GROUP

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER
3500 LENOX ROAD
SUITE 625
ATLANTA, GEORGIA 30326
O: (678) 223-8978
WWW.THEREVIVELANDGROUP.COM

SOMERSET AT MACEDONIA
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

OLD HORSESHOE BEND ROAD AND BARRETT PARKWAY
MARIETTA, GEORGIA 30064

COBB COUNTY
GEORGIA

LAND LOT 691
DISTRICT 19TH

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25021

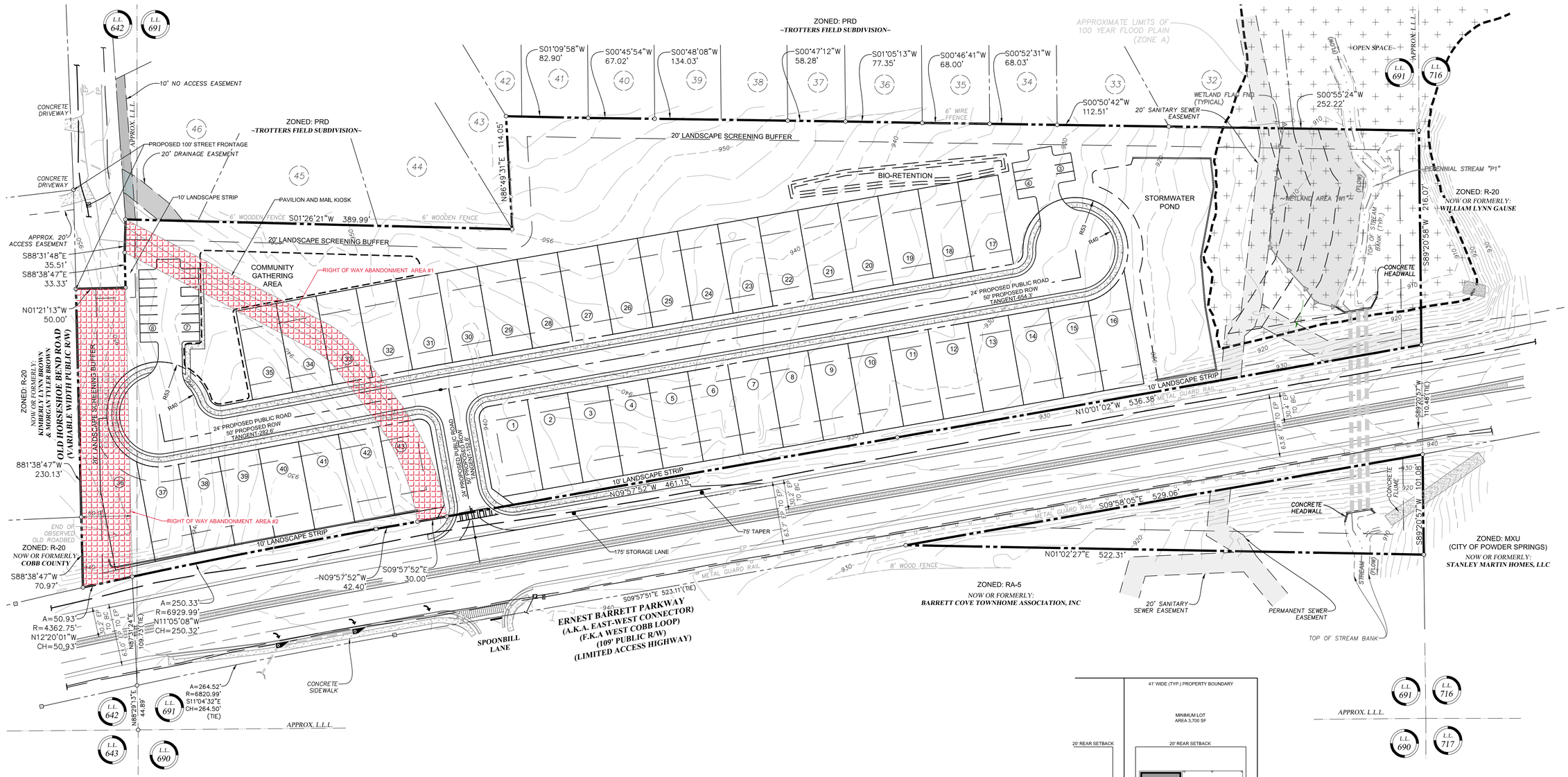
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

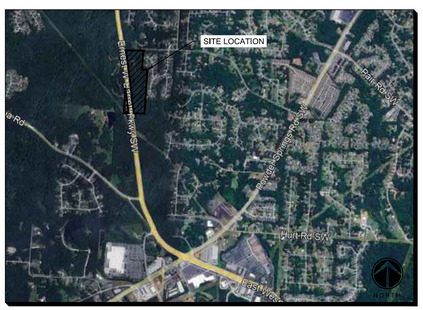
NORTH

NOVEMBER 20, 2025

CONCEPTUAL SITE PLAN

Z-01





SITE LOCATION MAP
NOT TO SCALE

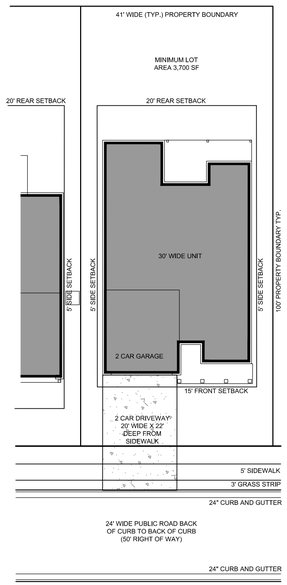
GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978

GENERAL NOTES:

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6. WATER UTILITY PROVIDER IS COBB COUNTY
7. SANITARY SEWER PROVIDER IS COBB COUNTY
8. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON SITE PLAN

0 50 100 150 feet
1" = 50'-0"



TYPICAL LOT LAYOUT

SITE DATA:	
SITE AREA	10,171 ACRES OR 443,038 SF
FLOOD PLAIN	0.956 ACRES OR 41,645 SF (± = 0.478 AC)
NET SITE AREA	9.693 ACRES OF 422,216 SF
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	RA-5
LOT DIMENSIONS	
MINIMUM LOT AREA	7,000 SF (PROPOSED 3,700 SF)
MIN./MAX. ACERAGE REQUIRED	80,000 SF/20 ACRES
MAXIMUM DENSITY	5 UNITS PER ACRE
MINIMUM FLOOR AREA	950 SF
MINIMUM LOT WIDTH AT FRONT SETBACK	70 FEET/50 FEET (PROPOSED 41 FEET)
BUILDING SETBACKS	
FRONT YARD SETBACK ARTERIAL STREET	50 FEET (N/A)
FRONT YARD SETBACK INTERIOR STREET	20 FEET (PROPOSED 15 FEET)
MAJOR SIDE YARD SETBACK	20 FEET (PROPOSED 15 FEET)
SIDE SETBACK INTERIOR	5 FEET
REAR SETBACK ARTERIAL STREET	40 FEET (PROPOSED 30 FEET)
REAR SETBACK INTERIOR	30 FEET (PROPOSED 20 FEET)
DEVELOPMENT STANDARDS	
MINIMUM FLOOR AREA	950 SF
BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	40% OR 1,295 SF (PROPOSED 45% OR 1,650 SF)
MAXIMUM IMPERVIOUS AREA	35% OR 155,063 SF
PROPOSED UNITS	43 UNITS
PROPOSED DENSITY	4.44 UNITS PER ACRE
GUEST PARKING SPACES (0.5 SPACES PER UNIT)	22 SPACES OR 0.51 SPACES PER UNIT

ENGINEER
THE REVIVE LAND GROUP
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PROJECT
SOMERSET AT MACEDONIA
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COBB COUNTY
GEORGIA

LAND LOT: 691
DISTRICT: 19TH

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THEREVIVELANDGROUP.COM

REVISION

REVISION	DATE

PROJECT NUMBER
25021

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION
HOWARD BARRY EITAN

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

NORTH
NORTH

DATE
NOVEMBER 20, 2025

TITLE
CONCEPTUAL SITE PLAN

SHEET
Z-01

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-6-2026

SITE BACKGROUND

Applicant	Colliflower, Inc.
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	B & J HYD Building, Inc.
Property Location	Located on the northwest corner of Old 41 Highway and Hames Road
Address	1661 Old 41 Highway
Access to Property	Old 41 Highway and Hames Road

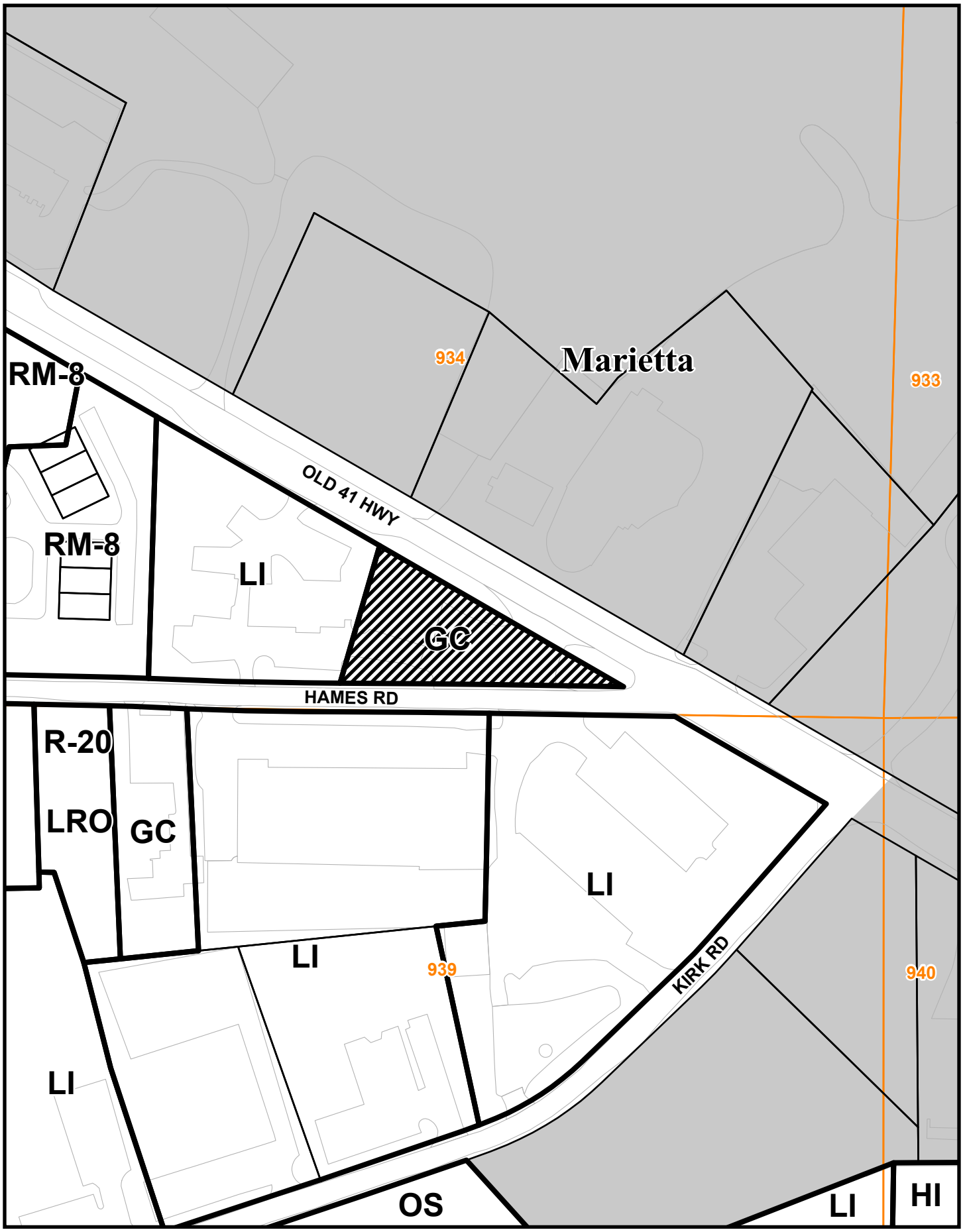
QUICK FACTS

Commission District	2 - Allen
Current Zoning	GC
Current Use of Property	Hydraulics business
Proposed Zoning	LI
Proposed Use	Hydraulics business
Future Land Use	IC
Site Acreage	0.48
District	19
Land Lot	934
Parcel #	16093400140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-6 2026 Map

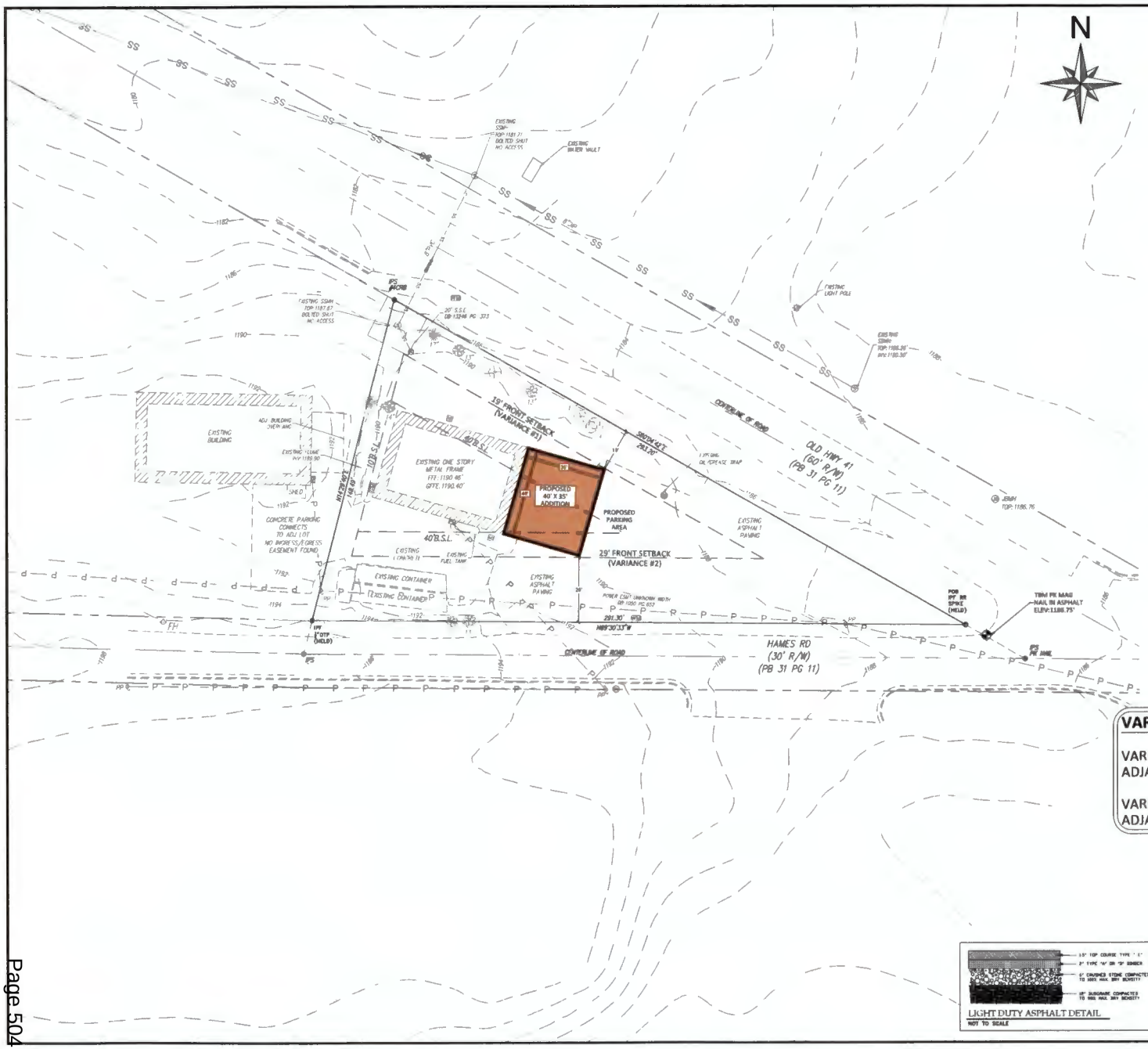


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 115 230 Feet

Zoning Boundary

City Boundary





VICINITY MAP

GENERAL NOTES:
SITE AREA= 0.48 AC.
PARCEL # 16093400140
ZONING= GC (GENERAL COMMERCIAL)
-MINIMUM LOT SIZE= 20,000 S.F.
-MINIMUM LOT WIDTH= 60' (AT FRONT SETBACK)
-FRONT SETBACK= ART. 50', COL. 40', LOC. 40'
-MINOR SIDE SETBACK= 10 FT.
-MAJOR SIDE SETBACK= 25' OR 35'
-REAR SETBACK= 30'
-OPEN SPACE= %
-BOUNDARY & TOPO INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY FRONTLINE SURVEYING, DATED: 09/10/2025.
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 1306C0102J, DATED: 10/05/2018
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY

VARIANCE REQUEST:

VARIANCE #1- REDUCE FRONT BUILDING SETBACK ADJACENT TO OLD HWY 41 FROM 40 FEET TO 19 FEET.

VARIANCE #2- REDUCE FRONT BUILDING SETBACK ADJACENT TO HAMES ROAD FROM 40 FEET TO 29 FEET.

24 HOUR CONTACT
NAME
NUMBER

LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

811 Know what's below. Call before you dig.

SCALE: 1" = 20'
20 0 20 40 60 FEET

SITE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group BAILEY civil
P.O. Box 4392 Cartersville, GA 30120
678.925.6803 baileycivilgroup.com

FOR BRAD RUBY
1861 OLD 41 HWY NW MARIETTA, GA 30060

PROJECT COLLIFLOWER BUILDING ADDITION
1861 OLD 41 HWY NW MARIETTA, GA 30060

SHEET TITLE SITE PLAN

SHEET NUMBER C201

PROJECT NUMBER 25184

DATE OCTOBER 21, 2025

REVISIONS

Z-6 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 115 230 Feet

Zoning Boundary

City Boundary

Application No. Z-

PC Hearing: 02-03-2026
BOC Hearing: 02-17-2026

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

_____

c) **List all requested variances:** _____

_____

_____

_____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Existing hydraulics business that serves the C.W. Matthews business across the road.

b) **Proposed building architecture:** Industrial

_____

c) **Proposed hours/days of operation:** 8:00 a.m. - 6:00 p.m.

_____

d) **List all requested variances:** 1. Reduce the lot size from 40,000 square feet to 20,900 square feet (existing); 2. Reduce the front setback along Hames Road fro 50 feet to 25 feet; 3. Reduce the major side setback on Old 41 Highway from 25 feet to 18 feet; and, 4. Reduce the side setback to 10 feet.

Part 3. Other Pertinent Information (List or attach additional information if needed)

_____

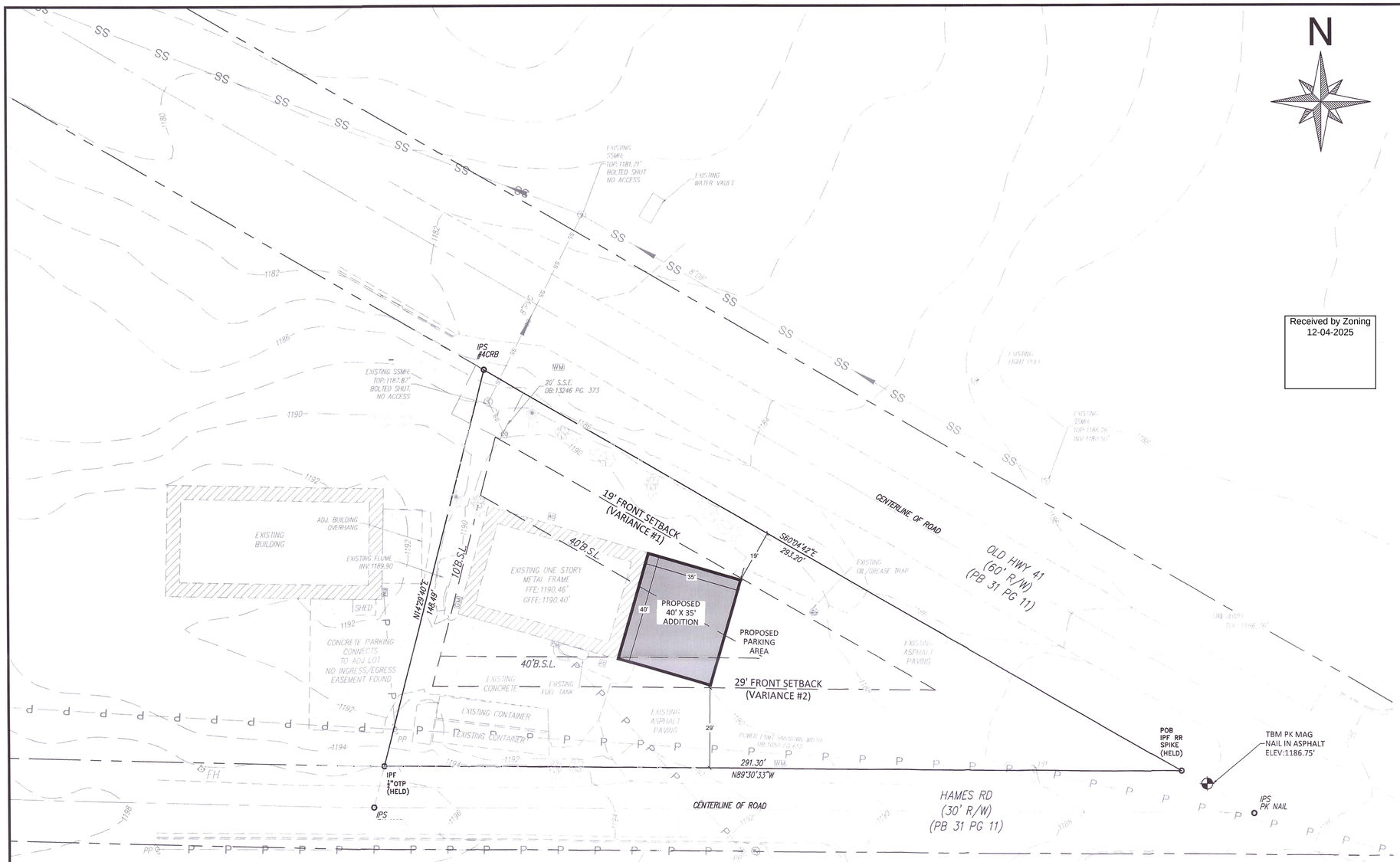
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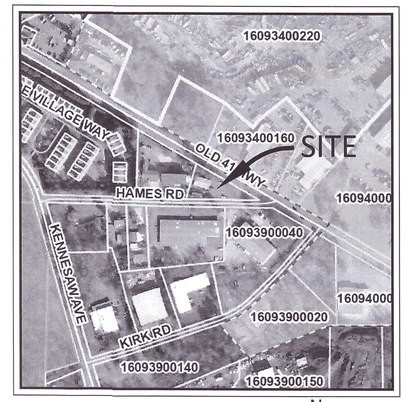
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

_____

_____



Received by Zoning
12-04-2025



VICINITY MAP

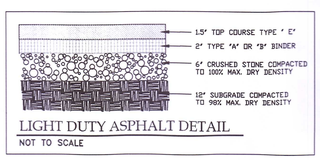
GENERAL NOTES:
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24 HOUR CONTACT
NAME
NUMBER



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

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SCALE: 1" = 20'
20 0 20 40 60 FEET

SITE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR BRAD RUBY
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PROJECT COLLIFLOWER BUILDING ADDITION
1661 OLD 41 HWY NW
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SHEET TITLE SITE PLAN

SHEET NUMBER C201

PROJECT NUMBER 25184

DATE
OCTOBER 21, 2025

REVISIONS

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-6-2026

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Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	B & J HYD Building, Inc.
Property Location	Located on the northwest corner of Old 41 Highway and Hames Road
Address	1661 Old 41 Highway
Access to Property	Old 41 Highway and Hames Road

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Current Use of Property	Hydraulics business
Proposed Zoning	LI
Proposed Use	Hydraulics business
Future Land Use	IC
Site Acreage	0.48
District	16
Land Lot	934
Parcel #	16093400140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

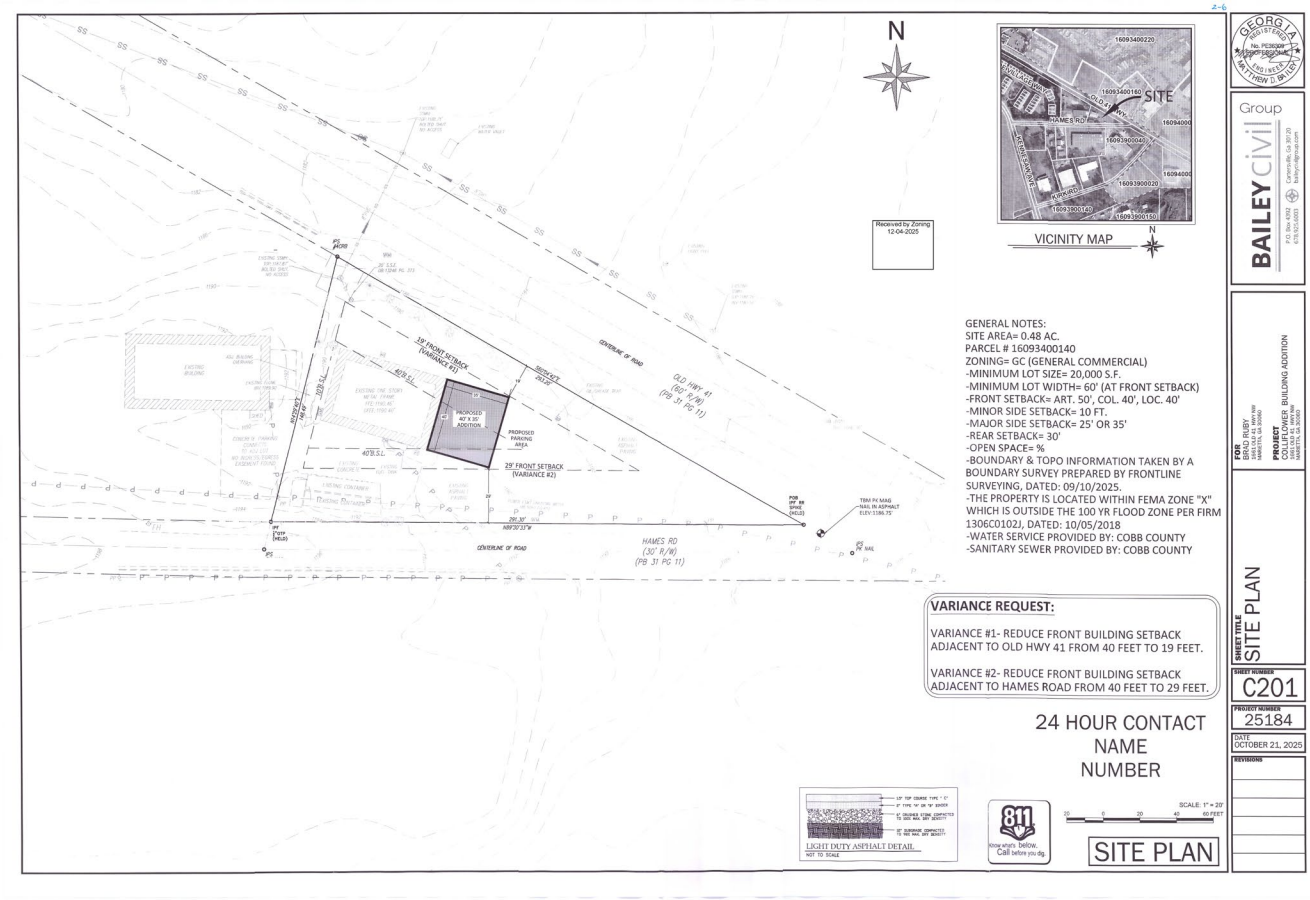
Z-6-2026 DEPARTMENT COMMENTS – Zoning Division

1. Site plan received by the Zoning Division on December 4, 2025, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Fire Department comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations;
6. Site Plan Review comments and recommendations; and
7. No outdoor storage or outdoor display of merchandise.

Z-6 2026 Aerial Map



Z-6-2026 DEPARTMENT COMMENTS – Zoning Division



North

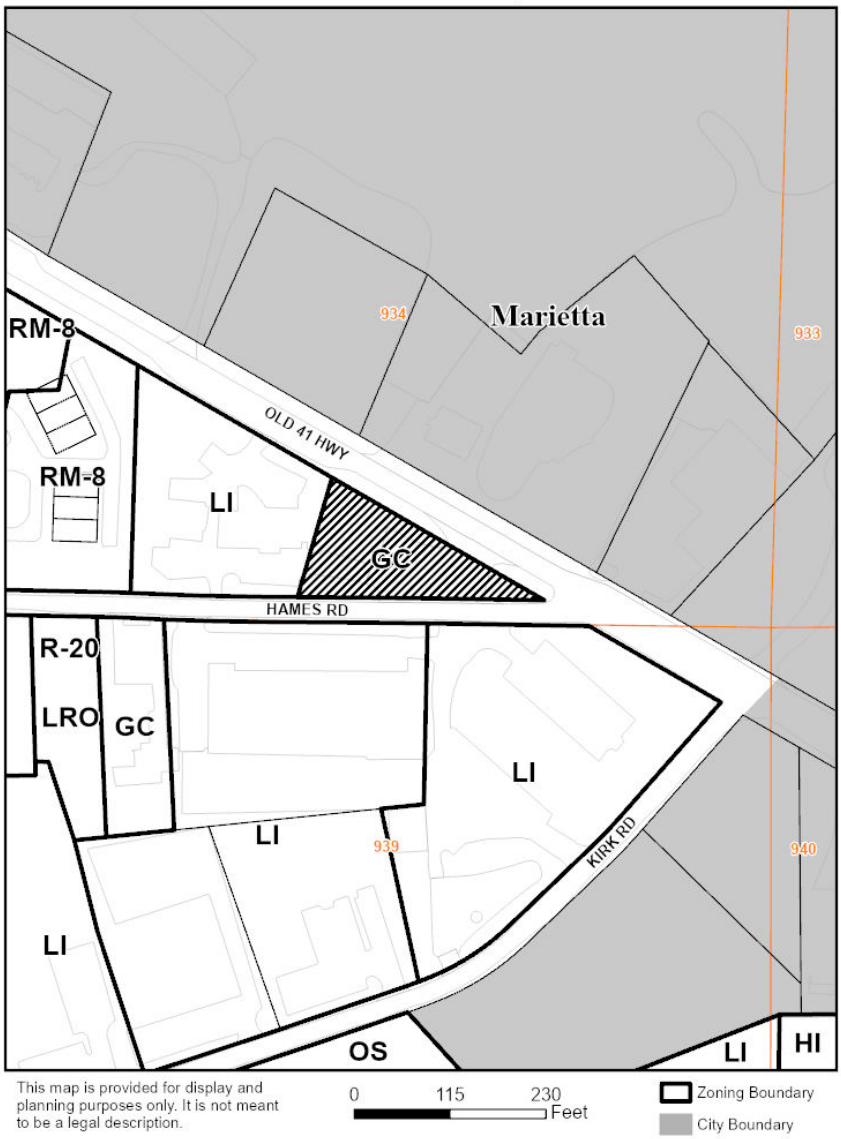
Zoning: City of Marietta
Future Land Use: N/A

WEST

Zoning: LI/ General Contractor

Future Land Use: IC

Z-6 2026 Map



EAST

Zoning: City of Marietta

Future Land Use: N/A

SOUTH

Zoning: LI/ General Contractor
Future Land Use: IC

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting rezoning of the 0.48-acre property from the GC general commercial zoning district to the LI light industrial zoning district for the purposes of expanding a hydraulic repair facility catering to C.W. Mathews business directly across the street. The facility will be a continuation of an already established operation, with business hours set from 8:00am to 6:00pm. Rezoning is needed to allow for a 1,400 square foot addition to the front of the building.

Z-6-2026 DEPARTMENT COMMENTS – Zoning Division

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 3,800
Floor area ratio: 0.18
Square footage per acre: 7,917
Required parking spaces: 10
Proposed parking spaces: 0, none striped
Acres in floodplain or wetlands: 0
Impervious surface shown: N/A

Are there any zoning variances?

Yes;

1. Reduce required lot size from 40,000 square feet to 20,900 square feet;
2. Reduce the front setback along Hames Road from 50 feet to 25 feet;
3. Reduce the major side setback along Old 41 Highway from 25 feet to 18 feet; and
4. Reduce the minor side setback from 20 feet to 10 feet.

Are there any environmental conditions existing or proposed on the site?

No.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

(continued)

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-6-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

A land disturbance permit is required for the construction of this project. Fully designed civil engineering plans must be submitted to the Site Plan Review Section, Community Development Agency. 770-528-2147.

Z-6-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

12/26/2025

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If yes, which City: Marietta
Was the city notified? Yes

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000' of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-6-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 16" on Old 41 Hwy

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 430

Peak flow = 1,075

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: If an LDP is required, this property will be required to connect to sewer within the scope of the LDP. This property is inside the Old Hwy 41 Special Assessment Area where a sewer fee of $13,000 per acre is due prior to LDP issuance.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old 41 Highway	Major Collector	35	Cobb County	80’
Hames Road	Local	30	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old 41 Highway	South of Kirk Road	12,300	D
Hames Road	NA	NA	NA

vpd = vehicles per day, NA = Not Applicable

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Old 41 Highway.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
110	General Light Industrial	1.4*	0	1	**1**	1	0	**1**	**7**

vph = vehicles per hour, KSF = thousand square feet

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

**1.4 KSF is the proposed area. However, 2.4 KSF area is the existing condition.*

Comments and observations

Old 41 Highway is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Hames Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received December 4, 2025, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the North side of Hames Road, a minimum of 25’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

(continued)

2. Should any development of the property occur in the future, where development is defined as any action requiring a Land Disturbance Permit, Cobb DOT recommends the following:

    a. Recommend applicant, PRIOR TO DEVELOPMENT PLAN APPROVAL, donate right-of-way on the Sout side of Old 41 Highway, a minimum of 40’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

    b. Recommend curb, gutter, and sidewalk along the entire frontages of Old 41 Highway and Hames Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    c. Recommend closing and removing driveway along Old 41 Highway frontage or dividing parking lot through the development to reduce improper turning movements through private property.

    d. Recommend driveway(s) meet commercial driveway standards per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.

3. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The area largely caters to industrial uses, additionally, the proposed use is a continuation of an existing business that currently serves the needs to another industrial compatible business across the street.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal would not adversely affect the existing use or usability of adjacent or nearby property. Surrounding businesses are predominately industrial in nature, with the proposed expansion being for an existing business.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the zoning proposal would not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed business was established to meet the needs of the business across the street, so this use would not meaningfully expand potential traffic usage.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the zoning proposal is in conformity with the policies and intent of the comprehensive plan. The Future Land Use for this property is designated as IC Industrial Compatible, therefore the LI light industrial designation would be appropriate for this property. Additionally, rezoning this property would clarify expected usages for this property as opposed to the broad allowances permitted under the original GC general commercial zoning district.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's zoning proposal. The current zoning district would not allow for any sort of expansion of existing usages nor new alternative uses due to the "grandfathered" nature of the GC

zoning district. The proposed LI district is in conformity with the comprehensive plan and would allow for another such “grandfathered” GC property to be transitioned to a more appropriate zoning classification.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z-

PC Hearing: 02-03-2026
BOC Hearing: 02-17-2026

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

_____

c) **List all requested variances:** _____

_____

_____

_____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Existing hydraulics business that serves the C.W. Matthews business across the road.

b) **Proposed building architecture:** Industrial

_____

c) **Proposed hours/days of operation:** 8:00 a.m. - 6:00 p.m.

_____

d) **List all requested variances:** 1. Reduce the lot size from 40,000 square feet to 20,900 square feet (existing); 2. Reduce the front setback along Hames Road fro 50 feet to 25 feet; 3. Reduce the major side setback on Old 41 Highway from 25 feet to 18 feet; and, 4. Reduce the side setback to 10 feet.

Part 3. Other Pertinent Information (List or attach additional information if needed)

_____

_____

_____

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

_____

_____

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-7-2026

SITE BACKGROUND

Applicant	Red Ridge Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of James Lamar Rucker
Property Location	Located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive
Address	2760 and 2830 Hembree Road
Access to Property	Hembree Road

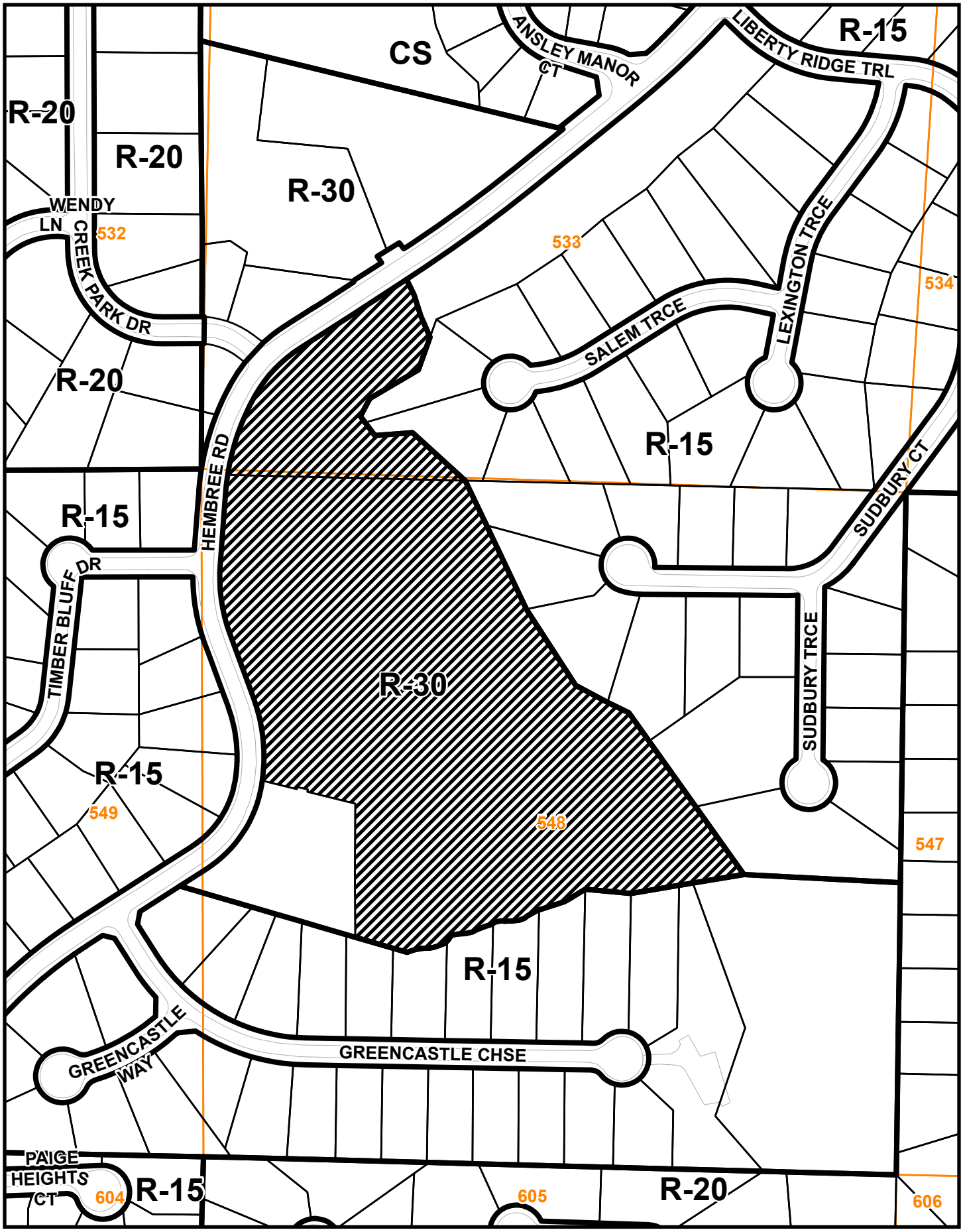
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Zoning	R-20
Proposed Use	Single-family community
Future Land Use	LDR
Site Acreage	13.20
District	16
Land Lot	533, 548
Parcel #	16054800010, 16053300070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-7 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

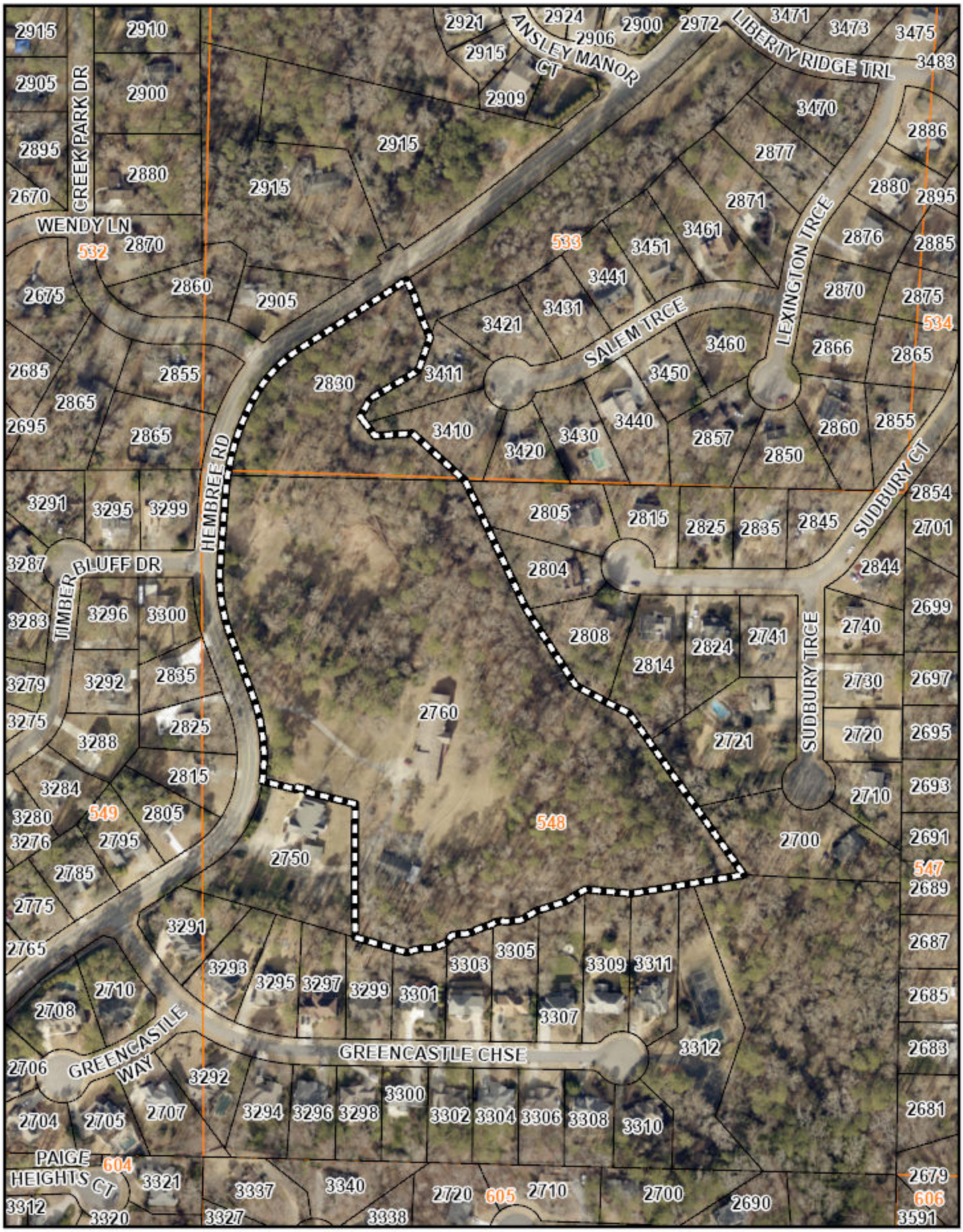
0 205 410 Feet

Zoning Boundary

City Boundary

HEMBREE RD.
TRACT
LAND LOTS 531, 548 & 549,
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA
REVISION DESCRIPTION:
DRAWN BY:
CHECKED BY:
DATE:
SHEET TITLE:
SCALE: 1"=60'
SHT. NO. 01
REV. NO.
GaSWCC #10465
250 CHASTAIN RD. SUITE #135
KENNESAW, GA 30144
678.653.1448 (OFFICE)
404.272.2331 (OFFICE)
RECEIVED
DEC 04 2025
COBB COUNTY ZONING
GENERAL SITE NOTES:
SCALE IN FEET
NORTH
OPEN PARK DRIVE
RIVER BLUFF DRIVE
EMBREE RD.
SHERWOOD CIRCLE
SHERWOOD CREEK
1
2
3
4
5
6
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20

Z-7 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 205 410 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Average 2,500 square feet

b) **Proposed building architecture:** Traditional/Craftsman

c) **List all requested variances:** None known at this time.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

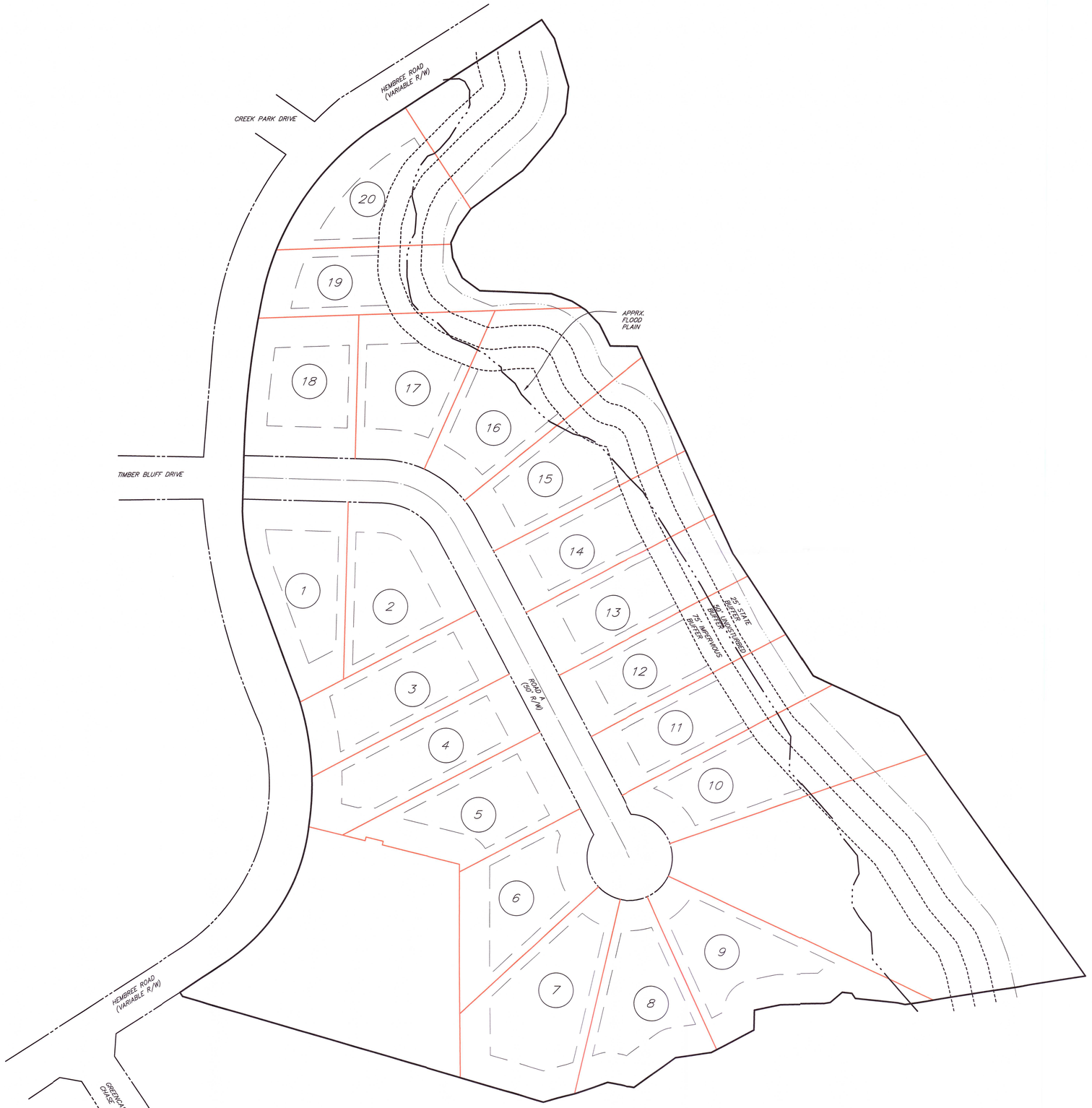
*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

2-1

GENERAL SITE NOTES:

1. TOTAL SITE AREA = 13.2 ACRES
2. CURRENT ZONING: R-30
3. PROPOSED ZONING:R-20
4. 20,000 SQFT MINIMUM LOT SIZE
5. MAXIMUM DENSITY 1.75 UNITS PER AC.
   - 5.1. 1.75 X 13.2 AC = 23.1 UNITS MAX.
   - 5.2. PROPOSED DENSITY = 20 UNITS
6. 1,200 SQFT MINIMUM FLOOR AREA
   - 6.1. PROPOSED 2,500 SQFT FLOOR AREA
7. MINIMUM LOT WIDTH AT FRONT SETBACK
   - 7.1. 75 FT.(SQFT AT CUL-DE-SAC)
8. BUILDING SETBACKS:
   - FRONT: 35 FT.
   - REAR: 35 FT.
   - SIDE: 10 FT. (25 FT. MAJOR)
9. MAXIMUM COVERAGE: 35%
10. MAXIMUM BUILDING HEIGHT: 35 FT.



NORTH

60 0 60 120

SCALE IN FEET

RECEIVED
DEC 01 2025
COBB COUNTY ZONING

hagermandesigngroup.com
404.272.2231 (OFFICE)
678.855.1448 (OFFICE)

250 CHASTAIN RD. SUITE #125
KENNESAW, GA 30144

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN

GaSWCC #10465

HEMBREE RD.
TRACT

LAND LOTS 533, 548 & 549,
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA

REVISION DESCRIPTION:

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	12/04/2025
SHEET TITLE:	
SCALE:	1"=60'
SHT. NO	01
REV. NO:	

Work-P:\Prospective Work\HEMBREE RD\R-20 LAYOUT.dwg - December 4, 2025

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-7-2026

SITE BACKGROUND

Applicant	Red Ridge Properties, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Estate of James Lamar Rucker
Property Location	Located on the east side of Hembree Road, across from Creek Park Drive and Timber Bluff Drive
Address	2760 and 2830 Hembree Road
Access to Property	Hembree Road

QUICK FACTS

Commission District	3 - Birrell
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Current Use of Property	Single-family residence
Proposed Zoning	R-20
Proposed Use	Single-family community
Future Land Use	LDR
Site Acreage	13.20
District	16
Land Lot	533, 548
Parcel #	16054800010, 16053300070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

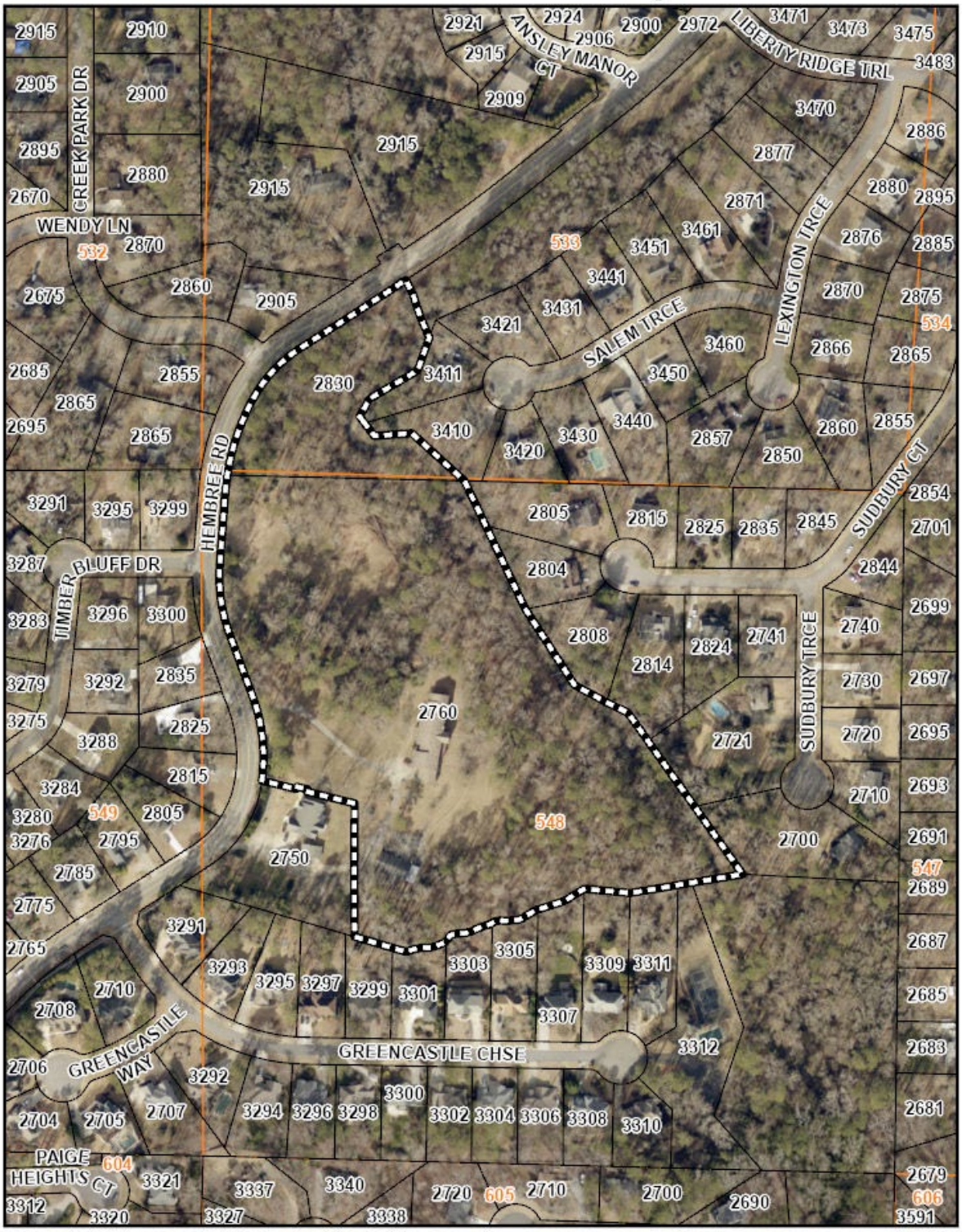
Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

Z-7-2026 DEPARTMENT COMMENTS – Zoning Division

1. Final Site Plan to be approved by the District Commissioner;
2. Final Elevations to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.


HEMBREE RD.
TRACT
LAND LOTS 533, 548 & 549,
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA
GaSWCC #10465
REVISION DESCRIPTION
SCALE: 1"=60'
SHT: 01
REV:
GENERAL SITE NOTES:
1. TOTAL SITE AREA = 13.2 ACRES
2. DISTRICT = R-20
3. PROPOSED ZONING = RP
4. MAXIMUM DENSITY = 1.76 UNITS PER AC.
5. MINIMUM HEATED FLOOR AREA = 2,200 SQ.FT.
5.1. PROPOSED HEIGHT = 35 UNITS
5.2. LOT AREA = 7,500 SQ.FT. MIN.
6. MINIMUM HEATED FLOOR AREA = 2,200 SQ.FT.
6.1. PROPOSED SQ.FT. = 2,200 SQ.FT. MIN.
7. SETBACKS: FRONT = 30 FT. (OFF A LOCAL STREET)
7.1. (OFF A COLLECTOR STREET)
8. BUILDING HEIGHT: 35 FT.
REAR: 30 FT.
SIDE: 10 FT. (20 FT. MAJOR)
9. MAXIMUM DISTANCE BETWEEN STREETS: 1,000 FT.
10. MAXIMUM ADJACENT GRADE: 30 FT.
ROAD A (50' R/W)
CREEK FARM DRIVE
TINSLEY ELLIOTT DRIVE
HEMBREE ROAD (VARIABLE R/W)
CHEROKEE GRADE
NORTH
SCALE IN FEET

Z-7 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 205 410 Feet

Zoning Boundary

City Boundary

North

Zoning: R-30 / Single-family residences

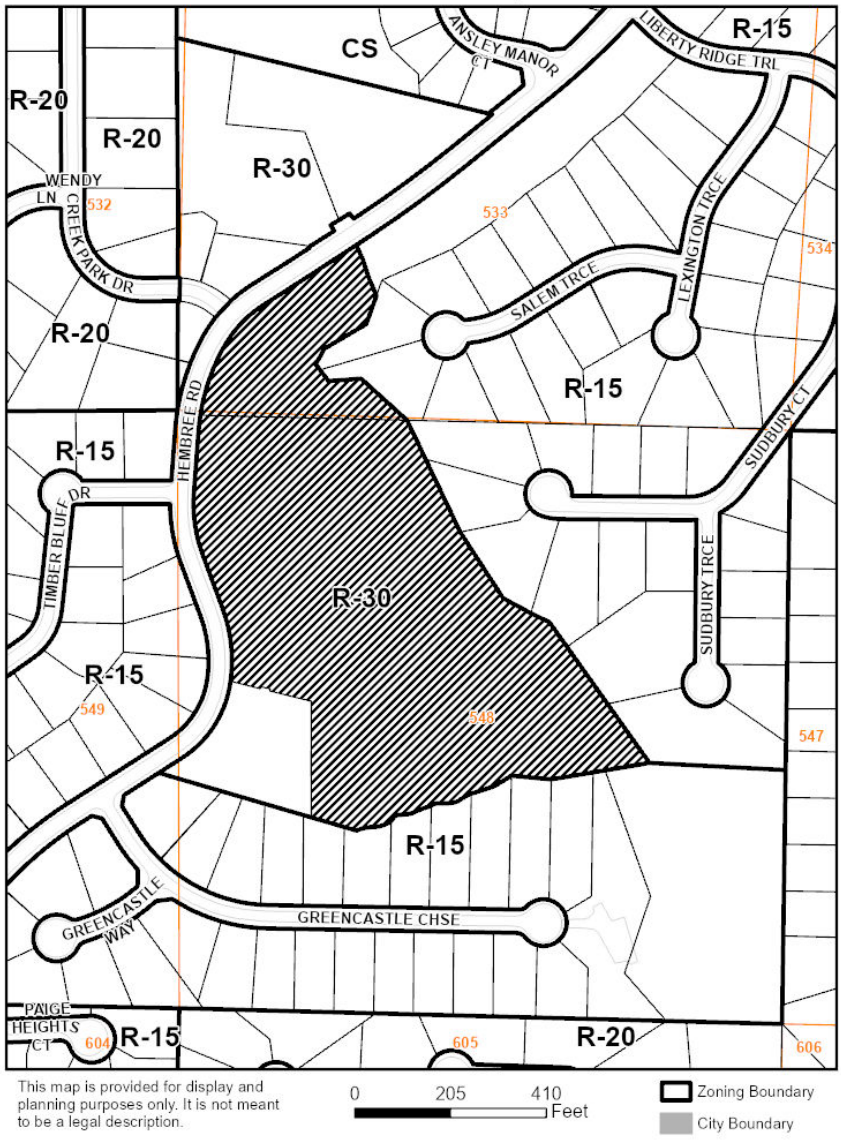
Future Land Use: LDR

WEST

Zoning: R-15 / Single-family residences

Future Land Use: LDR

Z-7 2026 Map



EAST

Zoning: R-15 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15 / Single-family residences

Future Land Use: LDR

Z-7-2026 DEPARTMENT COMMENTS – Zoning Division

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 13.22-acre site to the R-20 single-family residential district to develop a 20-lot single-family home subdivision. The proposed square footage of the homes will be an average of 2,500 square feet and the proposed architecture will be traditional/craftsman.

Residential criteria

Allowable units as zoned: 14
Proposed # of units: 20
Net density: 1.95
Increase of units: 6
Acres of floodplain/wetlands: 2.95
Impervious surface shown: Maximum 35%

Are there any zoning variances?

No.

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

(continued)

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

SITE PLAN APPROVAL:

Plans must be submitted to the Cobb County Fire Marshal's Office for fire site plan approval.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Z-7-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

2/3/2026

Approval of this petition will not have an impact on the enrollment of schools.

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Hightower Trail MS	1012	963	49 under capacity
Pope HS	1912	1793	119 under capacity

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☐ Yes ☒ No
If yes, which City: N/A
Was the city notified? N/A

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

Masterplan/ Corridor Study: ☐ Yes ☒ No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? ☐ Yes ☒ No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? ☐ Yes ☒ No
If yes, Opportunity Zone? N/A
(The Opportunity Zone is an incentive that provides $3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? ☐ Yes ☒ No
If yes, Enterprise Zone? N/A
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? ☐ Yes ☒ No

(continued)
(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

(The Commercial and Industrial Property Rehabilitation Program Is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District:

Is this property within the Cumberland Special District #1 (hotel/motel fee)? ☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)? ☐ Yes ☒ No

Dobbins Air Reserve Base Zones:

Is the property within the Dobbins Airfield Safety Zone? ☐ Yes ☒ No

Is the property within the Clear Zone (CZ)? ☐ Yes ☒ No

Is the property within 3000’ of Dobbins ARB? ☐ Yes ☒ No

Is the property within the Accident Potential Zone (APZ I)? ☐ Yes ☒ No

Is the property within the Accident Potential Zone II (APZ II)? ☐ Yes ☒ No

Is the property within the Noise Zone? ☐ Yes ☒ No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? ☐ Yes ☒ No

Historic Preservation:

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

Z-7-2026 DEPARTMENT COMMENTS – Water and Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 16" on Hembree Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily = 4,200

Peak flow = 10,500

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Hembree Road	Minor Collector	35	Cobb County	60’

Roadway	Location	Average daily trips (vpd)	Level of service
Hembree Road	South of Greencastle Chase	3,090	C

vpd = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Hembree Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for minor collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	20	4	10	**14**	12	7	**19**	**189**

vph = vehicles per hour, DU = dwelling unit

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Hembree Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has identified the Piney Grove Creek Trail as a planned project; however, no preferred alignment has been studied, as the trail has not yet been programmed

In accordance with Cobb County Code 134-121 and based on the site plan received December 4, 2025, this development does not require a traffic impact study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the east side of Hembree Road, a minimum of 30’ from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant verify that minimum intersection sight distance is available for the proposed development access and if it is not, implement remedial measures, subject to the

Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

3. Recommend retaining curb and gutter and installing sidewalk along the Hembree Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend Hembree Road main access point include a deceleration (right turn) lane to address safety because Hembree Road is a minor collector roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb DOT approval.

5. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

6. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

7. Recommend a minimum of 100 feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and the Hembree Road intersection. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

8. Recommend a minimum of 100 feet straight-line distance (from end of intersection curb return to start of driveway curb return) between driveways and intersection of Hembree Road frontages. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

9. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed development.

11. Recommend closing and removing driveway aprons along the Hembree Road frontage that the development renders unnecessary.

12. Recommend a 10 foot No Access Easement along Hembree Road for Lots 1, 3, 4, and 18, unless access is required for stormwater detention access.

13. Recommend applicant coordinate with Cobb DOT to ensure compatibility with Piney Grove Creek Trail. This will need to be addressed between the applicant and the County as part of the Plan Review process.

14. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the zoning proposal will permit a use that is suitable in the view of use and development of adjacent and nearby properties. The proposal is surrounded by single-family residences.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. By way of comparison, the surrounding developments have similar or higher densities. The Liberty Ridge subdivision immediately east has nearly same density as the proposal of 1.9 units per acre and the Wellington subdivision immediately south has a density of 1.5 units per acre.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's zoning proposal will not result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's zoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The requested zoning district is consistent with the LDR future land use category, which allows between one (1) and two and one-half (2.5) units per acre. The proposed one point nine five (1.95) units per acre is in conformity with the allowable density in the LDR category and under the average of one point seven five (1.75) units per acre prescribed for R-20 by the Code.

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing or changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's zoning proposal. The proposed zoning district would be consistent with and compatible to adjoining properties.

Z-7-2026 DEPARTMENT COMMENTS – Zoning Division

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. Z- (2026)

Hearing Dates: PC - 02/03/2026
BOC - 02/17/2026

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** Average 2,500 square feet

b) **Proposed building architecture:** Traditional/Craftsman

c) **List all requested variances:** None known at this time.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

RECEIVED
DEC 04 2025
COBB COUNTY ZONING

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

January 27, 2026

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-7 (2026)
Applicant: Red Ridge Properties, LLC
Property Owner: Estate of James Lamar Rucker
Property: 13.22 acres, more or less, located along the easterly side of Hembree Road, northeasterly of Post Oak Tritt Road and Green Castle Chase, being more particularly known as 2760 and 2830 Hembree Road, Land Lots 533 and 548, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Red Ridge Properties, LLC, the Applicant (hereinafter referred to as "Applicant"), and the Estate of James Lamar Rucker, the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in their Application for Rezoning with regard to 13.22 acres, more or less, located along the easterly side of Hembree Road, northeasterly of Post Oak Tritt Road and Green Castle Chase, being more particularly known as 2760 and 2830 Hembree Road, Land Lots 533 and 548, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and communications with Planning and Zoning Staff and various Cobb County Departmental Representatives, discussions with area residents and homeowner representatives, and reviewing the Departmental Comments and Staff Recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application

for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-30 to the proposed zoning category of R-20, with reference to the Site Plan prepared for Applicant by Hagerman Design Group, dated December 4, 2025, and submitted with the Application for Rezoning on the same date. A reduced copy of the Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property contains approximately 13.22 acres of total site area and shall be developed for a residential community comprised of a maximum of twenty (20) single-family, detached residences.

(3) The residences within the proposed community shall have a minimum of 2,500 square feet of heated and cooled space.

(4) The proposed residences shall be Traditional and Craftsman in style and architecture and will have a minimum two-car garage. Exteriors of the proposed residences shall be comprised of brick, stone, stacked stone, cedar shake, board and batten, and hardi-plank, with complementary accents, or combinations thereof.

(5) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas, open space areas, entrance areas, mail kiosk, and the like, contained within the proposed residential community.

(6) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development.

(7) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area

shall be by the mandatory homeowners association as set forth in the Declaration of Covenants, Easements, and Restrictions.

(8) Detention areas shall be fenced with fencing a minimum of six (6) feet in height, with landscaping to the exterior for purposes of visual screening. All vegetation and landscaping surrounding the detention areas shall be maintained by the mandatory homeowners association.

(9) Minor modifications to the within stipulations, the referenced Site Plan, lighting, landscaping, architecture, site features, signage, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.

(11) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(12) Applicant agrees to comply with the Cobb County Water and Sewer Staff Comments and Recommendations.

We believe the approval of the requested zoning, pursuant to the referenced Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
Erick Allen
JoAnn Birrell
Keli A. Gambrill
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

Terry L. Martin, AICP,CNU-A
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

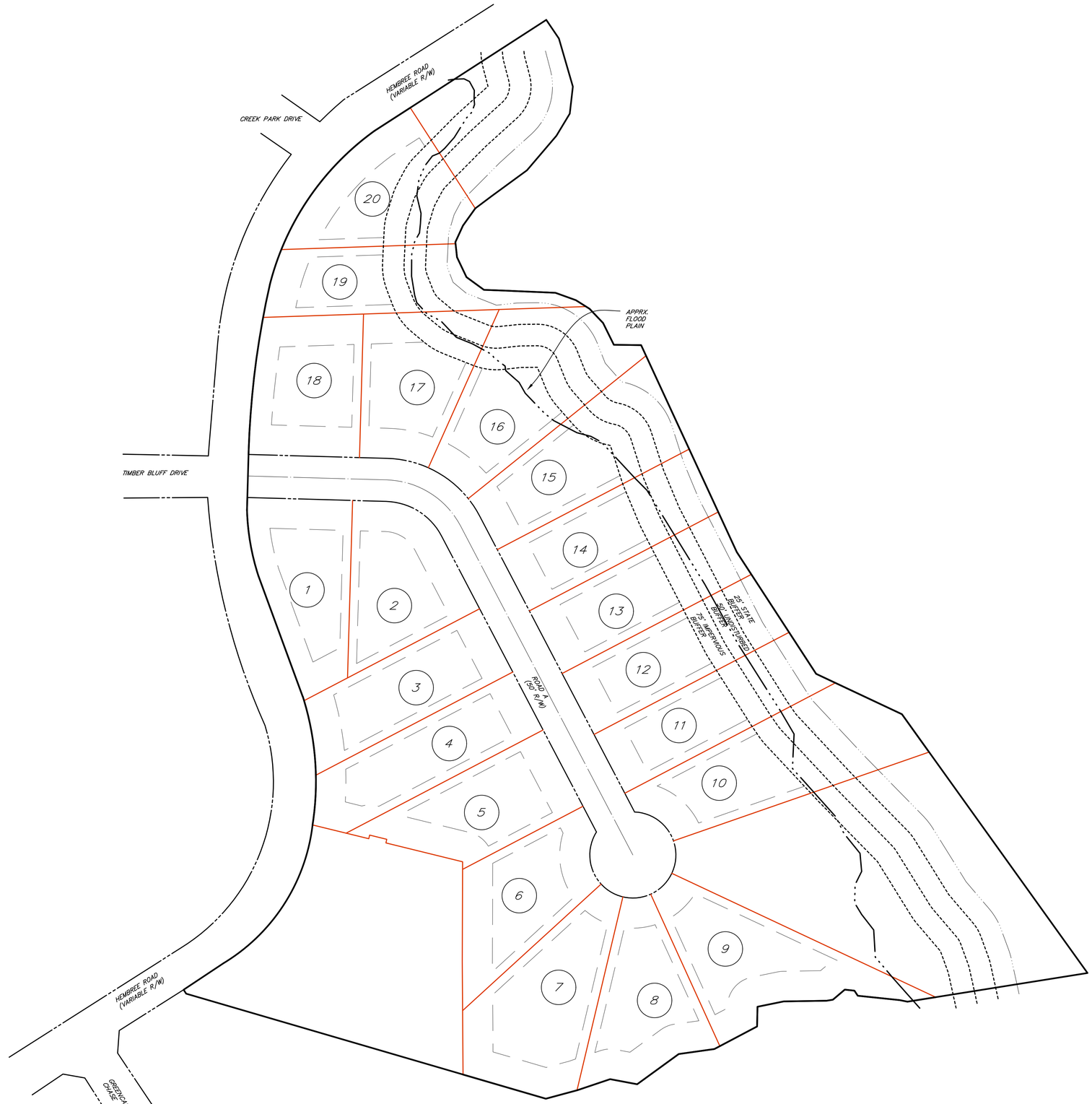
Red Ridge Properties, LLC
(With Copy of Attachment)

HEMBREE RD.
TRACT
LAND LOTS 531, 548 & 549,
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA
REVISION DESCRIPTION:
DRAWN BY: MD
CHECKED BY: BM
DATE: 12/04/2025
SHEET TITLE:
SCALE: 1"=60'
SHT. NO. 01
REV. NO.
GaSWCC #10465
250 CHASTAIN RD. SUITE #125
KENNESAW, GA 30144
678.855.1448 (OFFICE)
404.272.2231 (OFFICE)
NORTH
SCALE IN FEET
GENERAL SITE NOTES:
1. TOTAL SITE AREA = 11.1 ACRES
2. CURRENT ZONING: R-20
3. PROPOSED ZONING: R-20
4. 20,000 SQFT MINIMUM LOT SIZE
5. MAXIMUM DENSITY 1.75 UNITS PER AC.
5.1. 20 LOTS / 11.1 AC = 1.8 UNITS PER AC.
5.2. PROPOSED DENSITY = 20 UNITS
6. MINIMUM HEATED FLOOR AREA
6.1. 1,200 SQUARE FEET MIN.
PROPOSED 2,300 SQFT FLOOR AREA
7. MINIMUM LOT WIDTH / FRONT SETBACK
7.1. 100 FEET / 35 FEET (R-20)
8. BUILDING HEIGHTS
FRONT: 35 FT
REAR: 35 FT
SIDE: 10 FT (20 FT IN AGGR)
9. MAXIMUM STORIES: 2.5
10. MAXIMUM BUILDING HEIGHT: 35 FT
APPLE ROAD (N/A)
ROAD A (N/A)
HEMBREE ROAD (PUBLIC R/W)
CREEK PARK DRIVE
RIVER BLUFF DRIVE
CRICKSTATE DRIVE
1
2
3
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20

EXHIBIT "A"

GENERAL SITE NOTES:

1. TOTAL SITE AREA = 13.2 ACRES
2. CURRENT ZONING: R-30
3. PROPOSED ZONING:R-20
4. 20,000 SQFT MINIMUM LOT SIZE
5. MAXIMUM DENSITY 1.75 UNITS PER AC.
   - 5.1. 1.75 X 13.2 AC = 23.1 UNITS MAX.
   - 5.2. PROPOSED DENSITY = 20 UNITS
6. 1,200 SQFT MINIMUM FLOOR AREA
   - 6.1. PROPOSED 2,500 SQFT FLOOR AREA
7. MINIMUM LOT WIDTH AT FRONT SETBACK
   - 7.1. 75 FT (50FT AT CUL-DE-SAC)
8. BUILDING SETBACKS:
   - FRONT: 35 FT.
   - REAR: 35 FT.
   - SIDE: 10 FT. (25 FT. MAJOR)
9. MAXIMUM COVERAGE: 35%
10. MAXIMUM BUILDING HEIGHT: 35 FT.



NORTH

60 0 60 120

SCALE IN FEET

hagermandesigngroup.com
404.272.2231 (OFFICE)
678.855.1448 (OFFICE)

250 CHASTAIN RD, SUITE #125
KENNESAW, GA 30144

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN

GaSWCC #10465

HEMBREE RD.

TRACT

LAND LOTS 533, 548 & 549,
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GA

REVISION DESCRIPTION:

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	12/04/2025
SHEET TITLE:	
SCALE:	1"=60'
SHT. NO	01
REV. NO:	

Autodesk Docs://Prospective Work\HEMBREE RD\R-20 LAYOUT.dwg, December 4, 2025

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-1-2026

SITE BACKGROUND

Applicant	Jonathan A. Elmer and Sarah Elmer
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jonathan A. Elmer and Sarah Elmer
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jonathan A. Elmer and Sarah Ruth Elmer
Property Location	Located at the western terminus of Lost Valley Lane, west of Old Mountain Road
Address	4998 Lost Valley Lane
Access to Property	Lost Valley Lane

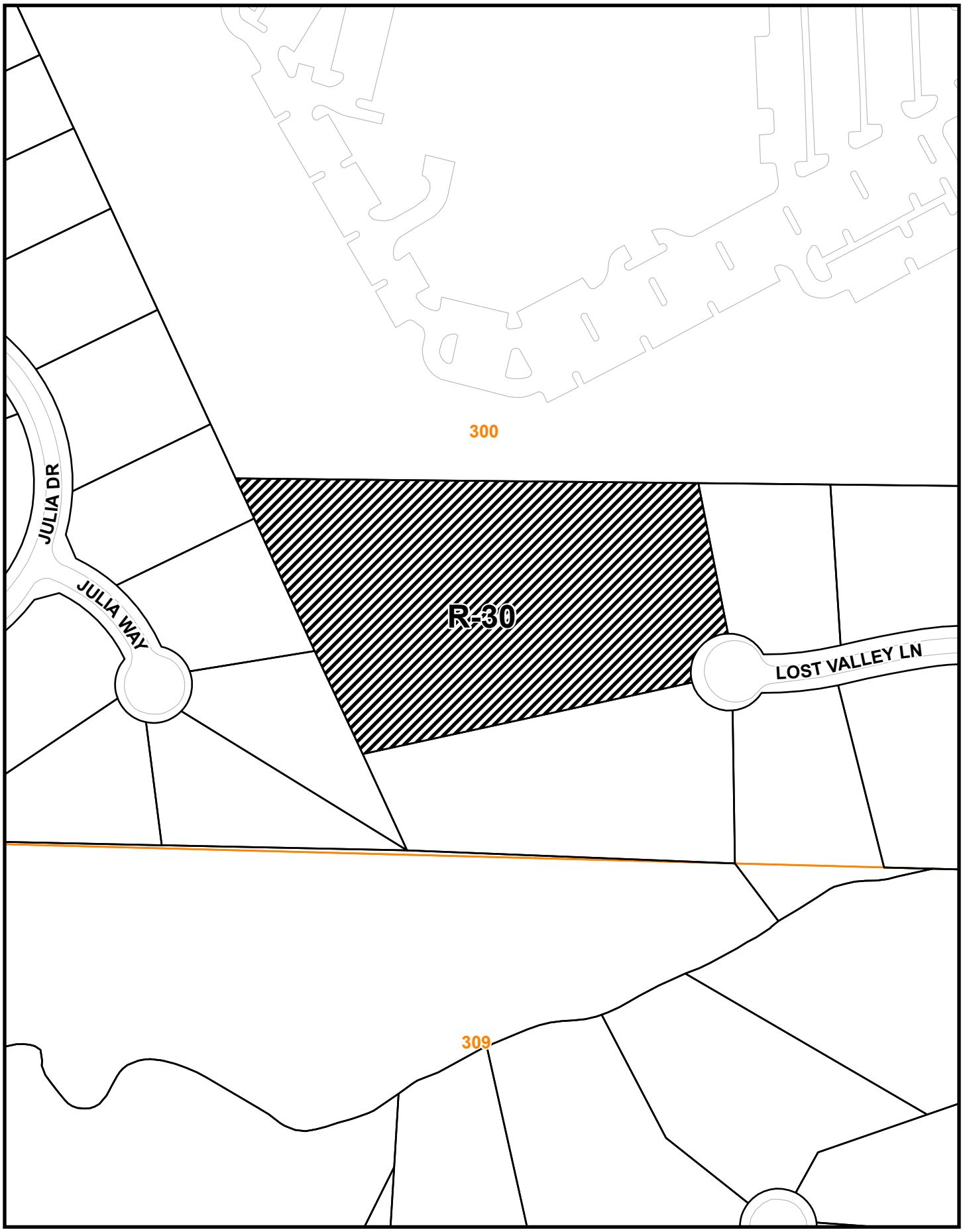
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Breeding dogs
Future Land Use	VLDR
Site Acreage	4.00
District	20
Land Lot	300
Parcel #	20030000190
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-1 2026 Map

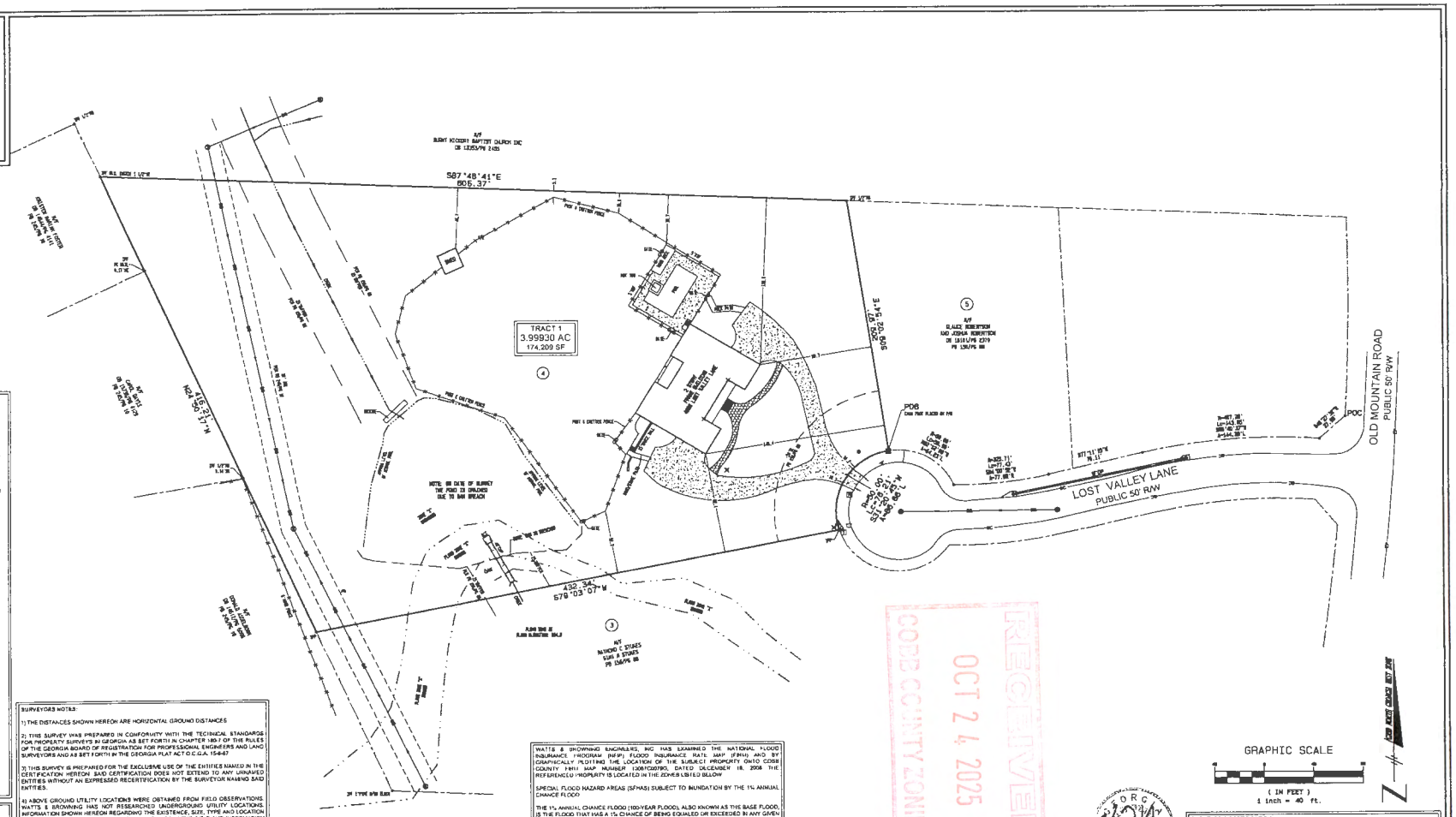


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary



LEGEND

A - ARC	(L) - CURVE TO THE LEFT
AC - ACRE(S)	LOA - LEAD OF ACCESS
AE - ACCESS EASEMENT	LC - LEAD CHORD
AGLC - ATLANTA GAS LIGHT COMPANY	LL - LAND LOT LINE
ASP - ASPHALT	LLP - LEAD POST/LIGHT POLE
BB - BOTTOM OF BANK	LSA - LANDSCAPED AREA
BC - BACK CURB	MB - MAILBOX
BCC - BACK OF CURB CORNER	MFE - MINIMUM FLOOR ELEVATION
BFE - BASE FLOOD ELEVATION	MFN - METROPOLITAN FIBER NETWORK
BL - BUILDING SETBACK LINE	MH - MANHOLE
BM - BENCHMARK	MMP - MAG NAIL PLACED
BPP - BLUE PIN FLAG	MW - MONITORING WELL
BPM - BLUE PAINT MARK	NF - NAIL FOUND
BS - BOTTOM OF SLOPE	NKF - NOW OR FORMERLY
BBCI - BELLSOUTH TELEPHONE CO	OCS - OUTLET CONTROL STRUCTURE
BBCM - BELLSOUTH CABLE MARKER	OH - OVERHANG
BBMH - BELLSOUTH MANHOLE	OPF - ORANGE PIN FLAG
BW - BOTTOM OF WALL	OPM - ORANGE PAINT MARK
BW - BACK OF WALK	OT - OPEN TOP PIPE
CB - CATCH BASIN	P - POWER LINE
CCA - CONDUIT CONCRETE APRON	PB - PLAT BOOK
CCW - CONFIGN CONCRETE WALK	PB - POWER BOX
CI - CURB INLET	PC - PACS(S)
CL - CENTERLINE	PIV - POST INDICATOR VALVE
CM - CHAIN/PIN	PL - PROPERTY LINE
CMF - CONCRETE MONUMENT FOUND	POB - POINT OF BEGINNING
CMP - CORRUGATED METAL PIPE	POC - POINT OF COMMENCING
CO - CLEANOUT	PM - POWER METER
COMM - COMMUNICATION	PP - PONCE PUBLIC
CONC - CONCRETE	PS - PARKING SPACE(S)
CTV - CABLE TV TOP WIRE	PVC - POLYVINYLCHLORIDE PIPE
CTW - CABLE TELEVISION	R - RADIUS
CW - CONCRETE WALK	(R) - CURVE TO THE RIGHT
DB - DEED BOOK	RB - REBAR
DL - DRAINAGE EASLIHENT	RCP - REINFORCED CONCRETE PIPE
DI - DROP INLET	RPF - RED PIN FLAG
DIP - DUCTILE IRON PIPE	RPM - RED PAINT MARK
DNR - DEPT OF NATURAL RESOURCES	RR - RAILROAD
DNRME - DNR MONUMENT SET	RW - RIGHT OF WAY
DR - DRIVE	ROW - RIGHT OF WAY
EB - ELECTRIC BOX	SF - SQUARE FEET
EMC - ELECTRIC MEMBERSHIP CORP	S.P. - SERVICE POLE
EOP - EDGE OF PAVEMENT	SR - SOLID ROD
FC - FACE OF CURB	SS - SANITARY SEWER
FIC - FENCE CORNER	SSE - SANITARY SEWER EASEMENT
FINC - FIRE DEPARTMENT CONNECTION	SW - SIDEWALK
FFE - FINISHED FLOOR ELEVATION	T - TELEPHONE LINE
FH - FIRE HYDRANT	TB - TRAFFIC SIGNAL BOX
FL - FENCE LINE	TD - TRENCH DRAIN
FOCM - FIBRE OPTIC CABLE MARKER	TBM - TEMPORARY BENCHMARK
FP - FENCE POST	TC - TOP OF CURB
FPK - FENCE PK	TP - TELEPHONE POLE
GM - GAS LINE MARKER POST	TP - TRAFFIC POLE
GM - GAS METER	TRANS - TRANSFORMER
GP - GATE POST	TS - TRAFFIC SIGNAL
GP - GUY POLE	TSI - TRAFFIC SIGN
GPC - GEORGIA POWER COMPANY	TW - TOP OF WALL
GR - GUARD RAIL	TW - TEST WELL
GV - GAS VALVE	UG - UNDERGROUND
GW - GUY WIRE	VB - VALVE BOX
HDPE - HIGH DENSITY POLYETHYLENE	VMP - VALVE MARKER POST
HC - HANDICAP PARKING SPACE	W - WATER LINE
HVP P - HIGH VOLTAGE PRIMAR POLE	WF - WOOD FENCE FLAG
HW - HEADWALL	WIF - WROUGHT IRON FENCE
HYD - HYDRANT ON CONTROL VALVE	WM - WATER METER
INV - INVERT	WV - WATER VALVE
IPF - IRON PIN FOUND	X - CORNER
IPP - IRON PIN PLACED 1/2" RB W/ CAP	YI - YARD INLET
IRF - INTERMEDIATE REGIONAL FLOOD	YPF - YELLOW PIN FLAG
JB - JUNCTION BOX	YPM - YELLOW PAINT MARK

SYMBOL LEGEND

AIR CONDITIONING UNIT	BF	BOLLARD	TREE		
BACKFLOW PREVENTOR	BP	BYPASS	UTILITY BOX		
BOLLARD	BRD/BRN CONTROL VALVE	UTILITY MANHOLE			
BOUNDARY LINE MARKER	BW	IRON PIN FOUND	UTILITY POLE		
BOUNDARY MARKER	CM	MONUMENT	VALVE MANHOLE		
CONCRETE MONUMENT FOUND	DB	JUNCTION BOX	WATER LINE MARKER POST		
CATCH BASIN	LP	LAMP POST/LIGHT POLE	WATER METER		
CATCH BASIN	MB	MAIL BOX/MAIL	WATER METER VAULT		
CHILLER	MW	MONITORING WELL	WATER METER		
CLEANOUT	PM/MBE	UTILITY PAINT MARK	WATER VALVE		
CROSS	POB/POC	PAVING NOTCH	CROSS-ARM/ARM POLE		
CABLE TV BOX	PWR/GM	POWER CONTROL	CABLE TV		
DROP INLET	RB	RAINGEAR DRAIN	FENCE LINE		
HAND	RVB	RISER/OUTLET	TREELINE		
FIBER OPTIC CABLE MARKER	SP	POWER POLE	TRANSMISSION LINE		
FIRE DEPT CONNECTION	TMB	POWER MANHOLE	POWER & TELEPHONE		
FIRE HYDRANT	TP	POWER METER	GAS LINE		
GAS LINE MARKER POST	SMH/MBE	SANITARY SEWER MANHOLE	WATER LINE		
GAS MANHOLE	SSB	SOD	STORM LINE		
GAS METER	UB	TRAFFIC SIGNAL BOX	TELEPHONE LINE		
GAS VALVE	TS	TRAFFIC POLE	GAS LINE		
GRAVEL DRIVE	UM	UTILITY MANHOLE	GROUP LINE		
GROUND FLAT	WMH	WATER MANHOLE	WATER LINE		

SURVEYOR'S NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY OR MAY NOT BE AFFECTED BY ENVIRONMENTAL ISSUES

6) GRID NORTH WAS DETURMINED BY MAKING UTILIZING STATICE OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS14 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

REFERENCE MATERIAL

1) TITLE COMMITMENT: A TITLE COMMITMENT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW

2) ZONING REPORT: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW

3) DEED: LIMITED WARRANTY DEED - THE BANK OF NEW YORK MELLON TO JONATHAN A ELMER AND SCOTT ALAN BECKLEY, RECORDED ON FEBRUARY 6, 2015 IN DEED BOOK 15218, PAGE 3881, COBB COUNTY, GEORGIA

4) PLAT: FINAL PLAT FOR: THE VALLEY AT LOST MOUNTAIN LOCATED IN LAND LOT 300, DISTRICT 20, SECTION 2, COBB COUNTY, GEORGIA DATED AUGUST 29, 1994, REVISED JUNE 22, 1995 AND RECORDED ON JUNE 27, 1995 IN PLAT BOOK 158, PAGE 88, COBB COUNTY, GEORGIA RECORDS.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0079D, DATED DECEMBER 08, 2008. THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, AR/A, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

OTHER FLOOD AREAS

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

OTHER AREAS

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

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THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 84,250 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 811,937 FEET.

A LEICA 1313 TOTAL STATION WAS USED TO OBTAIN THE LINEAN AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

VIRGIL T. HAMMOND
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554
09/21/2025
DATE

RETRACEMENT BOUNDARY SURVEY FOR
JONATHAN ELMER
OF
LOT 4, THE VALLEY AT LOST MOUNTAIN SUBDIVISION
LOCATED IN
LAND LOT 300
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 951-5188
FAX: (770) 951-5870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DATE SURVEYED:	08/21/2025
DATE UPDATED:	N/A
SURVEYED BY:	RKR
DATE DRAFTED:	09/22/2025
UPDATE DRAFTER:	N/A
DRAWN BY:	ARCH
CHECKED BY:	VTH
FIELD BOOK #:	2557
JOB NUMBER:	2508013
FOLDER NUMBER:	2508013
CORD FILE:	N/A
DESC FILE:	2508013
CCSM/TL/LL/DATE:	COBB/300/02
PLAT FILE:	1
SHEET:	1 OF 1

LUP-1 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Breeding Dogs
2. Number of employees? 0
3. Days of operation? Not Applicable (24/7)
4. Hours of operation? Not Applicable (24/7)
5. Number of clients, customers, or sales persons coming to the house per day? 0 ;Per week? 0
6. Where do clients, customers and/or employees park?
   Driveway:_____; Street:_____ ;Other (Explain): Not Applicable
7. Signs? No: ✓ ; Yes:_____. (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No ✓ ; Yes_____(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ✓ ;No_____
11. Any outdoor storage? No ✓ ; Yes_____(If yes, please state what is kept outside):
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No___ ;Yes ✓ (If yes, attach a copy of the Notice of Violation and/or tickets to this form). Code-2025-04817
14. Any additional information? (Please attach additional information if needed):

Applicant signature: _____ Date:_____

Applicant name (printed): Jonathan Elmer

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OCT 24 2025
PLANNING

Dear Members of the Zoning Board,

My name is Jonathan Elmer, and my wife Sarah and I have been in this community for almost 14 years, and we love living here. I work as a Property Manager for Walton Communities, and have since 2012. Sarah is a former educator at Harrison High School, although now she stays home to raise our nine children. She also works part-time as a counselor at our church, Burnt Hickory Baptist, who also happens to share a property line with us. If that weren't enough, she also homeschools all nine of our kids. For both Sarah and I, it has been our ambition to lead a quiet life, minding our home and our family and supporting our neighborhood, church, and our community. As part of that, Sarah also volunteers as the leader of the women's ministry at our church, and I serve as a Deacon. I also volunteer on the board at Oregon Park, a local park near our neighborhood.

I am writing today as part of our application for a temporary land use permit for our property. We currently have several smalls dogs on our property, mostly miniature poodles but also a few King Charles Cavaliers and Havanese (I have attached some pictures of them so you can see). When we started this journey, we were only what is considered hobby breeders, with just one litter in 2023. However, as we saw this process unfold, and the level of interest piqued in our children, we decided to grow beyond hobby breeding and turn this into vocational training as part of our home school. So far, it has been very fruitful, as they have learned tangible life skills such as hard work and responsibility. In addition, it gives a chance to discuss higher level topics like biology, finance, and civics. Perhaps most significantly, it has taught them how to care for another living being, a most important ethic that is not easily replicated in other ways, whether by texts or hands on learning.

Anyway, when we made this transition we immediately registered our business with the Georgia Department of Agriculture to make sure we were following all ethical standards and appropriate protocols for caring for our precious dogs. But it only came to our attention after the fact that Cobb County also requires that if you breed more than one litter per year, you have to have permission from zoning. As it is our intention to let each of our children have their own breeding dog, so they can each partake in our vocation, we need to apply for a permit. We recognize that this was an unfortunate oversight, and apologize for not recognizing our error sooner, but only after we received a notice of violation. We are very committed to resolving this process and respect whatever decision the zoning board recommends. It is our hope that you will evaluate our program and our home and allow us to continue our breeding. I very much appreciate your consideration, and thank you for your continued care for our community that our family calls home.

Sincerely,

Jonathan Elmer

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OCT 24 2025




Polly Pocket





Jonathan Elmer
4998 Lost Valley Ln
Powder Springs, GA 30127

The enclosed Georgia Pet Dealer's Certificate is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

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COBB COUNTY ZONING

Georgia Department of Agriculture
Animal Protection Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
agr.georgia.gov

PET DEALER LICENSE

This license enables the above business to operate in the State of Georgia as a pet dealer subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.
This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

License Number:
36-36121587

Jonathan Elmer
4998 Lost Valley Ln
Powder Springs GA 30127

Date Issued:
6/3/2025

Expiration Date:
9/30/2026

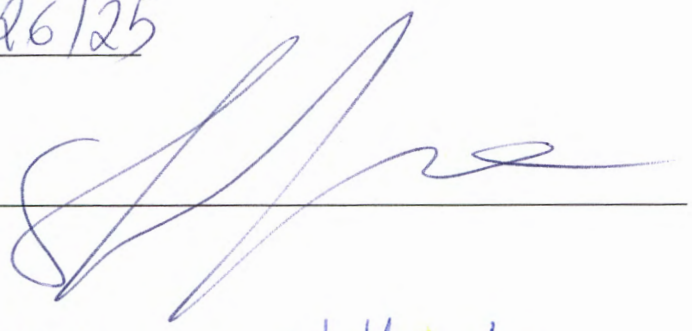
License Fee: $400

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

Happy to support a Land Use Permit for dog breeding at 4998 Lost Valley Lane Powder Springs, on behalf of The Elmer Family.

NAME: Maria Regina de Robertson

DATE: 9/26/25

SIGNATURE: 

4994 Lost Valley Ln
Powder Springs, GA 30127

RE[illegible]ED
OCT 24 [illegible]25
COBB C[illegible]NING

Happy to support a Land Use Permit for dog breeding at 4998 Lost Valley Lane Powder Springs, on behalf of The Elmer Family.

NAME: ZEPH & CAROL DAVIS

DATE: 09/16/25

SIGNATURE: Davis

5060 Julia Way
Powder Springs, GA 30127

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BURNT HICKORY
BAPTIST CHURCH

October 15, 2025

Subject: Regarding Zoning Request by Jonathan and Sarah Elmer

To Whom it May Concern:

I am writing to you today regarding the zoning request submitted by Jonathan and Sarah Elmer for the use of their land for their dog breeding business. Our church shares property lines with the Elmers, and we have been asked to offer our perspective as an adjoining property owner.

The Elmers have been valued and committed members of our church community for approximately 10 years. During this time, they have and are actively participating in various leadership roles, have been an important part of our congregation, and Sarah serves on in our Counseling Center Staff. We have enjoyed a positive neighborly relationship with the Elmers and have not experienced any issues related to their property or the past dogs that they have bred.

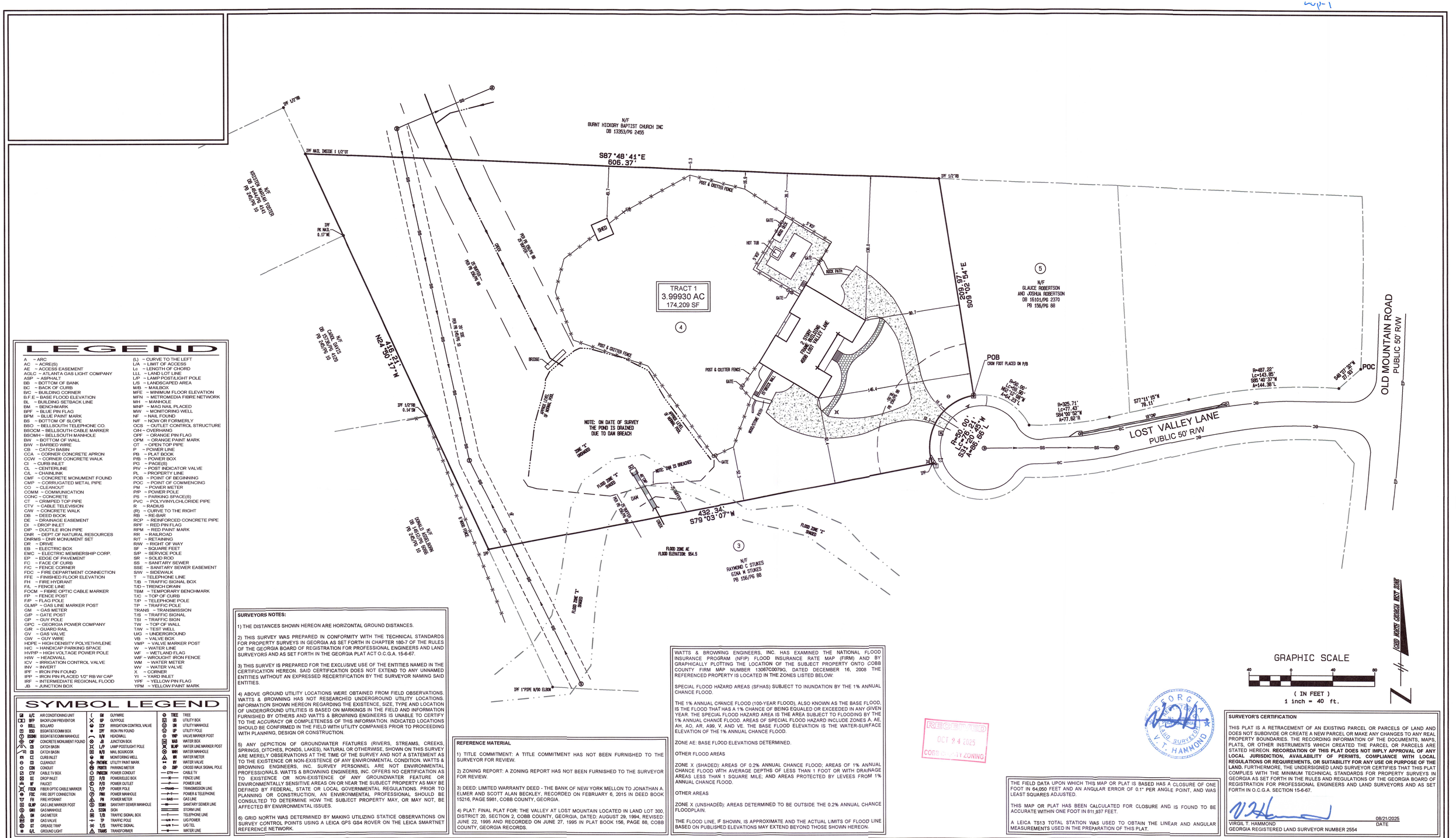
Please do not hesitate to contact me if you require any further information or clarification.

Thank you for your time and attention to this matter.

Sincerely,

Matt Petty
Senior Pastor

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OCT 24 2025
COBB COUNTY ZONING



LEGEND

A ~ ARC	(L) ~ CURVE TO THE LEFT
AC ~ ACRE(S)	L/A ~ LIMIT OF ACCESS
AE ~ ACCESS EASEMENT	Lc ~ LENGTH OF CHORD
AGLC ~ ATLANTA GAS LIGHT COMPANY	LLL ~ LAND LOT LINE
ASP ~ ASPHALT	L/P ~ LAMP POST/LIGHT POLE
BB ~ BOTTOM OF BANK	L/S ~ LANDSCAPED AREA
BC ~ BACK OF CURB	M/B ~ MAILBOX
B/C ~ BUILDING CORNER	MFE ~ MINIMUM FLOOR ELEVATION
B.F.E ~ BASE FLOOD ELEVATION	MFN ~ METROMEDIA FIBRE NETWORK
BL ~ BUILDING SETBACK LINE	MH ~ MANHOLE
BM ~ BENCHMARK	MNP ~ MAG NAIL PLACED
BPF ~ BLUE PIN FLAG	MW ~ MONITORING WELL
BPM ~ BLUE PAINT MARK	N/F ~ NOW OR FORMERLY
BS ~ BOTTOM OF SLOPE	OCS ~ OUTLET CONTROL STRUCTURE
BSO ~ BELLSOUTH TELEPHONE CO.	O/H ~ OVERHANG
BSCCM ~ BELLSOUTH CABLE MARKER	OPF ~ ORANGE PIN FLAG
BSOMH ~ BELLSOUTH MANHOLE	OPM ~ ORANGE PAINT MARK
BW ~ BOTTOM OF WALL	OT ~ OPEN TOP PIPE
BWF ~ BARBED WIRE	P ~ POWER LINE
CB ~ CATCH BASIN	PB ~ PLAT BOOK
CCA ~ CORNER CONCRETE APRON	P/B ~ POWER BOX
CCW ~ CORNER CONCRETE WALK	PG ~ PAGE(S)
CI ~ CURB INLET	PIV ~ POST INDICATOR VALVE
CL ~ CENTERLINE	PL ~ PROPERTY LINE
C/L ~ CHAINLINK	POB ~ POINT OF BEGINNING
CMF ~ CONCRETE MONUMENT FOUND	POC ~ POINT OF COMMENCING
CMP ~ CORRUGATED METAL PIPE	PM ~ POWER METER
CO ~ CLEANOUT	P/P ~ POWER POLE
COMM ~ COMMUNICATION	PS ~ PARKING SPACE(S)
CONC ~ CONCRETE	PVC ~ POLYVINYLCHLORIDE PIPE
CT ~ CRIMPED TOP PIPE	R ~ RADIUS
CTV ~ CABLE TELEVISION	(R) ~ CURVE TO THE RIGHT
C/W ~ CONCRETE WALK	RB ~ RE-BAR
DB ~ DEED BOOK	RCP ~ REINFORCED CONCRETE PIPE
DE ~ DRAINAGE EASEMENT	RPF ~ RED PIN FLAG
DI ~ DROP INLET	RPM ~ RED PAINT MARK
DIP ~ DUCTILE IRON PIPE	RR ~ RAILROAD
DNR ~ DEPT. OF NATURAL RESOURCES	R/T ~ RETAINING
DNRMS ~ DNR MONUMENT SET	R/W ~ RIGHT OF WAY
DR ~ DRIVE	SF ~ SQUARE FEET
EB ~ ELECTRIC BOX	S/P ~ SERVICE POLE
EMC ~ ELECTRIC MEMBERSHIP CORP.	SR ~ SOLID ROD
EP ~ EDGE OF PAVEMENT	SS ~ SANITARY SEWER
FC ~ FACE OF CURB	SSE ~ SANITARY SEWER EASEMENT
F/C ~ FENCE CORNER	S/W ~ SIDEWALK
FDC ~ FIRE DEPARTMENT CONNECTION	T ~ TELEPHONE LINE
FFE ~ FINISHED FLOOR ELEVATION	T/B ~ TRAFFIC SIGNAL BOX
FH ~ FIRE HYDRANT	T/D ~ TRENCH DRAIN
F/L ~ FENCE LINE	TBM ~ TEMPORARY BENCHMARK
FOCM ~ FIBRE OPTIC CABLE MARKER	T/C ~ TOP OF CURB
FP ~ FENCE POST	T/P ~ TELEPHONE POLE
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GM ~ GAS METER	T/S ~ TRAFFIC SIGNAL
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G/R ~ GUARD RAIL	U/G ~ UNDERGROUND
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GW ~ GUY WIRE	VMP ~ VALVE MARKER POST
HDPE ~ HIGH DENSITY POLYETHYLENE	W ~ WATER LINE
H/C ~ HANDICAP PARKING SPACE	WF ~ WETLAND FLAG
HVP/P ~ HIGH VOLTAGE POWER POLE	WIF ~ WROUGHT IRON FENCE
H/W ~ HEADWALL	WM ~ WATER METER
ICV ~ IRRIGATION CONTROL VALVE	WV ~ WATER VALVE
INV ~ INVERT	X ~ CORNER
IPF ~ IRON PIN FOUND	YI ~ YARD INLET
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IRF ~ INTERMEDIATE REGIONAL FLOOD	YPM ~ YELLOW PAINT MARK
J/B ~ JUNCTION BOX	

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	GW	GUYWIRE	TREE	TREE
BFP	BACKFLOW PREVENTOR	GP	GUYPOLE	UB	UTILITY BOX
BOLL	BOLLARD	ICV	IRRIGATION CONTROL VALVE	UM	UTILITY MANHOLE
BSO	BSO/AT&T/COMM BOX	IPF	IRON PIN FOUND	UP	UTILITY POLE
BSOMH	BSO/AT&T/COMM MANHOLE	M/B	MAILBOX	VMP	VALVE MARKER POST
CMF	CONCRETE MONUMENT FOUND	JB	JUNCTION BOX	WAS	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WM	WATER METER
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PATMK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XMP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PARCON	POWER CONDUIT	CTV	CABLE TV
DI	DROP INLET	P/B	POWER/ELEC BOX	FENCE	FENCE LINE
FAU	FAUCET	P/O	POWER OUTLET	P	POWER LINE
FOCM	FIBER OPTIC CABLE MARKER	P/P	POWER POLE	TRANS	TRANSMISSION LINE
FDC	FIRE DEPT CONNECTION	PMH	POWER MANHOLE	P/T	POWER & TELEPHONE
FH	FIRE HYDRANT	PM	POWER METER	GAS	GAS LINE
GLMP	GAS LINE MARKER POST	SSMH	SANITARY SEWER MANHOLE	SS	SANITARY SEWER LINE
GMH	GAS MANHOLE	SIGN	SIGN	SD	STORM LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX	T	TELEPHONE LINE
GV	GAS VALVE	TP	TRAFFIC POLE	UG PWR	U/G POWER
GT	GREASE TRAP	T/S	TRAFFIC SIGNAL	UG TEL	U/G TEL
G/L	GROUND LIGHT	TRANS	TRANSFORMER	W	WATER LINE

SURVEYORS NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

6) GRID NORTH WAS DETERMINED BY MAKING UTILIZING STATICE OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS4 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

REFERENCE MATERIAL

1) TITLE COMMITMENT: A TITLE COMMITMENT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

2) ZONING REPORT: A ZONING REPORT HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

3) DEED: LIMITED WARRANTY DEED - THE BANK OF NEW YORK MELLON TO JONATHAN A ELMER AND SCOTT ALAN BECKLEY, RECORDED ON FEBRUARY 6, 2015 IN DEED BOOK 15216, PAGE 5981, COBB COUNTY, GEORGIA.

4) PLAT: FINAL PLAT FOR: THE VALLEY AT LOST MOUNTAIN LOCATED IN LAND LOT 300, DISTRICT 20, SECTION 2, COBB COUNTY, GEORGIA, DATED: AUGUST 29, 1994, REVISED: JUNE 22, 1995 AND RECORDED ON JUNE 27, 1995 IN PLAT BOOK 156, PAGE 88, COBB COUNTY, GEORGIA RECORDS.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0079G, DATED DECEMBER 16, 2008 THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW:

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

OTHER FLOOD AREAS

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OTHER AREAS

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

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OCT 9 4 2025
CORRECTLY ZONING

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 64,050 FEET AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 811,937 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

08/21/2025
VIRGIL T. HAMMOND — DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

RETRACEMENT BOUNDARY SURVEY FOR

JONATHAN ELMER

OF

LOT 4, THE VALLEY AT LOST MOUNTAIN SUBDIVISION

LOCATED IN

LAND LOT 300
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS

NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 40'
DATE SURVEYED:	08/21/2025
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	08/22/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	VTH
FIELD BOOK #:	2937
JOB NUMBER:	250803
FOLDER NUMBER:	250803
C050 FILE:	N/A
DISC FILE:	250803
COUNTY/LL/D/S:	COBB/300/2/2
PLAT FILE:	B
SHEET:	1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-1-2026

SITE BACKGROUND

Applicant	Jonathan A. Elmer and Sarah Elmer
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jonathan A. Elmer and Sarah Elmer
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jonathan A. Elmer and Sarah Ruth Elmer
Property Location	Located at the western terminus of Lost Valley Lane, west of Old Mountain Road
Address	4998 Lost Valley Lane
Access to Property	Lost Valley Lane

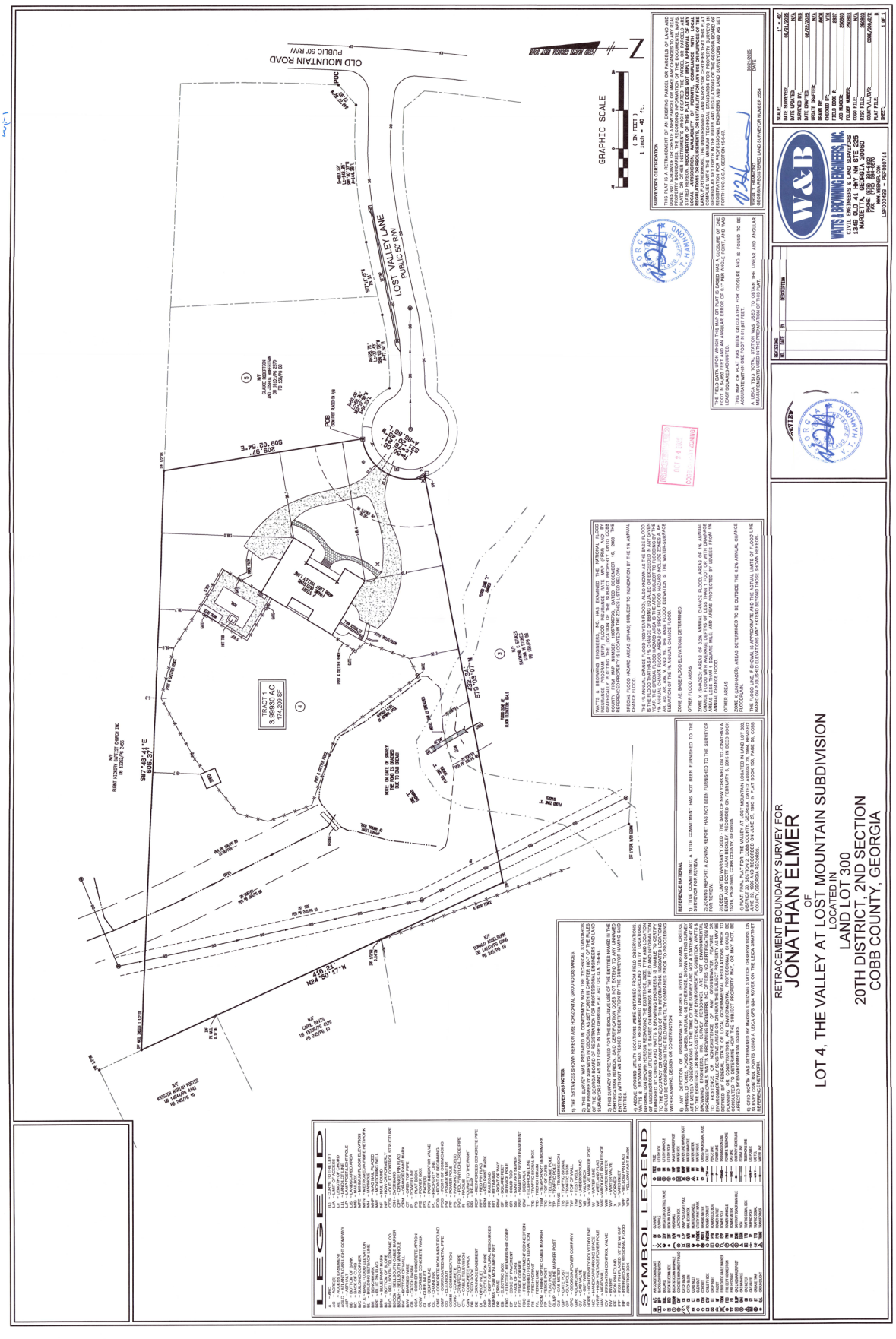
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Breeding dogs
Future Land Use	VLDR
Site Acreage	4.00
District	20
Land Lot	300
Parcel #	20030000190
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of the case, Staff recommends **DENIAL.**


RETRACEMENT BOUNDARY SURVEY FOR
JONATHAN ELMER
OF
LOT 4, THE VALLEY AT LOST MOUNTAIN SUBDIVISION
LOCATED IN
LAND LOT 300
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
OLD MOUNTAIN ROAD
PUBLIC 50' R/W
LOST VALLEY LANE
PUBLIC 50' R/W
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
TRACT 1
3.69930 AC
174,209 SF
S87°48'41"E
606.37'
N62°50'17"W
416.21'
S79°39'07"W
439.30'
S09°02'64"E
209.97'
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: 770.861.1886
WWW.WBENGR.COM
LSF000459 - PE000714
SURVEYOR'S CERTIFICATION
SURVEYOR'S NOTES:
REFERENCE MATERIAL:
LEGEND
SYMBOL LEGEND

LUP-1 2026 Aerial Map



North

Zoning: R-30 / Church

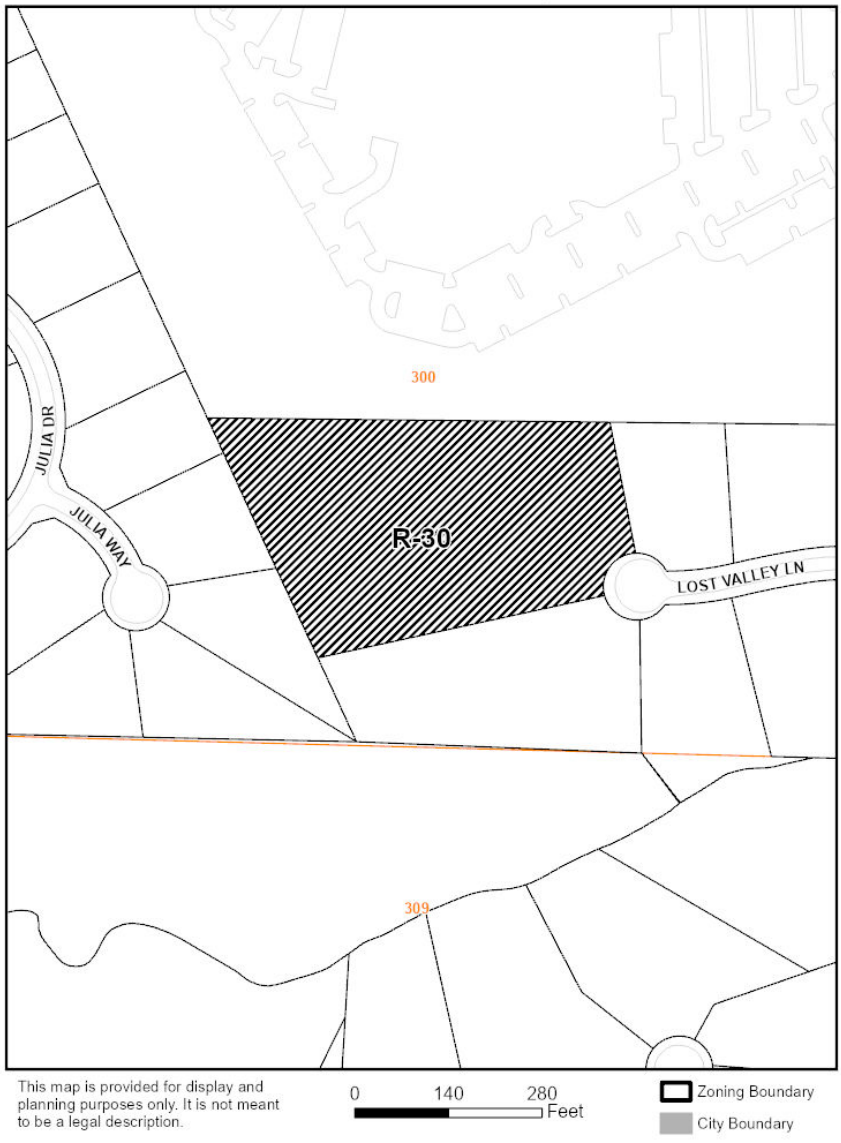
Future Land Use: VLDR

WEST

Zoning: R-30 / Single-Family Homes

Future Land Use: VLDR

LUP-1 2026 Map



EAST

Zoning: R-30 / Single-Family Home

Future Land Use: VLDR

SOUTH

Zoning: R-30 / Single-Family Home

Future Land Use: VLDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a temporary land use permit for the purpose of operating a dog breeding business from their home. The applicant has indicated there will be no unrelated employees and no clients or customers for this request. The applicant lives in the current property address and has no vehicles related to this request. This application is the result of a Code Enforcement complaint. The applicant is requesting to be approved for 24 months.

LUP-1-2026 DEPARTMENT COMMENTS – Fire Department

01/06/26

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-1-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

12/26/2025

Comprehensive Plan Future Land Use Designation: Very Low Density Residential
The subject tract is within the Very Low Density Residential (VLDR) future land use category. The purpose of VLDR is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-1

February '26 Zoning

Applicant: Jonathan A. Elmer and Sarah Elmer

Water & Sewer Comments: No comments.

Recommendations

No comment.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-04817 **OPEN DATE:** 7/14/2025

COMPLAINANT: HALLER WANDA **PHONE #:** (404)906-2524

DESCRIPTION: BREEDING DOGS AT PROPRETY (18 DOGS)

PRIMARY ADDRESS:

4998 LOST VALLEY LN NW
POWDER SPRINGS, GA 30127

OWNER ADDRESS:

ELMER JONATHAN A & SARAH RUTH
4998 LOST VALLEY LN
POWDER SPRINGS, GA 30127

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/15/2025		Case Details		I met with property owner Sarah Elmer and advised about the complaint. Sarah stated that she did breed Miniature Poodles. Sarah stated that she is a registered breeder with the Georgia Dept. of Agriculture. I informed Sarah that due to being in a residential area within Unincorporated Cobb Count, she would be required to obtain a Land Use Permit and would need to contact Cobb County Zoning. I issued notice of violation for PERMITTED USE/ ANIMAL BREEDING/BOARDING KENNELS. J. COCHRAN
07/15/2025		Initial Investigation	In Violation	/* Permitted use/ Breeding/ Boarding Kennels |* 134-196 (3) *|Breeding and boarding Kennels are not permitted in residentially zoned areas. A Land Use Permit must be obtained .*/
07/16/2025		Case Details		I spoke with property owner Jonathan Elmer via telephone. I advised that he needed to apply for the Land Use Permit. Jonathan had already picked up the paperwork from zoning. I will extend the case 30 days and follow up for an update. J. COCHRAN
07/16/2025		ReInspection	Extension	
07/22/2025		Case Details		I spoke with property owner Jonathan Elmer in reference to the Land Use Permit. Jonathan stated that he is currently working on the paperwork and is trying to find a surveyor that is not booked up. J COCHRAN
07/28/2025		Case Details		I received an email from Mr. Elmer stating that he was no longer going to go through with the Land Use Permit Application due to the neighborhood threatening to place a lien on his property for violating their covenants. I will still follow up with Mr. Elmer on August 18th while he gets in compliance with Cobb County. J. COCHRAN
07/28/2025		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
08/06/2025		Case Details		I received an email from Mr. Elmer stating that he has retained an attorney and he has just signed a contract with Watts and Browning Engineers to perform the land survey. The survey company will need at least 10-12 days to complete the survey. Mr. Elmer will then file for the Land use Permit. Will extend the case for this to happen. J. COCHRAN
08/06/2025		ReInspection	Extension	
08/27/2025		Case Details		Waiting to get the engineer report back from the Surveyors. J. COCHRAN
08/27/2025		ReInspection	Extension	
09/04/2025		Case Details		I spoke with Mr. Elmer via telephone and he has received the copy of the survey. Mr. Elmer stated that he now plans on gathering the signatures from neighbors and turning in the application to Zoning. J. COCHRAN
09/04/2025		ReInspection	Extension	
09/16/2025		Case Details		Left voicemail for Jonathan to contact me with update. J. COCHRAN
09/16/2025		ReInspection	Extension	
09/18/2025		Case Details		I spoke with Jonathan and he has completed the paperwork and finished gathering the signatures from neighbors. He plans on submitting the LUP paperwork next week. J. COCHRAN
09/18/2025		ReInspection	Extension	
09/25/2025		Case Details		I checked and the LUP has NOT been applied for. Extending for 1 week to see if paperwork is turned in this week. J. COCHRAN
09/25/2025		ReInspection	Extension	
10/09/2025		Case Details		The LUP has not yet been filed. D Roberts
10/09/2025		ReInspection	Extension	
10/16/2025		Case Details		I left Jonathan Elmer a voicemail to contact me about submitting the application. J. COCHRAN
10/16/2025		Case Details		I spoke with Ms. Elmer and she stated that her husband is planning on turning in the application either tomorrow, or on Monday October 20, 2025. J. COCHRAN
10/22/2025		Phone Call		The complainant called for an update. I advised that I would inquire with a supervisor and Officer Cockran to inquire about additional enforcement. The LUP application has not yet been filed as Ms. Elmer stated that they would be by October 20. Additional dogs have been added which D Roberts
10/28/2025		Case Details		The property owners filed the paperwork for the Land Use Permit which is LUP-1 for 2026. The meeting notes and minutes will most likely not be available until February 2026. I am extending the case until then. D Roberts
10/28/2025		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
12/18/2025		Case Details		I met with Ms. Elmer and spoke about the dogs. Ms. Elmer stated that she currently had 9 young dogs at the property being screened for breeding and 9 adult dogs at the property for breeding. The total number of dogs is 18. The dogs that are bred are Mini Poodles, Havanese, and King Charles Cavaliers. All of these breeds are toy breeds. I have photos of the dogs and a photo of the fully fenced back yard. The property is 2 acers. Ms. Elmer also stated that her house is 11,000 sq ft so there is plenty of room for the dogs. Ms. Elmer also stated that, no customers come to her house to purchase the dogs. J. COCHRAN
12/18/2025		Case Details		Photos of the dogs and the fenced back yard are save in ON BASE file. The dogs are very small in size and the very large backyard is fenced in. J. COCHRAN

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-04817 Date: 7/15/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

4998 LOST VALLEY LN NW	POWDER SPRINGS, GA 30127	20	0300	019	R-30
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or ELMER JONATHAN A & SARAH RUTH (4998 LOST VALLEY LN POWDER SPRINGS, GA 30127)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from July 15, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
Permitted use/ Breeding/ Boarding Kennels	134-196 (3)	Breeding and boarding Kennels are not permitted in residentially zoned areas. A Land Use Permit must be obtained .

Officer: Jason Cochran (jason.cochran@cobbcounty.gov) — Officer

Direct: 770-420-6665 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**






Polly Pocket



STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This request may affect the safety, health, or welfare of the surrounding properties.

(2) Parking and traffic considerations.
Applicant has a driveway that would accommodate any client parking.

(3) Number of nonrelated employees.
N/A

(4) Number of commercial and business deliveries.
There will be no deliveries.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
Permitting business uses in residential areas can create traffic and parking concerns.

(6) Compatibility of the business use to the neighborhood.
This use will not be compatible with the surrounding residential neighborhoods.

(7) Hours of operation.
24 hours, 7 days a week.

(8) Existing business uses in the vicinity.
There are no known businesses in this residential area.

(9) Effect on property values of surrounding property.
This request should not have an effect on surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is the result of a complaint from Code Enforcement.

(11) Intensity of the proposed business use.
The proposed use may increase traffic in the area, if customers are permitted.

(12) Location of the use within the neighborhood.
The proposed use is in a platted subdivision.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Breeding Dogs
2. Number of employees? 0
3. Days of operation? Not Applicable (24/7)
4. Hours of operation? Not Applicable (24/7)
5. Number of clients, customers, or sales persons coming to the house per day? 0 ;Per week? 0
6. Where do clients, customers and/or employees park?
   Driveway:_____; Street:_____ ;Other (Explain): Not Applicable
7. Signs? No: ✓ ; Yes:_____. (If yes, then how many, size, and location):
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No ✓ ; Yes_____(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes ✓ ;No_____
11. Any outdoor storage? No ✓ ; Yes_____(If yes, please state what is kept outside):
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No___ ;Yes ✓ (If yes, attach a copy of the Notice of Violation and/or tickets to this form). Code-2025-04817
14. Any additional information? (Please attach additional information if needed):

Applicant signature: _____ Date:_____

Applicant name (printed): Jonathan Elmer

RECEIVED
OCT 24 2025
PLANNING

Dear Members of the Zoning Board,

My name is Jonathan Elmer, and my wife Sarah and I have been in this community for almost 14 years, and we love living here. I work as a Property Manager for Walton Communities, and have since 2012. Sarah is a former educator at Harrison High School, although now she stays home to raise our nine children. She also works part-time as a counselor at our church, Burnt Hickory Baptist, who also happens to share a property line with us. If that weren't enough, she also homeschools all nine of our kids. For both Sarah and I, it has been our ambition to lead a quiet life, minding our home and our family and supporting our neighborhood, church, and our community. As part of that, Sarah also volunteers as the leader of the women's ministry at our church, and I serve as a Deacon. I also volunteer on the board at Oregon Park, a local park near our neighborhood.

I am writing today as part of our application for a temporary land use permit for our property. We currently have several smalls dogs on our property, mostly miniature poodles but also a few King Charles Cavaliers and Havanese (I have attached some pictures of them so you can see). When we started this journey, we were only what is considered hobby breeders, with just one litter in 2023. However, as we saw this process unfold, and the level of interest piqued in our children, we decided to grow beyond hobby breeding and turn this into vocational training as part of our home school. So far, it has been very fruitful, as they have learned tangible life skills such as hard work and responsibility. In addition, it gives a chance to discuss higher level topics like biology, finance, and civics. Perhaps most significantly, it has taught them how to care for another living being, a most important ethic that is not easily replicated in other ways, whether by texts or hands on learning.

Anyway, when we made this transition we immediately registered our business with the Georgia Department of Agriculture to make sure we were following all ethical standards and appropriate protocols for caring for our precious dogs. But it only came to our attention after the fact that Cobb County also requires that if you breed more than one litter per year, you have to have permission from zoning. As it is our intention to let each of our children have their own breeding dog, so they can each partake in our vocation, we need to apply for a permit. We recognize that this was an unfortunate oversight, and apologize for not recognizing our error sooner, but only after we received a notice of violation. We are very committed to resolving this process and respect whatever decision the zoning board recommends. It is our hope that you will evaluate our program and our home and allow us to continue our breeding. I very much appreciate your consideration, and thank you for your continued care for our community that our family calls home.

Sincerely,

Jonathan Elmer

RECEIVED
OCT 24 2025




Polly Pocket





Jonathan Elmer
4998 Lost Valley Ln
Powder Springs, GA 30127

The enclosed Georgia Pet Dealer's Certificate is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

RECEIVED
OCT 2 4 2025
COBB COUNTY ZONING

Georgia Department of Agriculture
Animal Protection Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
agr.georgia.gov

PET DEALER LICENSE

This license enables the above business to operate in the State of Georgia as a pet dealer subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.
This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

License Number:
36-36121587

Jonathan Elmer
4998 Lost Valley Ln
Powder Springs GA 30127

Date Issued:
6/3/2025

Expiration Date:
9/30/2026

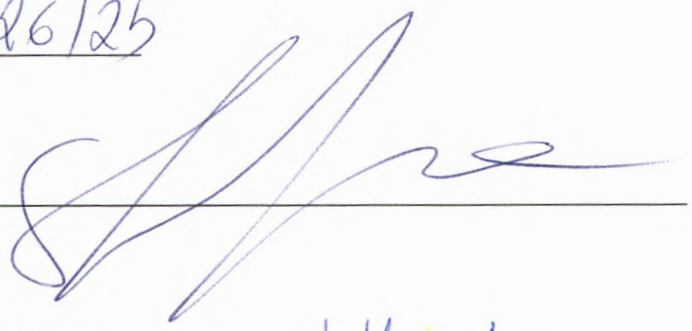
License Fee: $400

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

Happy to support a Land Use Permit for dog breeding at 4998 Lost Valley Lane Powder Springs, on behalf of The Elmer Family.

NAME: Maria Regina de Robertson

DATE: 9/26/25

SIGNATURE: 

4994 Lost Valley Ln
Powder Springs, GA 30127

RE[illegible]ED
OCT 24 [illegible]25
COBB C[illegible]NING

Happy to support a Land Use Permit for dog breeding at 4998 Lost Valley Lane Powder Springs, on behalf of The Elmer Family.

NAME: ZEPH & CAROL DAVIS

DATE: 09/16/25

SIGNATURE: Davis

5060 Julia Way
Powder Springs, GA 30127

RECEIVED
OCT 24 2025
COBB COUNTY ZONING

BURNT HICKORY
BAPTIST CHURCH

October 15, 2025

Subject: Regarding Zoning Request by Jonathan and Sarah Elmer

To Whom it May Concern:

I am writing to you today regarding the zoning request submitted by Jonathan and Sarah Elmer for the use of their land for their dog breeding business. Our church shares property lines with the Elmers, and we have been asked to offer our perspective as an adjoining property owner.

The Elmers have been valued and committed members of our church community for approximately 10 years. During this time, they have and are actively participating in various leadership roles, have been an important part of our congregation, and Sarah serves on in our Counseling Center Staff. We have enjoyed a positive neighborly relationship with the Elmers and have not experienced any issues related to their property or the past dogs that they have bred.

Please do not hesitate to contact me if you require any further information or clarification.

Thank you for your time and attention to this matter.

Sincerely,

Matt Petty
Senior Pastor

RECEIVED
OCT 24 2025
COBB COUNTY ZONING

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-2-2026

SITE BACKGROUND

Applicant	April Murchison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	April Murchison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	April Murchison and Greg Persaud
Property Location	Located on the southeast corner of Woodhill Drive and Shadowood Court
Address	1331 Woodhill Drive
Access to Property	Woodhill Drive and Shadowood Court

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	To allow more vehicles than the Code allows
Future Land Use	LDR
Site Acreage	0.57
District	16
Land Lot	376
Parcel #	16037600300
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-2 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map



12/2/2025, 2:49:09 PM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

- CAM_ActiveAddress
- Subdivisions
- CobbParcels
- CountyEasements
- <all other values>
- DOT
- WATER
- Ramps
- Local
- Local
- Minor Collectors
- Major Collectors
- Arterials
- Interstates

Zoning Districts
- R-20
- Land Lots

ORTHO
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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ArcGIS Web AppBuilder

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LUP-2 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 3
3. **Number of vehicles at the house?** 8
4. **Where do the residents park?**
   Driveway: ✓ ; **Street:**_____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** ✓ ;**No**_____
6. **Any outdoor storage? No** ✓ ; **Yes**_____**(If yes, please state what is kept outside):**_____
7. **Length of time requested (24 months maximum):** 24 mos.
8. **Is this application a result of a Code Enforcement action? No**___ ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**
   We also use existing gravel driveway for parking / pavers to driveway

Applicant signature: April Morrison **Date:** 12-2-25

Applicant name (printed): April Morrison

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2309

Number of related adults proposed: 3 **Number permitted by code:** 5

Number of unrelated adults proposed: 0 **Number permitted by code:** 1

Number of vehicles proposed: 8 **Number permitted by code:** 5

Number of vehicles proposed to be parked outside: 8 **Number of vehicles permitted** 4

Revised December 18, 2013

LUP-2

Received by
Zoning
12-2-2025

ArcGIS Web Map



12/2/2025, 2:49:09 PM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress

Zoning Districts

R-20

Land Lots

Subdivisions

CobbParcels

CountyEasements

<all other values>

DOT

WATER

Ramps

Local

Local

Minor Collectors

Major Collectors

Arterials

Interstates

ORTHO

Red: Band_1

Green: Band_2

Blue: Band_3

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-2-2026

SITE BACKGROUND

Applicant	April Murchison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	April Murchison
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	April Murchison and Greg Persaud
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Access to Property	Woodhill Drive and Shadowood Court

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Proposed Use	To allow more vehicles than the Code allows
Future Land Use	LDR
Site Acreage	0.57
District	16
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Parcel #	16037600300
Taxes Paid	Yes

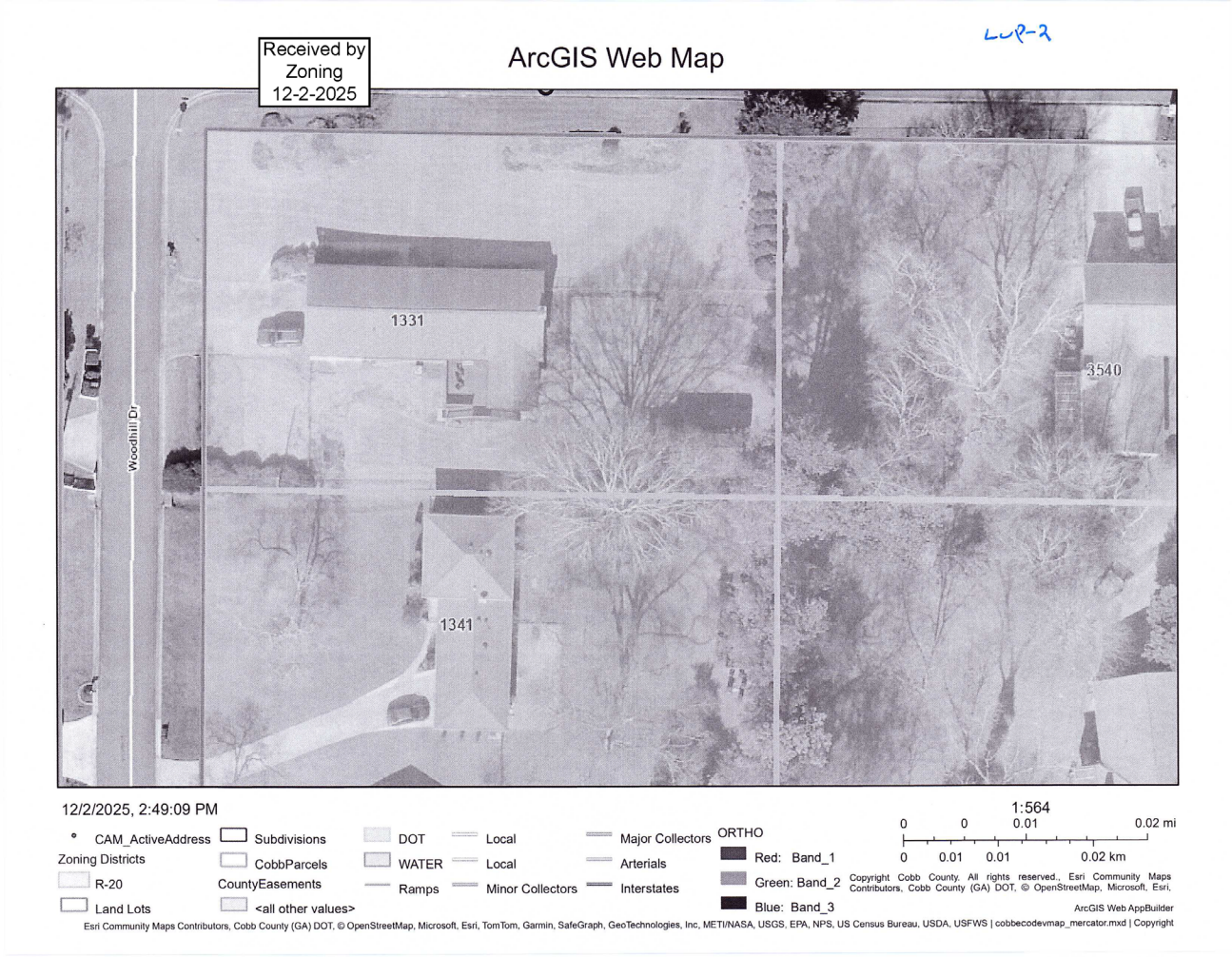
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, CNU-A)

Based on the analysis of this case, Staff recommends **DENIAL**.

LUP-2 2026 Aerial Map




Received by
Zoning
12-2-2025
LUP-2
ArcGIS Web Map
1331
1341
3540
Woodhill Dr
12/2/2025, 2:49:09 PM
1:564
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0 0.01 0.01 0.02 km
CAM_ActiveAddress
Zoning Districts
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Land Lots
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Esri Community Maps Contributors, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | cobbecodevmap_mercator.mxd | Copyright

North

Zoning: R-20/ Singel-family Residential

Future Land Use: LDR

WEST

Zoning: R-20/ Singel-family Residential

Future Land Use: LDR

LUP-2 2026 Map



EAST

Zoning: R-20/ Singel-family Residential

Future Land Use: LDR

SOUTH

Zoning: R-20/ Singel-family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a temporary land use permit to allow for a total of eight (8) cars to be parked outside a carport or garage at a 2,309 square foot home. The code allows for up to one (1) car and one (1) adult per 390 square feet based off the living space listed by the tax assessor, which would only allow five (5) cars on site, with only four (4) parked outside a carport or garage. The applicant would like to park eight (8) vehicles outside, which is not permitted by code. The property was placed on notice by the Code Enforcement for violating the single-family dwelling parking code. The applicant is requesting approval for 24 months. The house currently has an existing, fully enclosed garage, with two garage doors facing Woodhill Drive.

LUP-2-2026 DEPARTMENT COMMENTS – Fire Department

01/06/26

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-2-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-2

February '26 Zoning

Applicant: April Murchison

Water & Sewer Comments: No comments.

Recommendations:

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

2. Recommend driveway on Shadowood Court be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

3. Should any driveway modifications on Woodhill Drive or redevelopment of the property occur in the future, where redevelopment is defined as any action requiring a Land Disturbance Permit that also changes the existing operations of the development in terms of use, intensity and/or anticipated traffic, Cobb DOT recommends the following:

    a. Recommend driveway on Woodhill Drive be reconstructed to residential standards. This recommendation is pursuant to Cobb County Development Standard 402.7, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Requirements.

4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-07375 **OPEN DATE:** 11/3/2025

COMPLAINANT: SHEILA ROGERS **PHONE #:** 770-310-4140

DESCRIPTION: Two business trucks w/ trailers, skid steer tractor. also 11 vehicles usually parked at property.

PRIMARY ADDRESS:

1331 WOODHILL DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

BELL SARAH FRANCES
1331 WOODHILL DR
MARIETTA, GA 30066

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
11/12/2025		Initial Investigation	In Violation	/* PERMITTED USE/SINGLE FAMILY DWELLING|*134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/ /* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/ /* PARKING STANDARDS|*134-272 (6) b & c*|All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.*/ /* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/
11/12/2025		Violation Details		I issued a Notice of Violation and related paperwork for SINGLE FAMILY DWELLING, based on the complaint, that Multiple vehicles are usually parked outside of the property. The property has 2,309 Livable sq ft zoned R-20 and allows 5/5/4, which means the following is allowed, 5 related adults to include 1 unrelated, 5 vehicles, 4 of which can be outside a garage or carport. Also on the notice was PARKING STANDARDS, OUTSIDE STORAGE and CUSTOMARY HOME OCCUPATION I observed two Trailers, Pavers, Cender Blocks, Ladder, Plywood and Ladder on the outside of the property on the right-side rear and left side rear of the property. I also observed vehicles parked on Gravel on the property near the Driveway on the property. The Notice and related paperwork was left with the property owner D. Harrell (Photos Uploaded).

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
12/02/2025		Case Details		The Property is not in Compliance.. for Parking Standards I observed white Pick Up truck and Trailer parked on Gravel Driveway on Shadowood Ct side of property and the property owner, stated that he informed Cobb Dept. of transportation and was told that the Driveway was no on any easement. Property owner stated that he will file for the Land Use Permit for the Driveway and Single family dwelling Violations.. D. Harrell
12/02/2025		ReInspection	In Violation	
12/03/2025		Case Details		Property owner Filed for an Land Use Permit for Parking on Non Hardened surfaces and Number of vehicles on property (LUP -2). Hearing Dates Feb 3, 2026 and Feb 17, 2026. D. Harrell
12/03/2025		ReInspection	In Violation	
12/08/2025		Phone Call		Complainant and her husband called and requested to speak to Officer Harrell. I advised that the Officer was in the field and offered to transfer to voice mail. D. Smith
12/10/2025		Case Details		Received additional complaint in regards to commercial equipment at the property. The property will be placed on the Early Morning Inspection List for CUTSTOMARY HOME OCCUPATION. D. Harrell

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-07375 Date: 11/12/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

1331 WOODHILL DR NE	MARIETTA, GA 30066	16	0376	030	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or BELL SARAH FRANCES (1331 WOODHILL DR MARIETTA, GA 30066)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from November 12, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (12) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.

Danny Harrell (Danny.Harrell@cobbcounty.gov) — Officer

770-528-2112 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**


Nov 12, 2025 at 10:53:26 AM


Nov 12, 2025 at 12:35 AM


Nov 12, 2025 at 11:12:49 AM


Nov 12, 2025 at 11:13:45 AM


Nov 12, 2025 at 11:14:57 AM


Nov 12, 2025 at 11:15:00 AM


Nov 12, 2025 at 11:15:07 AM


Nov 12, 2025 at 11:15:52 AM
IRONBULL


Dec 2, 2025 at 1:15:32 PM


Dec 2, 2025 at 1:15:40 PM

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Code Enforcement Division
1150 Powder Springs St, Ste 400
Marietta, Georgia 30064
(770) 528-2180 fax (770) 528-2092

Brent Farrell
Division Manager

Incident Number: CODE-2025-07375

Follow the attached ordinances – One family (within the fourth degree**)** including up to one unrelated adult **OR** two or fewer unrelated adults may occupy a single-family residence. There must be at least 390 square feet of total building square footage for each related adult occupant and each vehicle regularly parked at the residence.

The tax records for this property show 2,309 square feet which allows for _5_ related adults, including up to one unrelated adult or two or fewer unrelated adults; and 5 vehicles to be regularly parked at this residence. Of the total number of vehicles allowed, only _4_ may be parked outside of a garage or carport.

Please provide a notarized statement within the next 10 days stating how many adults reside at this residence, and how they are related. Additionally, please list the vehicles that are regularly parked at this residence.

Section 134-1 DEFINITIONS

Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia

Family means two or more persons related by blood, legal adoption, or marriage, occupying a dwelling. Related means persons are all related to each other within the fourth degree, as defined in O.C.G.A. § 53-2-1, which includes parents, children, grandparents, grandchildren, brothers and sisters. State of Georgia authorized foster children of a family member shall also be deemed a member of the family for this purpose

Single-family dwelling unit. A single-family dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family including up to one unrelated adult, or two or fewer unrelated adults and their children and/or grandchildren.

(1) A single-family dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

(2) A single-family dwelling unit shall have at least 390 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(3) No more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists.

Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of **five** or less (of the total) parked outside of a garage, carport or the like for properties zoned **R-40, R-80 and RR**.

All Other zoning districts used for single family dwelling units shall have no more than **Four** vehicles parked outside of a garage, carport or the like.

This includes vehicles parked within the right-of-way adjacent to a dwelling unit.

"Regularly" means a majority of days in any seven-day period.
Exceptions to this definition may be considered as part of a land use permit processed in accordance with section 134-36. Contact Zoning (770) 528-2035.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
It is Staff's opinion that the proposed use may not have an impact on the safety, health, welfare and moral concerns involving the surrounding neighborhood.

(2) Parking and traffic considerations.
It is Staff's opinion that the proposed use may not have an impact on the traffic and parking considerations, since parking would occur on the property and there are only three (3) adults proposed.

(3) Number of nonrelated employees.
N/A

(4) Number of commercial and business deliveries.
N/A

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
N/A

(6) Compatibility of the business use to the neighborhood.
N/A

(7) Hours of operation.
N/A

(8) Existing business uses in the vicinity.
There are no known commercial uses in the neighborhood.

(9) Effect on property values of surrounding property.
It is Staff's opinion that the proposed use may have an adverse effect on surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This is the result of Code Enforcement action addressing multiple vehicles, outdoor storage, and parking standards.

(11) Intensity of the proposed business use.
N/A

(12) Location of the use within the neighborhood.
The property is within a platted neighborhood.

LUP-2-2026 DEPARTMENT COMMENTS – Zoning Division

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 3
3. **Number of vehicles at the house?** 8
4. **Where do the residents park?**
   Driveway: ✓ ; **Street:**_____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** ✓ ;**No**_____
6. **Any outdoor storage? No** ✓ ; **Yes**_____**(If yes, please state what is kept outside):** _____
7. **Length of time requested (24 months maximum):** 24 mos.
8. **Is this application a result of a Code Enforcement action? No**___ ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**
   We also use existing gravel driveway for parking / pavers to driveway

Applicant signature: April Morrison **Date:** 12-2-25

Applicant name (printed): April Morrison

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2309

Number of related adults proposed: 3 **Number permitted by code:** 5

Number of unrelated adults proposed: 0 **Number permitted by code:** 1

Number of vehicles proposed: 8 **Number permitted by code:** 5

Number of vehicles proposed to be parked outside: 8 **Number of vehicles permitted** 4

Revised December 18, 2013

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-3-2026

SITE BACKGROUND

Applicant	Thiago Santos
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Thiago Santos
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Thiago Santos and Kellyta Santos
Property Location	Located on the north side of Old 41 Highway, west of Kimberly Road
Address	3178 Old 41 Highway
Access to Property	Old 41 Highway

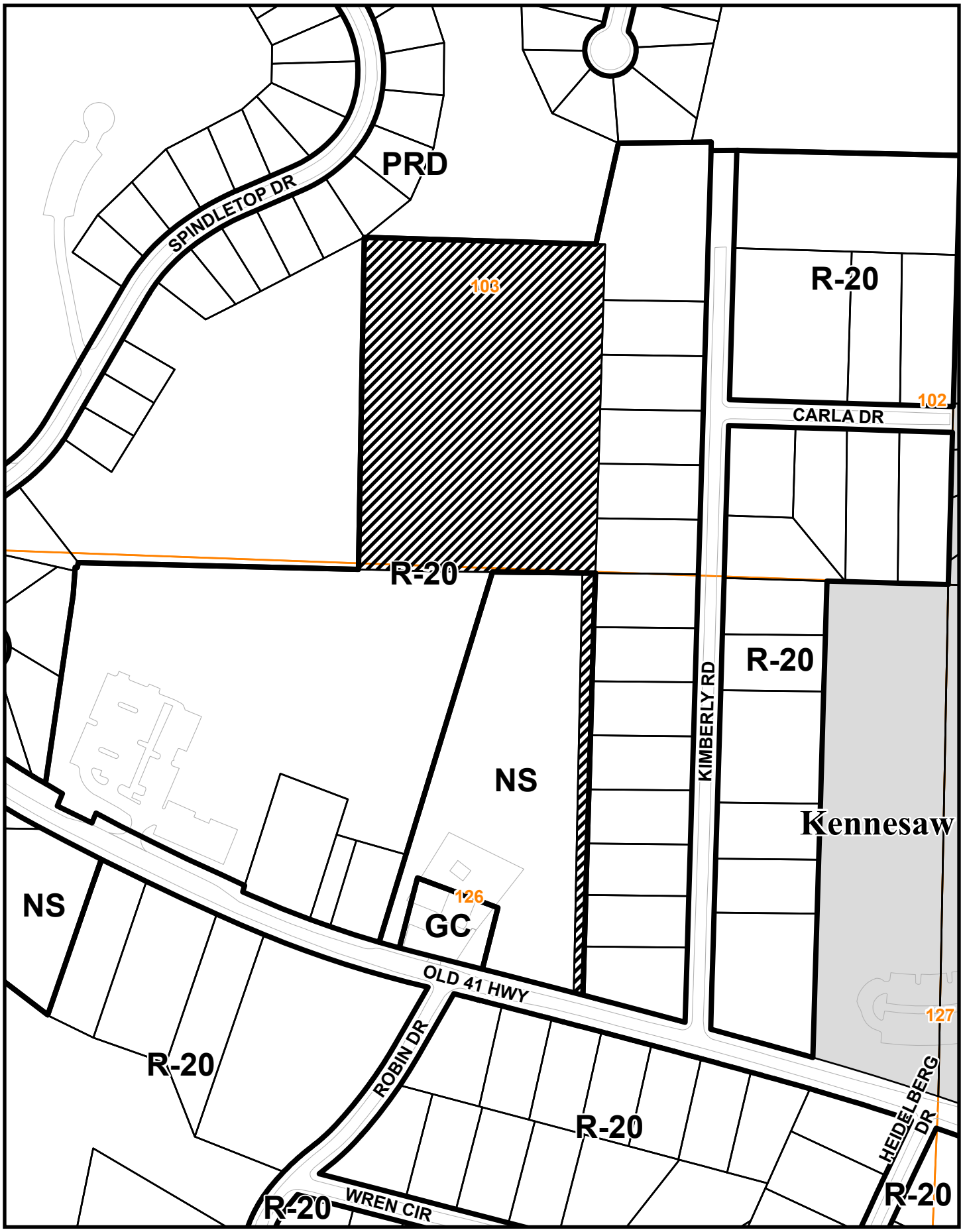
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20, NS
Current Use of Property	Single-family residence
Proposed Use	Outdoor Photography (LUP renewal)
Future Land Use	LDR
Site Acreage	7.30
District	20
Land Lot	103, 126
Parcel #	20010300020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-3 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 212.5 425 Feet

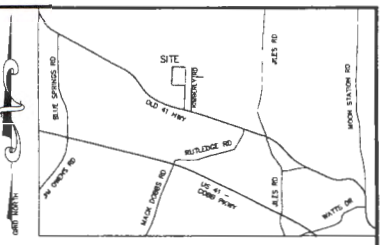
Zoning Boundary

City Boundary

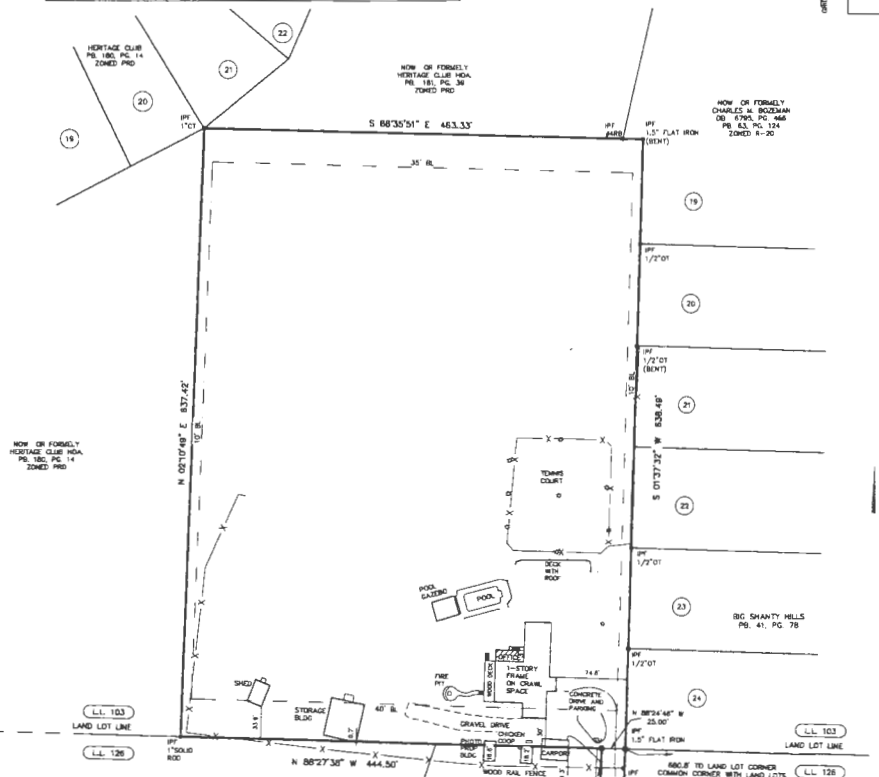
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in o.c.g.a. section 15-6-67.

GEORGIA REGISTERED No. 2448 LAND SURVEYOR

6-26-21



VICINITY MAP
1" = 2000'



RETRACEMENT BOUNDARY SURVEY FOR:
THIAGO SANTOS & KELLYTA SANTOS

LOCATED IN LAND LOTS 103 & 126
20th DISTRICT – 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: JUNE 21, 2021
PREPARED: JUNE 25, 2021
SCALE: 1" = 60'

PROPERTY INFORMATION:

3178 OLD 41 HWY
KENNESAW, GA. 30144
TAX PARCEL NUMBER: 20-0280-00-080
ZONED R-20 & NS

AREA: =317,836 SF – 7.299 ACRES

LEGEND:

B/C – BACK OF CURB
BL – BUILDING LINE
CB – CATCH BASIN
CL – CLOSED
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
CONCMON – CONCRETE MONUMENT
DE – DRAINAGE EASEMENT
DS – DOWNSPOUT
D – DROP INLET
EP – EDGE OF PAVEMENT
EX – EXISTING
FH – FIRE HYDRANT
FLOW LINES
GM – GAS METER
GV – GAS VALVE
GW – GUY WIRE
HW – HEADWALL
HO – HOUSE DRAIN
IPF – IRON PIN FOUND
IPS – IRON PIN SET
#3RB – 3/8" REBAR
#4RB – 1/2" REBAR
#5RB – 5/8" REBAR
I – ANGLE IRON
CT – CRIMP TOP
OT – OPEN TOP
SR – SOLID ROD
JB – JUNCTION BOX
LL – LAND LOT LINE
A – LENGTH OF ARC
LP – LIGHT POLE
M/F – NOW OR FORMERLY
PP – POWER POLE
R – RADIUS
RCP –REINFORCED CONCRETE PIPE
RTW – RETAINING WALL
R/W – RIGHT-OF-WAY
C/O – SANITARY SEWER CLEANOUT
SSE – SANITARY SEWER EASEMENT
SSMH – SANITARY SEWER MANHOLE
TBM – TEMPORARY BENCH MARK
TMH – TELEPHONE MANHOLE
WM – WATER METER
WV – WATER VALVE

R-20 ZONING INFORMATION:

PROPERTIES ZONING: R-20
MINIMUM LOT SIZE: 20,000 SQ. FT.
MAXIMUM DENSITY: 1.75 UNITS PER ACRE
MINIMUM LOT WIDTH: 70 FT./50 FT FOR A CUL-DE-SAC
MAXIMUM BUILDING HEIGHT: 35 FT.
MINIMUM FLOOR AREA: 1,200 SQ. FT.
MAXIMUM BUILDING COVERAGE: 35%
FRONT SETBACK (ARTERIAL): 40 FT.
FRONT SETBACK (COLLECTOR): 40 FT
FRONT SETBACK (LOCAL): 35 FT.
SIDE SETBACK (MAJOR): 25 OR 35 FT.
SIDE SETBACK (MINOR): 10 FT
REAR SETBACK: 35 FT.

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED – "PL CORNER 24-68"

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

SURVEY REFERENCE:

1.) DB. 15315, PG. 4406
2.) DB. 11200, PG. 286
3.) PB. 54, PG. 133
4.) PB. 54, PG. 82
5.) PB. 49, PG. 22

THE ORIGINAL BEARING SYSTEM FOR THIS PLAT WAS BASED ON A MAGNETIC BEARING AND AN ASSUMED COORDINATE SYSTEM. THIS PLATS BEARING SYSTEM IS BASED ON GPS OBSERVATIONS UTILIZING EGPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83, NAVD88 DATUM AND GEOID12A MODEL. THE BEARINGS AND DISTANCES SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE PROPERTY CORNER MONUMENTS FOUND OR SET AND WILL DIFFER FROM THE ORIGINAL RECORDED PLAT.

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,838 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT. IT WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 408,778 FEET.

EQUIPMENT UTILIZED: ANGULAR – 2" TRIMBLE S8
LINEAR – E.D.M.

T.J.A. OFFICIAL FLOOD HAZARD MAP" MAP No. 13067C0017H, COMMUNITY NUMBER 130052, MAP ZONE 'X', PAGE 0017 H, DATED 10-05-2018, SHOWS THIS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

JOB No. – D 21-0070

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

RECEIVED
DEC 03 2025
COBB COUNTY ZONING

LUP-3 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 212.5 425 Feet

Zoning Boundary

City Boundary

RECEIVED
DEC 03 2025
COBB COUNTY ZONING

Application #:_____
PC Hearing Date:_____
BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** PHOTOGRAPHY
2. **Number of employees?** ONE
3. **Days of operation?** 3 TO 5 DAYS WEEKLY
4. **Hours of operation?** BY APPOINTMENT
5. **Number of clients, customers, or sales persons coming to the house per day?** 2-5 **;Per week?** 15-20
6. **Where do clients, customers and/or employees park?**
   Driveway: ✓ **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:**_____ **; Yes:** ✓ **. (If yes, then how many, size, and location):** 2'X 3', FRONT OF DRIVEWAY, 1 SIGN
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** N/A
9. **Deliveries? No** ✓ **; Yes**_____ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes** ✓ **;No**_____
11. **Any outdoor storage? No**_____ **; Yes** ✓ **(If yes, please state what is kept outside):** SHED - BARN - PHOTO PROPS
12. **Length of time requested (24 months maximum):** 24 MONTHS
13. **Is this application a result of a Code Enforcement action? No** ✓ **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: Thiago M. Santos **Date:** 12/02/2025

Applicant name (printed): THIAGO SANTOS

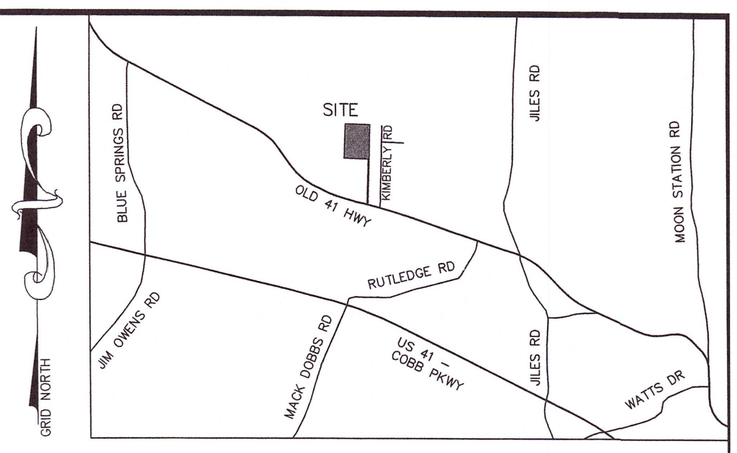
LUP-3

is plat is a retracement of an existing parcel or parcels of land and does not
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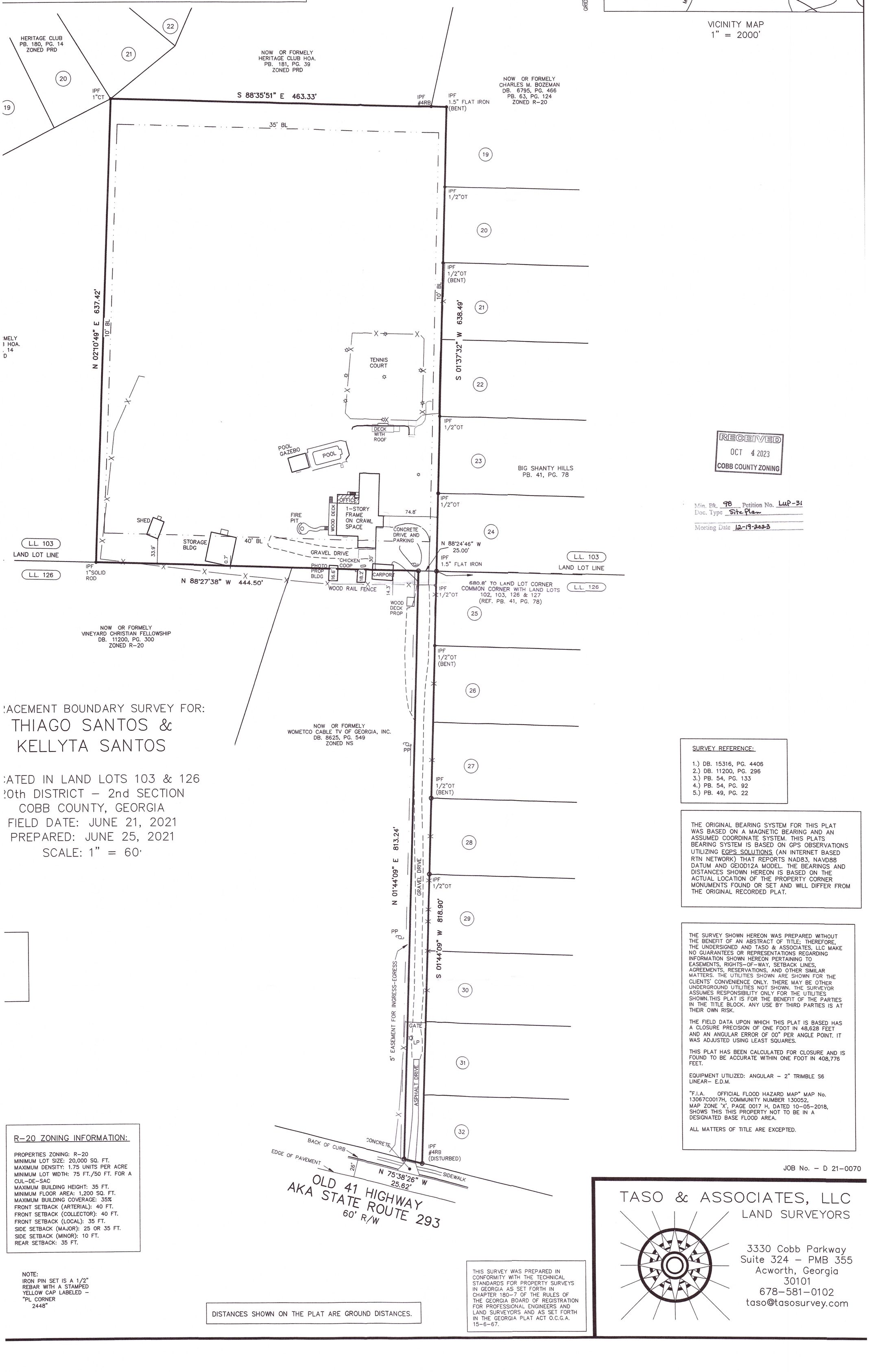
GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTARIDES

Anastasios Costarides 6-28-21

RECEIVED DEC 03 2025 COBB COUNTY ZONING



VICINITY MAP
1" = 2000'



RECEIVED
OCT 4 2023
COBB COUNTY ZONING

Min. Bk. 98 Petition No. LUP-31
Doc. Type Site Plan
Meeting Date 12-19-2023

EASEMENT BOUNDARY SURVEY FOR:
THIAGO SANTOS & KELLYTA SANTOS

LOCATED IN LAND LOTS 103 & 126
20th DISTRICT – 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: JUNE 21, 2021
PREPARED: JUNE 25, 2021
SCALE: 1" = 60'

SURVEY REFERENCE:

1.) DB. 15316, PG. 4406
2.) DB. 11200, PG. 296
3.) PB. 54, PG. 133
4.) PB. 54, PG. 92
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EQUIPMENT UTILIZED: ANGULAR – 2" TRIMBLE S6 LINEAR– E.D.M.

"F.I.A. OFFICIAL FLOOD HAZARD MAP" MAP No. 13067C0017H, COMMUNITY NUMBER 130052, MAP ZONE 'X', PAGE 0017 H, DATED 10-05-2018, SHOWS THIS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

JOB No. – D 21-0070

R-20 ZONING INFORMATION:

PROPERTIES ZONING: R-20
MINIMUM LOT SIZE: 20,000 SQ. FT.
MAXIMUM DENSITY: 1.75 UNITS PER ACRE
MINIMUM LOT WIDTH: 75 FT./50 FT. FOR A CUL-DE-SAC
MAXIMUM BUILDING HEIGHT: 35 FT.
MINIMUM FLOOR AREA: 1,200 SQ. FT.
MAXIMUM BUILDING COVERAGE: 35%
FRONT SETBACK (ARTERIAL): 40 FT.
FRONT SETBACK (COLLECTOR): 40 FT.
FRONT SETBACK (LOCAL): 35 FT.
SIDE SETBACK (MAJOR): 25 OR 35 FT.
SIDE SETBACK (MINOR): 10 FT.
REAR SETBACK: 35 FT.

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED – "PL CORNER 2448"

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

TASO & ASSOCIATES, LLC
LAND SURVEYORS

3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-3-2026

SITE BACKGROUND

Applicant	Thiago Santos
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Thiago Santos
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Thiago Santos and Kellyta Santos
Property Location	Located on the north side of Old 41 Highway, west of Kimberly Road
Address	3178 Old 41 Highway
Access to Property	Old 41 Highway

QUICK FACTS

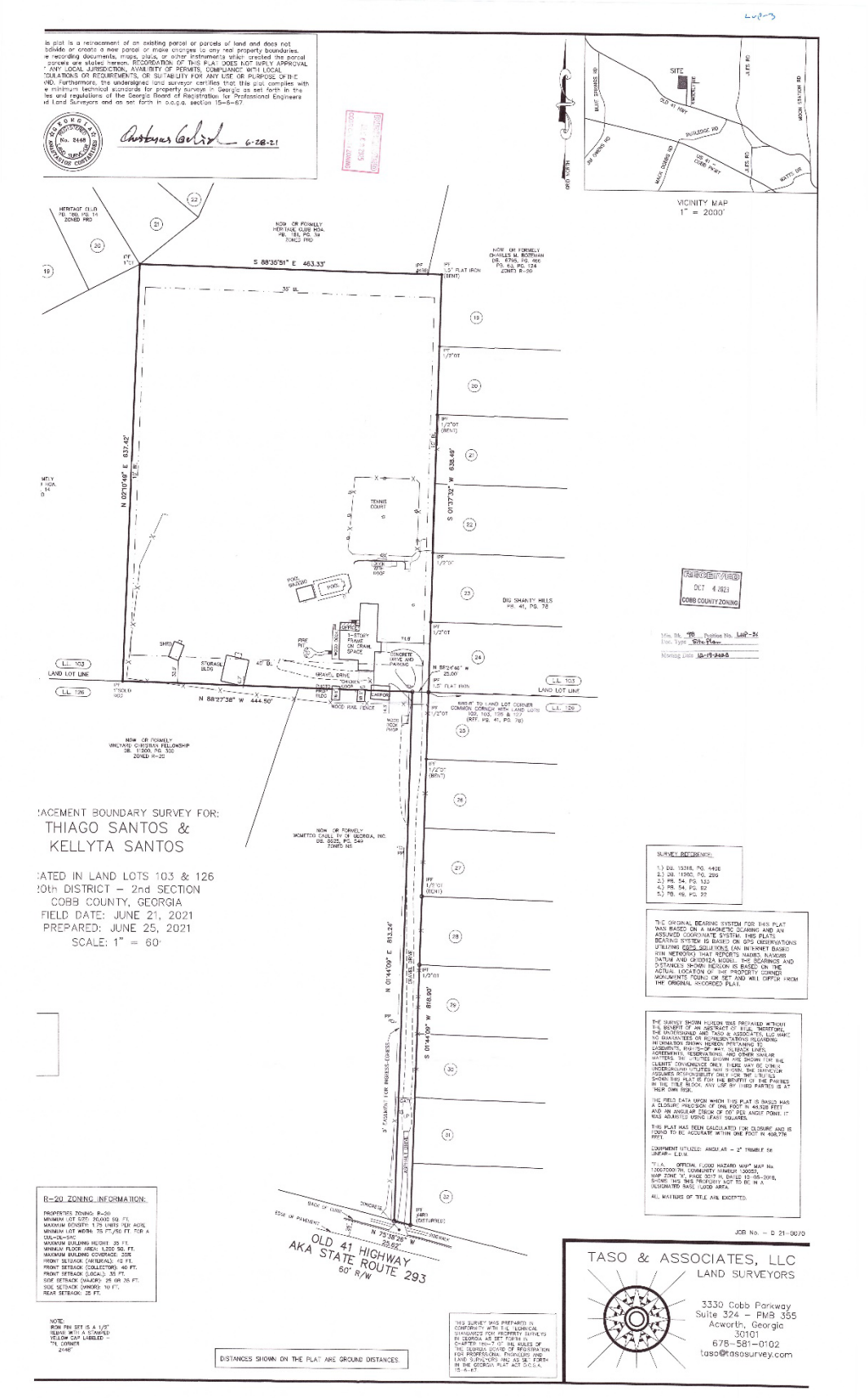
Commission District	1 - Gambrill
Current Zoning	R-20, NS
Current Use of Property	Single-family residence
Proposed Use	Outdoor Photography (LUP renewal)
Future Land Use	LDR
Site Acreage	7.30
District	20
Land Lot	103, 126
Parcel #	20010300020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jessica Berman, MPA, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL** for 24 months subject to the following:

1. Final Site Plan submitted on December 3rd, 2025 (attached and made a part of these minutes);
2. Maximum of two employees;
3. One sign up to six square feet;
4. Clients by appointment only, with a maximum of three (3) clients per day;
5. Fire Department comments and recommendations; and
6. Department of Transportation comments and recommendations.


VICINITY MAP
1" = 2000'
RECEIVED
OCT 4 2023
COBB COUNTY ZONING
S 88°35'51" E 463.33'
N 88°27'38" W 444.50'
N 00°10'40" E 637.42'
S 01°37'32" W 638.49'
N 01°44'09" E 813.24'
S 01°44'09" W 816.89'
N 75°38'29" W 25.62'
OLD 41 HIGHWAY
AKA STATE ROUTE 293
60' R/W
LAND LOT LINE
TENNIS COURT
DIG SHANTY HILLS
PB. 41, PG. 78
R-20 ZONING INFORMATION:
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
JOB No. - D 21-0070
TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

LUP-3 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 212.5 425 Feet

Zoning Boundary

City Boundary

North

Zoning: PRD / Single-family residences

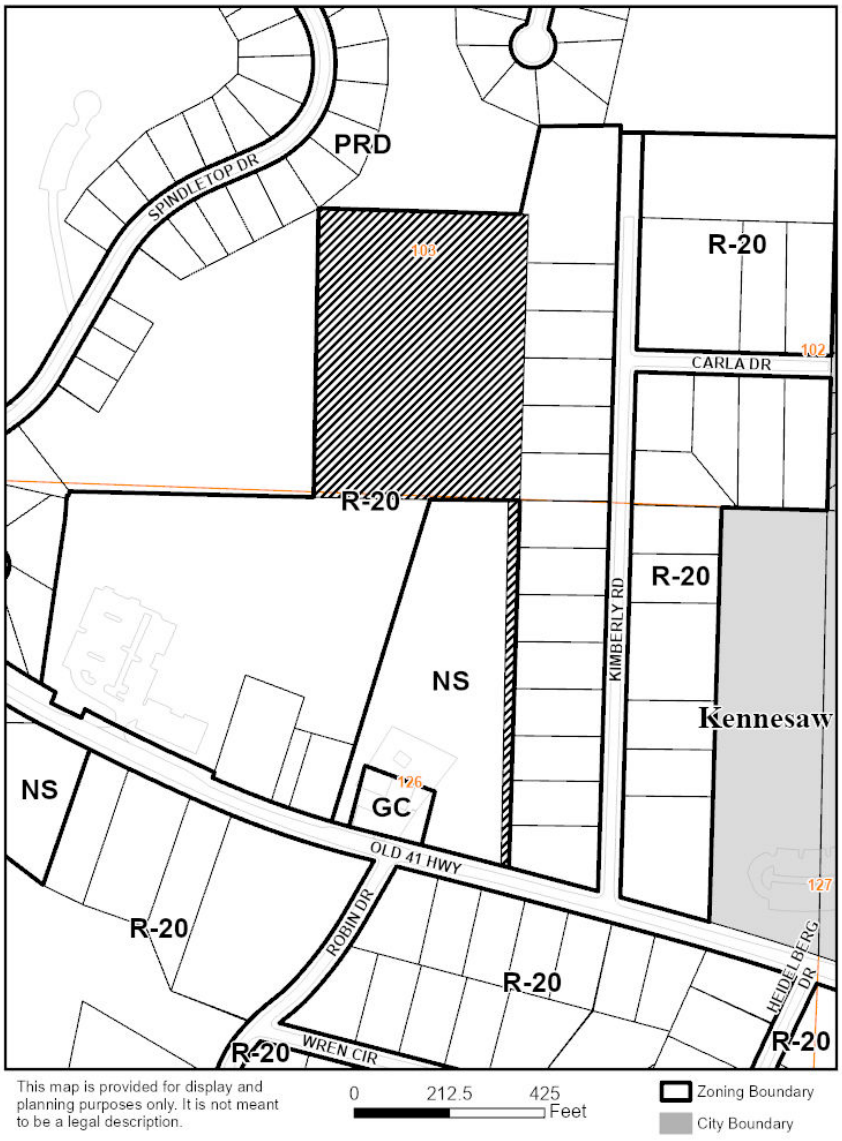
Future Land Use: LDR

WEST

Zoning: PRD / Single-family residences

Future Land Use: LDR

LUP-3 2026 Map



EAST

Zoning: R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-20, NS / Church, commercial

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The NS district is established to provide locations for retail commercial and services uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing, developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a renewal of a Temporary Land Use Permit, LUP-31-2023, to continue to operate an outdoor photography business at his residence on a 7.2-acre site. The applicant proposes to operate by appointment only with one (1) employee and two (2) to five (5) customers per day and 15-20 customers per week. The site has a long driveway and would be able to provide adequate parking for employees and customers. The applicant has proposed installing one (1) sign of six (6) square feet. No deliveries are anticipated. The applicant has requested approval for 24 months.

LUP-3-2026 DEPARTMENT COMMENTS – Fire Department

01/06/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-3-2026 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☒ Yes	☐ No
If Yes:		
Which City:	Kennesaw & Acworth	
Was the city notified?	Yes	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

LUP-3

February '26 Zoning

Applicant: April Murchison

Water & Sewer Comments: No comments.

Recommendations

THE RECOMMENDATION BELOW SHALL BECOME A STIPULATED REQUIREMENT UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This request will not affect the safety, health or welfare of the surrounding properties.

(2) Parking and traffic considerations.
Employees and customers will utilize the existing driveway.

(3) Number of nonrelated employees.
The applicant proposes having one (1) employee.

(4) Number of commercial and business deliveries.
There will not be any commercial or business deliveries other than normal mail related to residential use.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The property is not located in a residential subdivision.

(6) Compatibility of the business use to the neighborhood.
The use as an outdoor photography business, within the applicable limits, can be compatible with the residential area.

(7) Hours of operation.
The applicant proposes seeing customers three (3) to five (5) days per week. Customers will be seen by appointment only.

(8) Existing business uses in the vicinity.
There are no known commercial businesses in the area.

(9) Effect on property values of surrounding property.
This request should not have any effect on the values of surrounding properties.

(10) Circumstances surrounding neighborhood complaints.
There are no recent neighborhood complaints.

(11) Intensity of the proposed business use.
The applicant's large property and long driveway should mitigate higher intensity use than the current residential use.

(12) Location of the use within the neighborhood.
This use is not located in a platted subdivision and is situated on a 7.2-acre site.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
DEC 03 2025
COBB COUNTY ZONING

Application #:_____
PC Hearing Date:_____
BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** PHOTOGRAPHY
2. **Number of employees?** ONE
3. **Days of operation?** 3 TO 5 DAYS WEEKLY
4. **Hours of operation?** BY APPOINTMENT
5. **Number of clients, customers, or sales persons coming to the house per day?** 2-5 **;Per week?** 15-20
6. **Where do clients, customers and/or employees park?**
   Driveway: ✓ **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:**_____ **; Yes:** ✓ **. (If yes, then how many, size, and location):** 2'X 3', FRONT OF DRIVEWAY, 1 SIGN
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** N/A
9. **Deliveries? No** ✓ **; Yes**_____ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)**
10. **Does the applicant live in the house? Yes** ✓ **;No**_____
11. **Any outdoor storage? No**_____ **; Yes** ✓ **(If yes, please state what is kept outside):** SHED - BARN - PHOTO PROPS
12. **Length of time requested (24 months maximum):** 24 MONTHS
13. **Is this application a result of a Code Enforcement action? No** ✓ **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):**

Applicant signature: THIAGO M. SANTOS **Date:** 12/02/2025

Applicant name (printed): THIAGO SANTOS

CONSENT AGENDA (CONT.)

LUP-28 **KAREN GOODEN (CONT.)**

To **approve** LUP-28 for **24 months**, subject to:

1. **Hours of operation to be from 10:00 a.m. until 7:00 p.m., Monday, Thursday, and Friday *only***
2. **All parking to be on a hardened surface**
3. **Applicant to be the *only* employee; no independent contractors**
4. **Staff comments and recommendations, *not otherwise in conflict***

LUP-31 **THIAGO SANTOS** (Thiago Santos and Kellyta Santos, owners) requesting a **Temporary Land Use Permit (Renewal)** to allow outdoor photography in land lots 103 and 126 of the 20th district. Property is located on the north side of Old 41 Highway, west of Kimberly Road (3178 Old 41 Highway).

To **approve** LUP-31 for **24 months**, subject to:

1. **Final Site Plan received by the Zoning Division on October 4, 2023 (attached and made a part of these minutes)**
2. **Maximum of two employees**
3. **One sign up to six square-feet**
4. **Clients by appointment *only*, with the maximum of three clients per day**
5. **Fire Department comments and recommendations**
6. **Department of Transportation comments and recommendations**

OTHER BUSINESS

At the call for O.B. 56 (Justin K. Willis), there were issues with the Applicant's stipulation letter regarding the DOT (Department of Transportation) comments and recommendations; therefore, O.B. 56 was pulled from the Consent Agenda to be heard on the Regular Agenda. Later in the hearing, the issues were resolved, and O.B. 56 was added back to the Consent Agenda (see page 17 of these minutes for the motion).

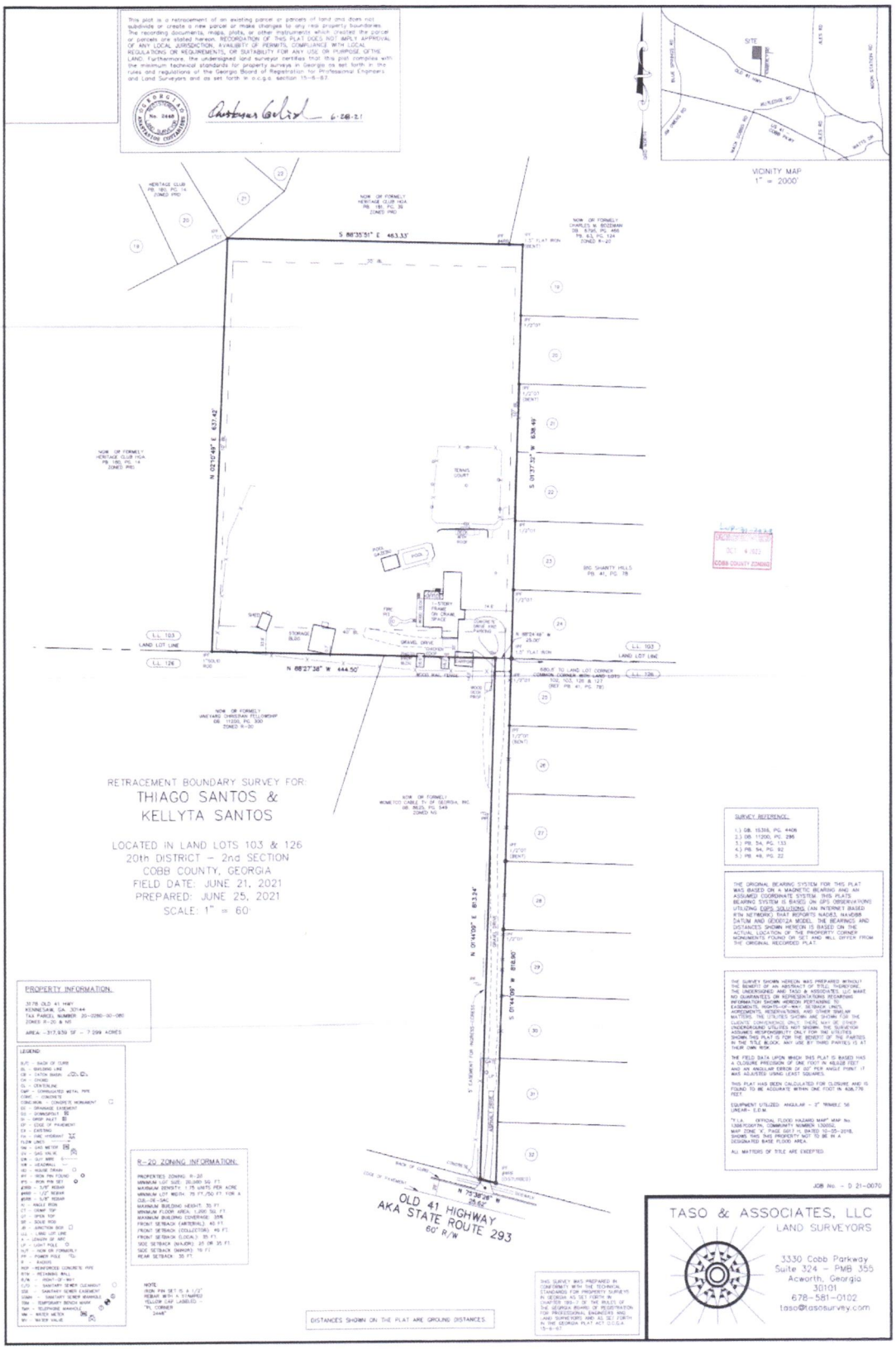
O.B. 62 To consider a reduction of public road frontage from 75-feet to 50-feet for Tract 3 for Melissa Jones for property located at the southern end of Leah Lane in land lots 109, 110, and 123 of the 18th district (5500 Connally Trail).

To **approve** O.B. 62, subject to:

1. **Tract 3 approved for 50-feet of public frontage**
2. **Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**

Min. Bk. 98 Petition No. LUP-31
Doc. Type Site Plan
Meeting Date 12-19-2023

LUP-31-2023 **DEPARTMENT COMMENTS – Zoning Division**



Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-4-2026

SITE BACKGROUND

Applicant	Jean Jean-Bptiste
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jean Jean-Baptiste
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jean E. Jean-Baptiste
Property Location	Located on the west side of Larose Drive, north of Windy Hill Road
Address	44 Larose Drive
Access to Property	Larose Drive

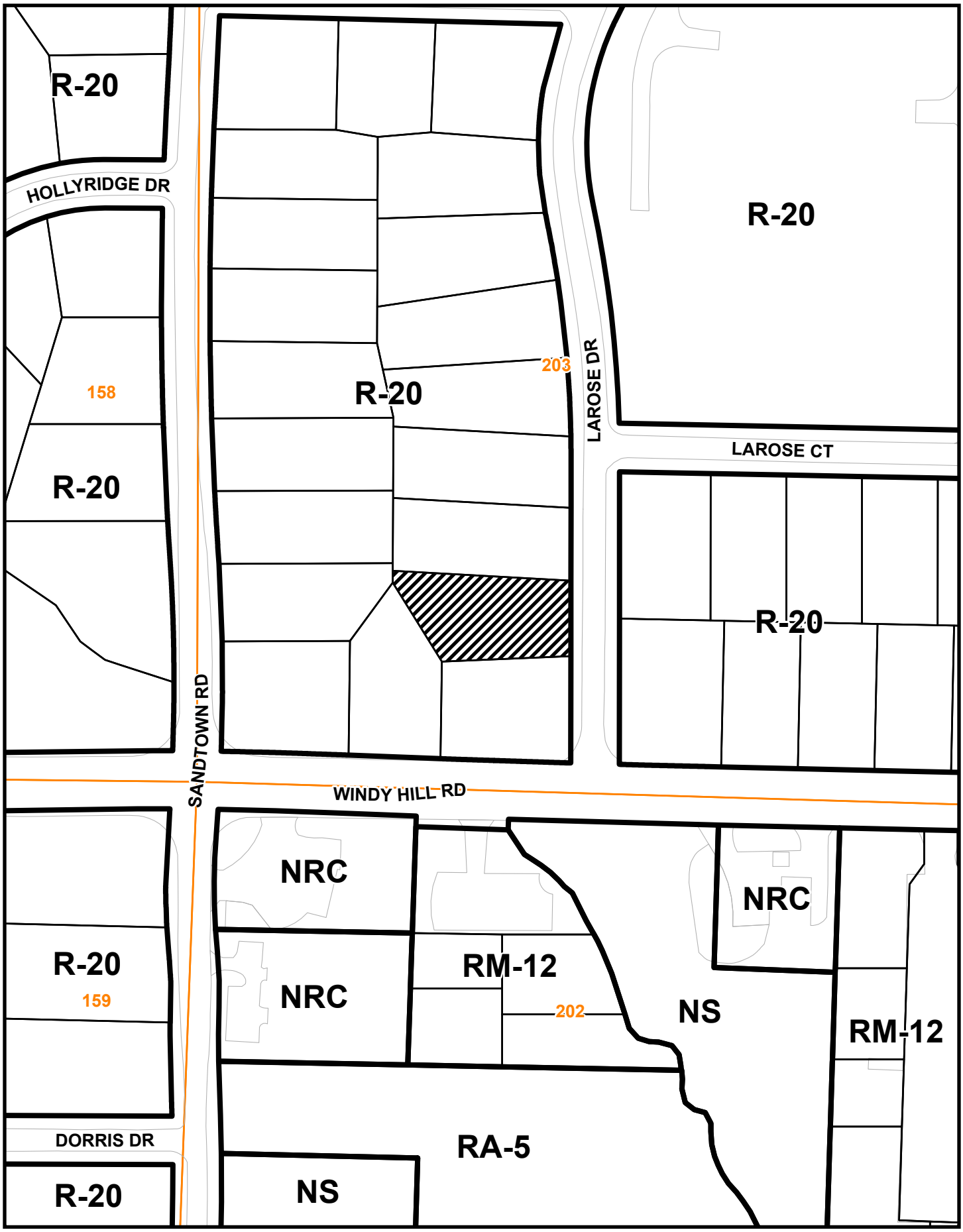
QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	To allow more people and vehicles than the Code allows
Future Land Use	LDR
Site Acreage	0.32
District	17
Land Lot	203
Parcel #	17020300370
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-4 2026 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 112.5 225 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map



12/4/2025, 12:33:29 PM

1:282

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

- CAM_ActiveAddress
- CobbParcels
- Ramps
- Major Collectors

Zoning Districts
- R-20
- Land Lots
- Subdivisions

CountyEasements
- <all other values>
- DOT
- WATER

- Local
- Local
- Minor Collectors
- Arterials
- Interstates

ORTHO
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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ArcGIS Web AppBuilder

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LUP-4 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 112.5 225 Feet

Zoning Boundary

City Boundary

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 6
3. **Number of vehicles at the house?** 6
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** X **;No** _____
6. **Any outdoor storage? No** X ; **Yes** _____ **(If yes, please state what is kept outside):** _____
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** ___ **;Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

Applicant signature: Jean Baptiste **Date:** 12/4/2025

Applicant name (printed): Jean Jean-Baptiste

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1154 SQFT

Number of related adults proposed: 6 **Number permitted by code:** 2

Number of unrelated adults proposed: 0 **Number permitted by code:** 1

Number of vehicles proposed: 6 **Number permitted by code:** 2

Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 2

S 35616

COBB COUNTY, GEORGIA
ORDINANCE CODE VIOLATION CITATION,
SUMMONS, ACCUSATION

CODE ENFORCEMENT DIVISION

DATE 10/9/25 TIME ___ AM/PM

NAME Jean-Baptiste, Jean
Last First M.I.

BUSINESS NAME ___

ADDRESS 44 Larose Dr SW

CITY Marietta STATE GA ZIP 30060

PHONE ___ DOB 5/12/62 SEX M

HAIR ___ WEIGHT ___ HEIGHT 5'9"

DLN# 057847265 EXP ___/___/___

VIOLATION

Within the Unincorporated Area of Cobb County, Georgia, the Violator did then and there commit the following offense:

VIOLATION: Permitted Use Single Family Dwell.

CODE SECTION: 134-197(3) J

DESCRIPTION: 4 Vehicles each night
& early morning inspection. Only
4 allowed. Early morning inspection
9-9-25 to 9-18-25

Prior convictions

OFFENSE LOCATION 44 Larose Dr
ADDRESS, CITY
Marietta, GA 30060

SUMMONS

YOU ARE HEREBY ORDERED TO APPEAR TO ANSWER THESE CHARGES ON THE 20 DAY OF November 20 25 AT 9 AM AT THE MAGISTRATE COURT OF COBB COUNTY, GEORGIA, 32 WADDELL STREET, BUILDING "D2") MARIETTA, GA, 3RD FLOOR PUBLIC SAFETY BUILDING. FAILURE TO APPEAR COULD SUBJECT YOU TO PENALTIES OF CONTEMPT OR A BENCH WARRANT AS PROVIDED BY LAW. SIGNATURE ACKNOWLEDGES SERVICE OF THE SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE posted on front Door

ISSUE DATE 10/9/25

CODE ENF OFFICER C. Anderson

CCCE CASE NUMBER Code-2024-04210

S35616

Distribution-White: Court Copy; Yellow: Violator Copy; Pink: Code Enforcement

VIOLATOR COPY

LUP-4

Received by
Zoning
12-4-2025

ArcGIS Web Map



12/4/2025, 12:33:29 PM

1:282

0 0 0.01 0.01 mi
0 0 0.01 0.02 km

- CAM_ActiveAddress
- CobbParcels
- Ramps
- Major Collectors
- ORTHO
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

Zoning Districts
- R-20
- Land Lots
- Subdivisions

CountyEasements
- <all other values>
- DOT
- WATER

- Local
- Local
- Minor Collectors
- Arterials
- Interstates

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ArcGIS Web AppBuilder

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-4-2026

SITE BACKGROUND

Applicant	Jean Jean-Baptiste
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jean Jean-Baptiste
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jean E. Jean-Baptiste
Property Location	Located on the west side of Larose Drive, north of Windy Hill Road
Address	44 Larose Drive
Access to Property	Larose Drive

QUICK FACTS

Commission District	2 - Allen
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	To allow more people and vehicles than the Code allows
Future Land Use	LDR
Site Acreage	0.32
District	17
Land Lot	203
Parcel #	17020300370
Taxes Paid	Yes

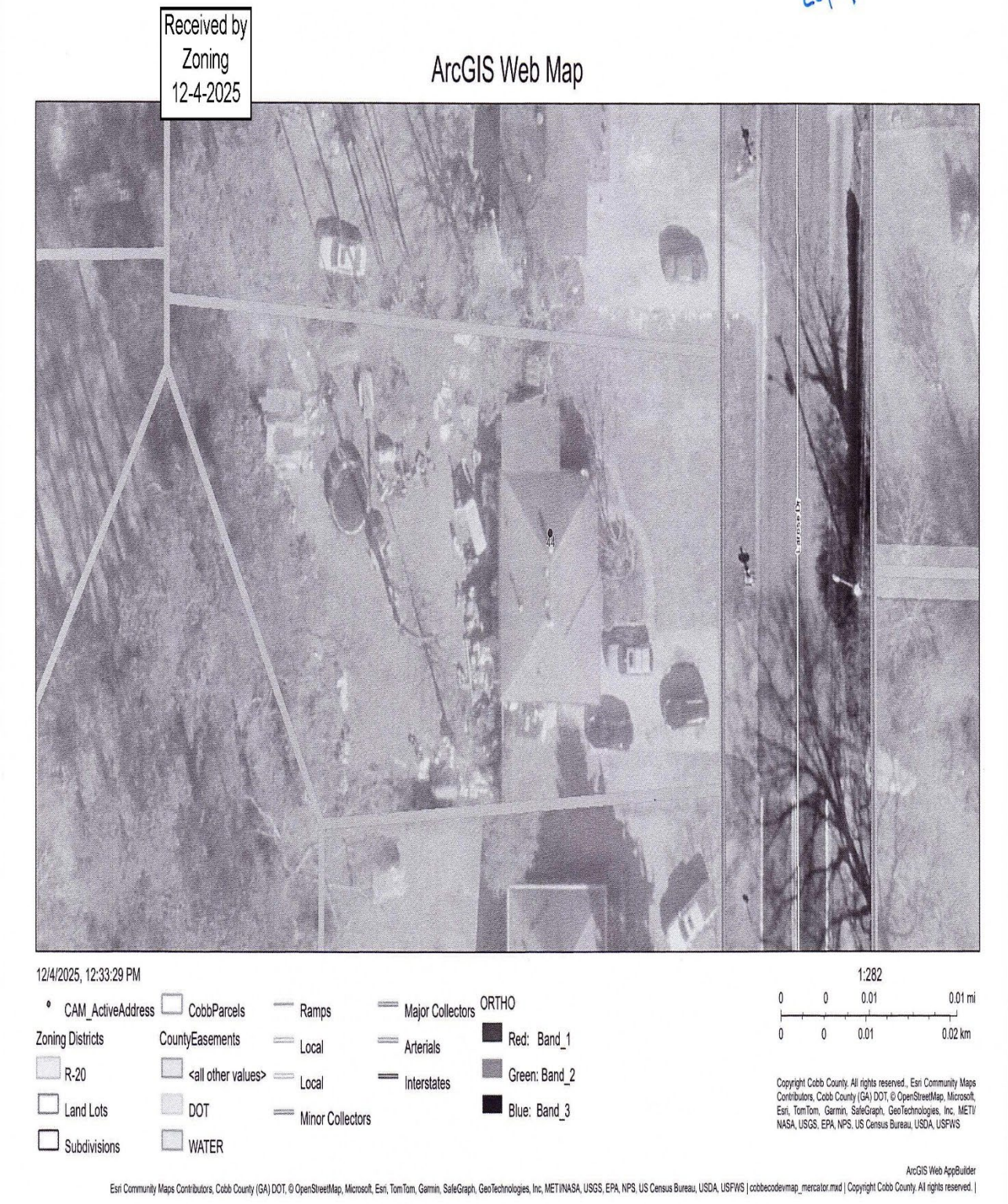
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **DENIAL.**

LUP-4

Received by Zoning 12-4-2025



LUP-4 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 112.5 225 Feet

Zoning Boundary

City Boundary

North

Zoning: R-20 Single-Family Residential

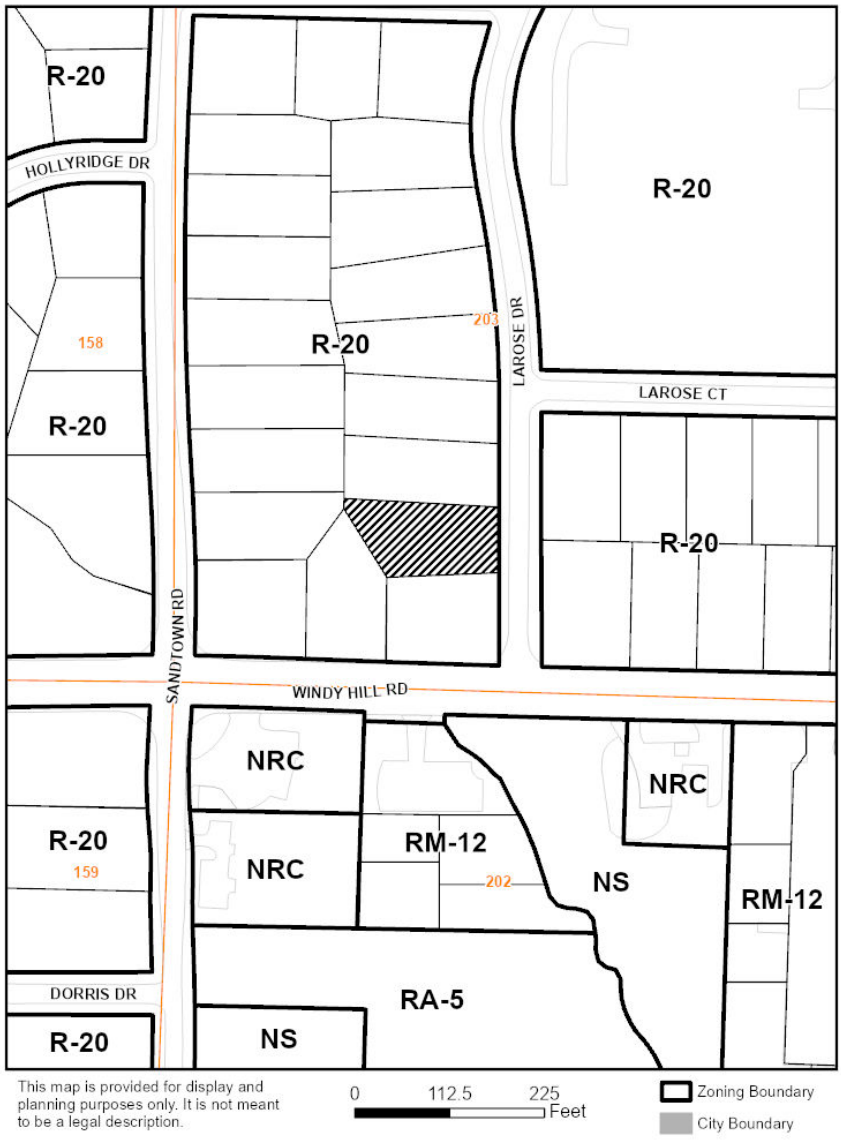
Future Land Use: LDR

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

LUP-4 2026 Map



EAST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

SOUTH

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a Temporary Land Use Permit (LUP) to allow up to six (6) related adults to reside in a 1,154-square-foot single-family residence, along with permission for up to six (6) vehicles to be parked on the property. Under current code requirements, based on the square footage listed by the Tax Assessor, the residence is permitted to house a maximum of two (2) related adults and two (2) vehicles. The residence has one garage door facing Larose Drive. The property was issued a Code Enforcement notice on June 13, 2024, for violations related to single-family occupancy limits and on-site parking. The applicant is seeking approval of the LUP for a period of 24 months. The house has one garage door facing Larose Drive.

LUP-4-2026 DEPARTMENT COMMENTS – Fire Department

01/06/26

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

LUP-4-2026 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

12/26/2025

Comprehensive Plan Future Land Use Designation: Low Density Residential
The subject tract is within the Low Density Residential (LDR) future land use category. The purpose of LDR is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary?	☐ Yes	☒ No
If Yes:		
Which City:	N/A	
Was the city notified?	N/A	

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☒ Yes	☐ No

---

Comments:

LUP-4

February '26 Zoning

Applicant: Jean Jean-Baptiste

Water & Sewer Comments: No comments.

Recommendations

THE RECOMMENDATION BELOW SHALL BECOME A STIPULATED REQUIREMENT UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend no parking on the right-of-way.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2024-04210 **OPEN DATE:** 6/10/2024

COMPLAINANT: **PHONE #:**

DESCRIPTION: 5 to 8 cars at house and he work on cars in the driveway, there is junk everywhere and home business

PRIMARY ADDRESS:

44 LAROSE DR
MARIETTA, GA 30060

OWNER ADDRESS:

JEAN-BAPTISTE JEAN E
44 LAROSE DR SW
MARIETTA, GA 30060

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
		ReInspection-Attempt to Serve	Cancelled	
		ReInspection-Attempt to Serve	Cancelled	
06/13/2024		Case Details		I issued a notice if violation for CUSTOMARY HOME OCCUPATION and SINGLE FAMILY DWELLING. I also issued a cite due notice for PARKING STANDARDS and OUTSIDE STORAGE. I observed 6 vehicles on the property, two of which were parked in the grass. The square footage of the house allows for 2/2/2. The owner's wife explained they have four kids. I told them I was supposed to give a citation today for parking standards, but would give them one last chance if they promised to work with me, resolve the violation, and not repeat them. the wife admonished her husband for the vehicles and mess, and thanked me for coming. The owner Jean E Jean-Baptiste provided his drivers license. They agreed to clean up, reduced the number of vehicles, and park properly. C. Anderson
06/13/2024		Initial Investigation	In Violation	/* PERMITTED USE/CUSTOMARY HOME OCCUPATION|*134-197 (3)*|Observe all Customary Home Occupation (CHO) regulations. **No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.*/ /* PERMITTED USE/SINGLE FAMILY DWELLING| *134-197 (3)*|Must comply with all requirements in the attached definition of dwelling unit. **see attached***/
06/27/2024		Case Details		The outside storage and parking standards have been cured. No occupancy statement received. Will add to EMI. C. Anderson
06/27/2024		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
08/27/2024		Case Details		I spoke with the owner's wife again after noting some outside storage automotive parts, and numerous instances of 4 cars in the driveway on my daily inspections. I walked the yard with her and pointed out the items that needed to be stored indoors. Further, we discussed the vehicles and how it would be likely they fail EMI. I pointed out that her house would only need 16 sq feet more of habitable space to accommodate three vehicles and three adults. We discussed a temporary land use permit and other solutions to the code violations. Extending for EMI. C. Anderson
08/27/2024		ReInspection	Extension	
09/16/2024		Case Details		5:08am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/16/2024		ReInspection	Extension	
09/17/2024		Case Details		5:03am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/17/2024		ReInspection	Extension	
09/18/2024		Case Details		5:02am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/18/2024		ReInspection	Extension	
09/19/2024		Case Details		5:02am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/19/2024		ReInspection	Extension	
09/20/2024		Case Details		5:02am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/20/2024		ReInspection	Extension	
09/23/2024		Case Details		5:02am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/23/2024		ReInspection	Extension	
09/24/2024		Case Details		5:01am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/24/2024		ReInspection	Extension	
09/25/2024		Case Details		5:03am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. B Miller
09/25/2024		ReInspection	Extension	
09/26/2024		Case Details		5:02am, I observed on EMI a total of 5 vehicles in the driveway. Photos were taken, and uploaded to On Base. EMI is complete, and this property is in violation for Single Family Dwelling. B Miller

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/26/2024		ReInspection	Extension	
10/01/2024		Case Details		First attempt at citation. Jean was not home. His wife says he will not be home until 7pm. Jean does not work weekends. I will attempt some lunchtime services before passing the citation to B. Miller for weekend service. C. Anderson
10/01/2024		ReInspection	In Violation	
10/17/2024		Case Details		I issued a citation to Jean E Jean-Baptiste for SINGLE FAMILY DWELLING after the property he owns and lives at failed early morning inspection September 16 through September 26, 2024. The fine is $135 and the court date is November 21, 2024. C. Anderson
10/17/2024		ReInspection	Citation Served	
11/13/2024		Case Details		Court check: There were three cars in the driveway. No other violations. C. Anderson
11/13/2024		ReInspection	Court Check	
11/21/2024		Court		Pled NOLO and paid $135 in court.
12/04/2024		Case Details		I spoke with Jean's wife and informed her the property was going back on early morning inspection. I explained that assessor still showed 1154 sq feet, and I see nothing in our system regarding a temporary land use permit. She believes her husband has done something, but she wasn't sure what that was. We discussed a temporary land use permit. I printed out the original literature and provided her with the contact information for zoning. Extending 30 days for early morning inspection. C. Anderson
12/04/2024		Compliance Inspection	Extension	
01/16/2025		Case Details		I added the property back on the early morning inspection list for single family dwelling and parking standards. There were 3 vehicles in the driveway during the late morning inspection with no parking standards or outside storage issues. On checking back office and GIS, there were no scheduled hearings or land use permits. Assessor shows the property still appraised with 1,154 sq ft of habitable space. Extending for early morning inspection. C. Anderson
01/16/2025		Compliance Inspection	Extension	
02/24/2025		Case Details		Property appears in compliance with two vehicles parked in the driveway. There is some material on the side of the house covered with a tarp. Extending 30 days for EMI. C. Anderson
02/24/2025		Compliance Inspection	Extension	
03/05/2025		Case Details		Received additional complaint about vehicles parking in grass at this location. B. Farrell

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
04/01/2025		Case Details		I issued a notice of violation to Ms. Jean Baptist for parking standards and outside storage as they were last notified of such in 2023. There was a pile of misc. debris on the side of the house, in bushes, and in the driveway. She complained about how they're being singled out. I told them I would write up the other violations of such I saw in the neighborhood. C. Anderson
04/01/2025		Compliance Inspection	In Violation	/* USE LIMITATIONS/ OUTSIDE STORAGE|*134-197 (12) e*|Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.*/ /* PARKING STANDARDS|*134-272 (6) b & c*|All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.*/
04/22/2025		Case Details		Went by property, I observed a white truck on the left hand side of the house but I did not observe any vehicles parked on the grass. k. bordeaux
04/22/2025		Compliance Inspection	Extension	
05/06/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/06/2025		Compliance Inspection	Extension	
05/07/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/07/2025		Compliance Inspection	Extension	
05/08/2025		Case Details		5:03am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/08/2025		Compliance Inspection	Extension	
05/09/2025		Case Details		5:03am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/09/2025		Compliance Inspection	Extension	
05/10/2025		Case Details		5:03am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/10/2025		Compliance Inspection	Extension	
05/13/2025		Case Details		5:04am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/13/2025		Compliance Inspection	Extension	
05/14/2025		Case Details		5:01am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/14/2025		Compliance Inspection	Extension	
05/15/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/15/2025		Compliance Inspection	Extension	
05/16/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
05/16/2025		Compliance Inspection	Extension	
05/17/2025		Case Details		5:03am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. EMI is complete, and this property is in violation for Single Family Dwelling. B Miller
05/17/2025		Compliance Inspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/19/2025		Case Details		I issued citations for SINGLE FAMILY DWELLING and PARKING STANDARDS to Jean Jean-Baptiste after he failed early morning inspection for the Single Family Dwelling ordinance and parking standards based on the conditions of the property that morning. There were 4 vehicles on the property every day of early morning inspection 5-6-25 to 5-17-25. The fine is $410 for Single Family Dwelling and $135 for parking standards. The square footage of the home allows 2 vehicles and there is no LUP on file allowing more. While I was there to serve the citation for single family dwelling, I observed a black pickup truck in the front yard parked on grass. Jean was initially not home for citation service, and Jean's wife denied the parking standards violation and said their neighbor at 42 Larose was parking in their yard. The neighbor at 42 Larose denied ownership of the vehicle, control of the vehicle and said it wasn't anyone in their households. There was no license plate on the truck in question. While I was working on notes for the case, Jean returned home and parked in a driveway across the street. He denied the black truck was his. I explained he failed early morning inspection and I needed to cite him on both counts because the vehicle was on his property. I said he could likely get out of the parking ticket, but the single family dwelling violation of too many vehicles is still a clear violation. He told me the vehicles are for his children who are going to college. I tried to explain that filing for a land use permit is the solution to that issue, but he has not done so despite this case going on for close to a year. He refused to sign for the citation and began to walk away towards his car. I was able to write refused on the cites and hand them to him, which he took out of my hand. He than started yelling about "the Mexicans." With that and service complete I left. Photos taken and uploaded to onbase. Additional time on this case was taken up by software/connection issues with the 'loaner' computer I'm using C. Anderson
05/19/2025		Compliance Inspection	Citation Served	
05/28/2025		Citation		Not sure why case appeared for download as in back office it says pending trial. Will mark as citation served again to prevent further download. Citations have already been served it appears. M Monroe
05/28/2025		Compliance Inspection	Citation Served	
06/23/2025		Case Details		There are no parking standards violations visible, but there is an NCV which there was not a citation issued for. Three vehicles in driveway. It looks like the owner is replacing a tire. C. Anderson
06/23/2025		Compliance Inspection	Court Check	
06/26/2025		Court		Pled NOLO and paid $405 and $135 in court.

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/09/2025		Case Details		No parking standards violations today. Added back to EMI list. Square footage has not been updated. No LUP on file, and no lup applied for. I have done everything I can to help this family get approval for additional parties in the house, they simply are not taking any steps to do so. C. Anderson
07/09/2025		Compliance Inspection	Extension	
08/04/2025		Case Details		There were only two vehicles in the driveway during my 12:19pm inspection. This is the first time I've seen the correct number of vehicles in the driveway. C. Anderson
08/04/2025		Compliance Inspection	In Violation	
09/04/2025		Case Details		There is only one vehicle in the driveway. I am hopeful the numerous citations have done their intended job and the property will pass the next round of EMI. C. Anderson
09/04/2025		Compliance Inspection	Extension	
09/09/2025		Case Details		5:06am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/09/2025		Compliance Inspection	Extension	
09/10/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/10/2025		Compliance Inspection	Extension	
09/11/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/11/2025		Compliance Inspection	Extension	
09/12/2025		Case Details		5:09am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/12/2025		Compliance Inspection	Extension	
09/13/2025		Case Details		5:03am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/13/2025		Compliance Inspection	Extension	
09/15/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/15/2025		Compliance Inspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
09/16/2025		Case Details		5:01am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/16/2025		Compliance Inspection	Extension	
09/17/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/17/2025		Compliance Inspection	Extension	
09/18/2025		Case Details		5:01am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. B Miller
09/18/2025		Compliance Inspection	Extension	
09/19/2025		Case Details		5:02am, I observed on EMI a total of 4 vehicles in the driveway. No parking violation was seen at this time. Photo was taken, and uploaded to On Base. EMI is complete, and this property is in violation for Single Family Dwelling. B Miller
09/19/2025		Compliance Inspection	Extension	
09/24/2025		Case Details		I made a first attempt at citation service after the property failed another round of EMI for single family dwelling. There were no answers to my knocks or doorbell rings. No LUP on file or change in the square footage. I will make further attempts as the property owner often stops by periodically throughout the day. C. Anderson
09/24/2025		Compliance Inspection	In Violation	
10/01/2025		Case Details		I made a 2nd attempt at citation service for the most recent EMI failure. There was once again no answer to my knocks. I will make further attempts. C. Anderson
10/01/2025		Compliance Inspection	In Violation	
10/09/2025		Case Details		I issued a citation for SINGLE FAMILY DWELLING to Jean Jean-Baptiste by posting it to the front door. The fine is $810 and the court date is November 20, 2025. This was my third attempt to serve Mr. Jean-baptiste at his owner-occupied home and the door was not answered despite knocks and rings. As he has already been cited several times and attempted to flee encounters with me, I find the likeliness of him opening the door minimal at this point. C. Anderson
10/09/2025		Compliance Inspection	Citation Served	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
10/14/2025		Case Details		I re-printed and posted the original notice of violations and single family dwelling literature and left it between the front door and storm door. On 10-13-25 I was contacted by the daughter of the property owner wanting an explanation for the ticket I left on the front door. I explained the single family dwelling ordinance in depth, and explained I had told her parents the same thing several times. I explained the exception to the rule would be to have the property reappriased at a larger square footage or apply for a land use permit, neither of which has been done. The citation is still valid. C. anderson
10/14/2025		Compliance Inspection	In Violation	
11/19/2025		Case Details		Court check: I observed two vehicles in the driveway during a daytime inspection the day before court. Compliance to be determined by another round of early morning inspection. C. Anderson
11/19/2025		Compliance Inspection	Court Check	
12/09/2025		Case Details		Court check: The property owner has filed for a LUP. Hearing his pending. C. Anderson
12/09/2025		ReInspection	Court Check	
12/18/2025		Court		Pled guilty and paid $225 on an adjusted fine amount by Judge Murphy.

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2024-04210 Date: 4/1/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

44 LAROSE DR	MARIETTA, GA 30060	17	0203	037	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or JEAN-BAPTISTE JEAN E (44 LAROSE DR SW MARIETTA, GA 30060)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from April 1, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
USE LIMITATIONS/ OUTSIDE STORAGE	134-197 (12) e	Only firewood and lawn furnishings are allowed to be stored outside. Remove all other items.
PARKING STANDARDS	134-272 (6) b & c	All vehicles must be parked on a hardened/treated surface. All tires must be on hardened/treated surface. Surface must be installed flush with the ground and capable of supporting all vehicle/equipment tires without driving onto or over an unapproved parking surface.

Charles Anderson (Charles.Anderson@cobbcounty.org) — Officer

770-528-4384 — Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

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Notice of Violation

Violation Number: CODE-2024-04210 Date: 6/13/2024

The Cobb County Code Enforcement Division has grounds to believe the property located at:

44 LAROSE DR	MARIETTA, GA 30060	17	0203	037	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or JEAN-BAPTISTE JEAN E (44 LAROSE DR SW MARIETTA, GA 30060)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from June 13, 2024. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PERMITTED USE/CUSTOMARY HOME OCCUPATION	134-197 (3)	Observe all Customary Home Occupation (CHO) regulations. No employees, clients, materials, equipment, etc. allowed at residence. Only 1 business vehicle weighing less than 12,500 lb. gross vehicle weight rating is allowed at residence.
PERMITTED USE/SINGLE FAMILY DWELLING	134-197 (3)	Must comply with all requirements in the attached definition of dwelling unit. see attached

Charles Anderson (Charles.Anderson@cobbcounty.org) — Officer

770-528-4384 — Telephone

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COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Code Enforcement Division
1150 Powder Springs St, Ste 400
Marietta, Georgia 30064
(770) 528-2180 fax (770) 528-2092

Brent Farrell
Division Manager

Incident Number: CODE-2024-04210

Follow the attached ordinances – One family (within the fourth degree**)** including up to one unrelated adult **OR** two or fewer unrelated adults may occupy a single-family residence. There must be at least 390 square feet of total building square footage for each related adult occupant and each vehicle regularly parked at the residence.

The tax records for this property show 1,154 square feet which allows for _2_ related adults, including up to one unrelated adult or two or fewer unrelated adults; and 2 vehicles to be regularly parked at this residence. Of the total number of vehicles allowed, only _2_ may be parked outside of a garage or carport.

Please provide a notarized statement within the next 10 days stating how many adults reside at this residence, and how they are related. Additionally, please list the vehicles that are regularly parked at this residence.

Section 134-1 DEFINITIONS

Adult means any person over the age of 18 years old or legally emancipated in the State of Georgia

Family means two or more persons related by blood, legal adoption, or marriage, occupying a dwelling. Related means persons are all related to each other within the fourth degree, as defined in O.C.G.A. § 53-2-1, which includes parents, children, grandparents, grandchildren, brothers and sisters. State of Georgia authorized foster children of a family member shall also be deemed a member of the family for this purpose

Single-family dwelling unit. A single-family dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family including up to one unrelated adult, or two or fewer unrelated adults and their children and/or grandchildren.

(1) A single-family dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

(2) A single-family dwelling unit shall have at least 390 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(3) No more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the single-family dwelling unit exists.

Of the total number of vehicles allowed per 390 square feet of living building square footage, there shall be a maximum of **five** or less (of the total) parked outside of a garage, carport or the like for properties zoned **R-40, R-80 and RR**.

All Other zoning districts used for single family dwelling units shall have no more than **Four** vehicles parked outside of a garage, carport or the like.

This includes vehicles parked within the right-of-way adjacent to a dwelling unit.

"Regularly" means a majority of days in any seven-day period.
Exceptions to this definition may be considered as part of a land use permit processed in accordance with section 134-36. Contact Zoning (770) 528-2035.

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
This application stems from a complaint regarding the number of vehicles present at the residence. The property was issued a Code Enforcement notice on June 13, 2024, for violations related to single-family dwelling occupancy. The increased number of residents and vehicles may raise concerns about overcrowding, property maintenance, and potential impacts on neighborhood character.

(2) Parking and traffic considerations.
The applicant proposes to park six (6) vehicles on the property, which exceeds the two (2) vehicles permitted under county code based on the home's assessed living area. The increased number of vehicles may contribute to on-site congestion, reduced maneuverability, and potential spillover parking impacts on the surrounding neighborhood.

(3) Number of nonrelated employees.
N/A

(4) Number of commercial and business deliveries.
N/A

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
N/A

(6) Compatibility of the business use to the neighborhood.
N/A

(7) Hours of operation.
N/A

(8) Existing business uses in the vicinity.
N/A

(9) Effect on property values of surrounding property.
The applicant's request may negatively impact surrounding property values. The existing homes in the neighborhood are similar in size, scale, and character, and the proposed increase in occupancy and vehicle capacity could diminish overall neighborhood compatibility. Excessive on-site parking and intensified residential use may also affect the visual appeal and desirability of nearby properties.

(10) Circumstances surrounding neighborhood complaints.

Code Enforcement issued a notice of violation on June 13, 2024, for issues related to customary home occupation, single-family dwelling standards, parking requirements, and outside storage. The responding officer observed multiple vehicles on the property more than what is permitted based on the home's square footage and the number of adults residing in the dwelling. Since 2024, Code Enforcement has documented ongoing interactions with the property owner, including repeated violations, citations, and court appearances. In 2025, additional observations noted at least four (4) vehicles parked in the driveway on multiple occasions, resulting in a citation issued on September 24, 2025.

(11) Intensity of the proposed business use.

Although no business activity is proposed at the residence, the request would increase the overall intensity of use on the property due to the number of adults and vehicles present. Allowing six (6) vehicles, which is beyond what is permitted by code. The request may alter neighborhood character and contribute to concerns related to congestion, visual impacts, and continued enforcement challenges.

(12) Location of the use within the neighborhood.

The proposal is located within a platted subdivision and surrounded by residential uses.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 6
3. **Number of vehicles at the house?** 6
4. **Where do the residents park?**
   Driveway: X **; Street:** _____ **; Garage:** _____
5. **Does the property owner live in the house? Yes** X **;No** _____
6. **Any outdoor storage? No** X **; Yes** _____ **(If yes, please state what is kept outside):** _____
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** ___ **;Yes** X **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: _____ **Date:** 12/4/2025

Applicant name (printed): Jean Jean-Baptiste

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1154 SQFT

Number of related adults proposed: 6 **Number permitted by code:** 2

Number of unrelated adults proposed: 0 **Number permitted by code:** 1

Number of vehicles proposed: 6 **Number permitted by code:** 2

Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 2

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-1-2026

SITE BACKGROUND

Applicant	Dane Contracting, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Zeke Farriba and Barton L. Boyd
Property Location	Located on the southwest side of Baker Road, north of Webster Drive
Address	2675 Baker Road
Access to Property	Baker Road

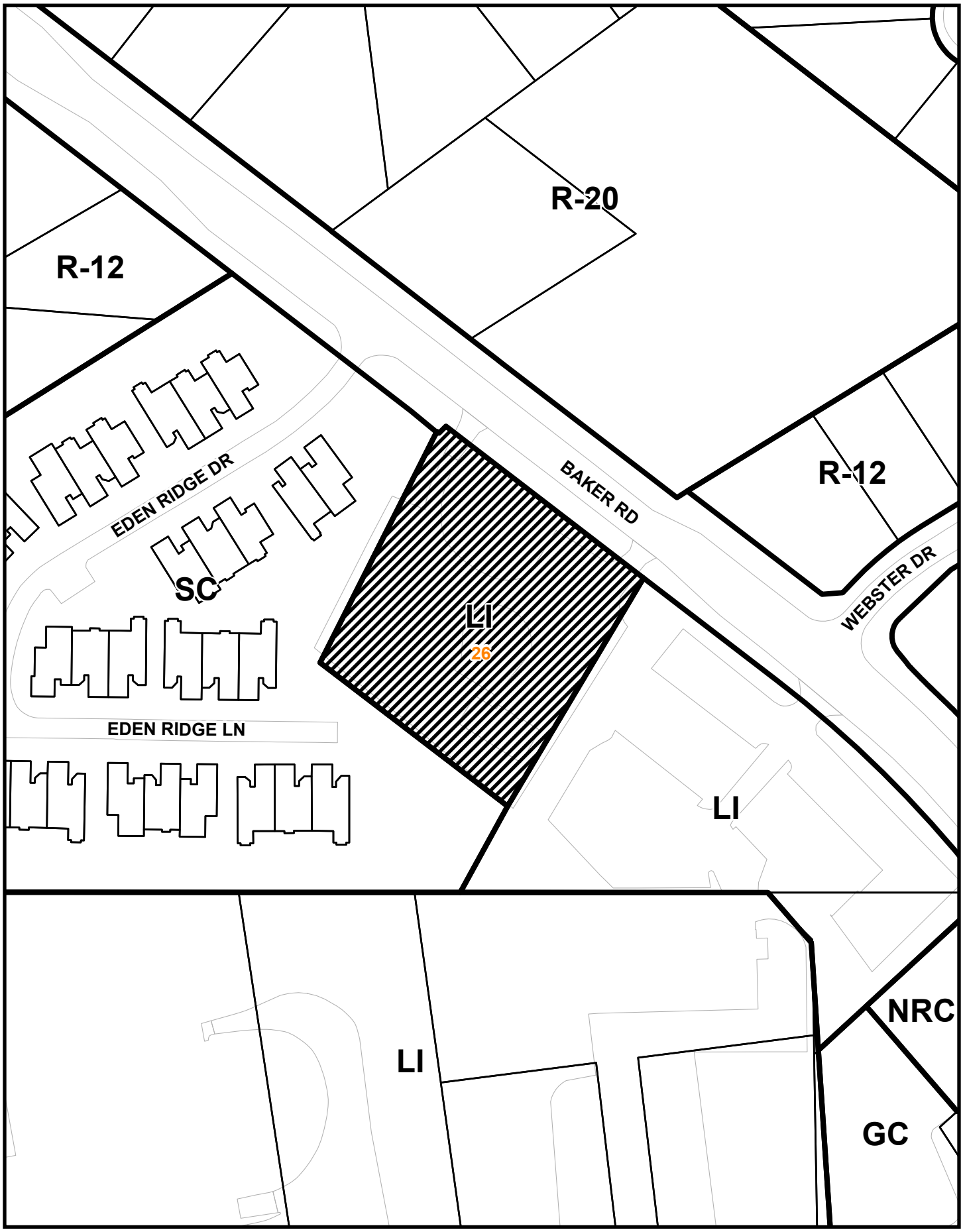
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LI
Current Use of Property	Tree and landscape business
Proposed Zoning	LI
Proposed Use	Addition of wood materials processing for firewood
Future Land Use	IC
Site Acreage	1.28
District	20
Land Lot	26
Parcel #	20002600150
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-1 2026 Map



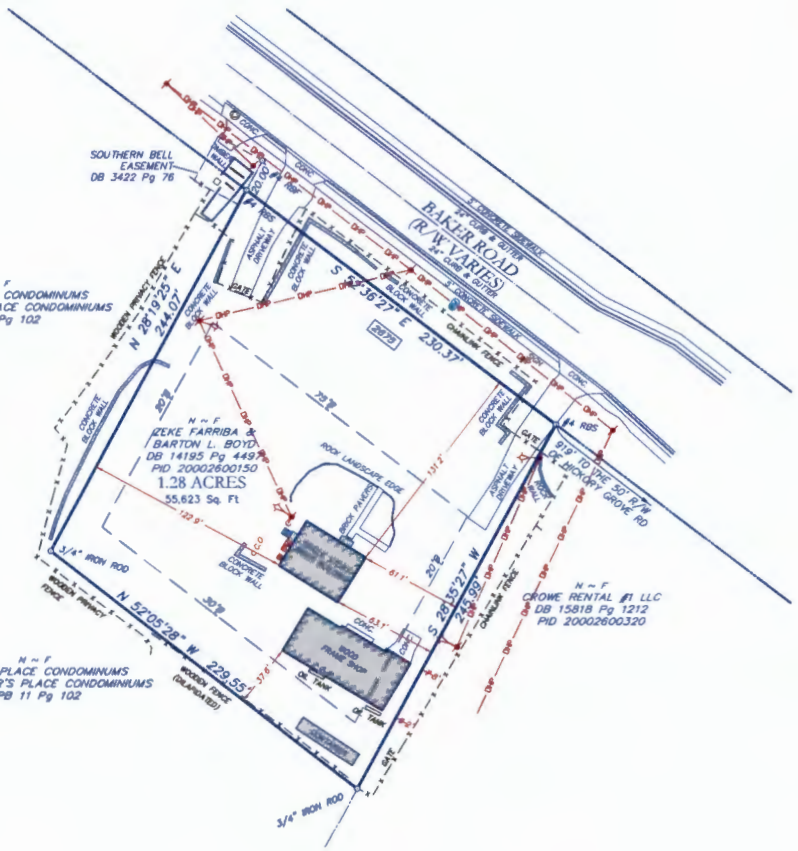
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

RESERVED FOR COURT CLERK





VICINITY MAP

GENERAL NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THE FIELD DATA COLLECTED IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.05' HORIZONTAL / 0.1' VERTICAL
EQUIPMENT USED: STONEX S900+
CORRECTION TYPE: VRS NETWORK CORRECTIONS
SERVICE USED: TOPNET LIVE
DATUM: NAD_83(2011)
GEOID MODEL: 2018

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:171,600.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED LI (LIGHT INDUSTRIAL) PER COBB COUNTY ZONING ORDINANCES.

FRONT SETBACK	75 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0009G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

1. REFERENCE A WARRANTY DEED TO ZEKE FARRIBA AND BARTON L. BOYD RECORDED IN DEED BOOK 14195, PAGE 4497.

2. REFERENCE A COBB COUNTY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 11747, PAGE 230-232.

3. REFERENCE A PLAT FOR HUEY L. CHUMLEY RECORDED IN PLAT BOOK 48, PAGE 123.

REFERENCE A FINAL PLAT OF MADISON PLACE CONDOMINIUMS (F.K.A SETTLER'S PLACE CONDOMINIUMS) RECORDED IN COBB PLAT BOOK 11, PAGE 102.

50 0 50 100

SCALE: 1" = 50'

LEGEND

POB	POINT OF BEGINNING	FH	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
RBS	REBAR SET	WM	WATER METER
RBF	REBAR FOUND	GM	GAS METER
MNF	MAG NAIL FOUND	PM	POWER METER
MNS	MAG NAIL SET	EB	ELECTRICAL BOX
CRF	CAPPED REBAR FOUND	PP	POWER POLE
OTF	OPEN TOP PIPE FOUND	OHE	OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND	GW	GUY WIRE
DI	DROP INLET	RD	ROOF DRAIN
CI	CATCH INLET	DI	DROP INLET
YI	YARD INLET	JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	HW	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	SES	SAFETY END SECTION
HW	HEADWALL	UGG	UNDERGROUND GAS LINE
FES	FLARED END SECTION	UGW	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	UGE	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	UGT	UNDERGROUND TELECOM
SS	SANITARY SEWER	SS	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	CO	CLEAN OUT
D.E.	DRAINAGE EASEMENT	GT	GREASE TRAP
W.E.	WATER EASEMENT	F	FENCE
		B	BOLLARD
		+##.##	SPOT ELEVATION

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

REED DEKLE , LS # 3166 — DATE 7-23-25

PRELIMINARY

RECEIVED
COBB COUNTY ZONING
DEC 04 2025

JOB NO.	3089
DRAWN BY	JBD
CHECKED	RTD
DATE	7-23-25
FIELD DATE	7-16-25
SCALE	1"=50'

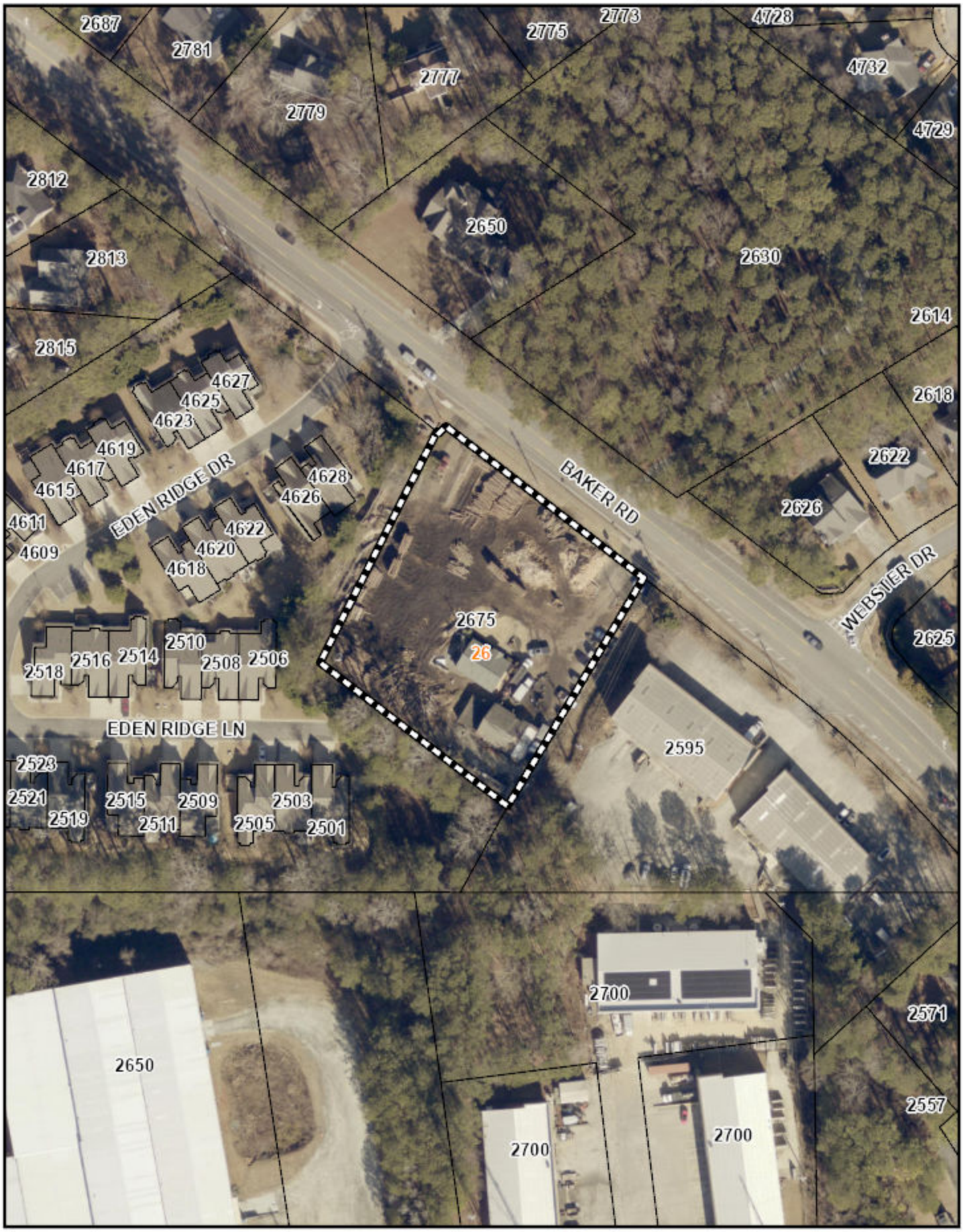
REVISIONS | DATE

5D GEOMATICS
1400 WINDMOOR COURT
KENNESAW, GEORGIA 30144
PHONE: (770) 653-4558

BOUNDARY RETRACEMENT SURVEY OF:
3675 BAKER ROAD FOR:
DANE TREE SERVICE
TAX PARCEL: 20002600150
3675 BAKER ROAD, ACWORTH, GEORGIA 30101
LAND LOT 26 OF THE 2nd DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA

Sheet 1 of 1

SLUP-1 2026 Aerial Map



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0 105 210 Feet

Zoning Boundary

City Boundary

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.:	**SLUP-_____ (2026)**
Hearing Dates:	**February 3, 2026** **February 17, 2026**
Applicant:	**Dane Contracting L.L.C.**
Titleholders:	**Zeke Farriba and Barton L. Boyd**
Tax Parcel Number:	**20002600150**

STATEMENT OF PROPOSED SITE IMPROVEMENTS

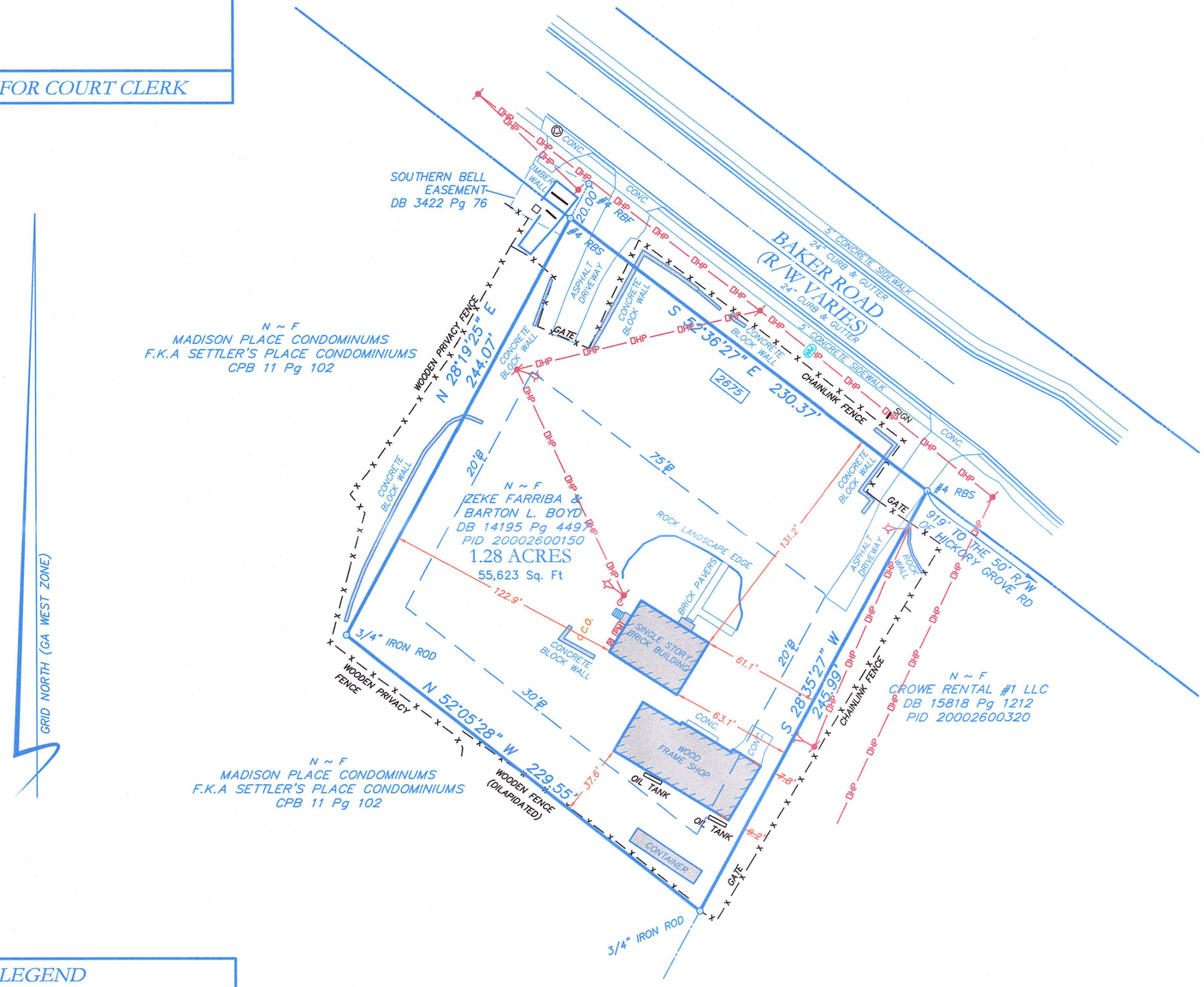
Applicant, Dane Contracting L.L.C. (hereinafter "Applicant"), operates its tree and landscape business from the property located at 2675 Baker Road, N.W., being approximately 1.28 acres located in Land Lot 26, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is zoned to the Light Industrial ("LI") zoning classification which allows for the operation of the current business and the parking of heavy equipment. Applicant is seeking a Special Land Use Permit for the Property for the processing of wood materials for firewood in conjunction with Applicant's tree and landscape services. Applicant proposes no new construction on the Property for this use.

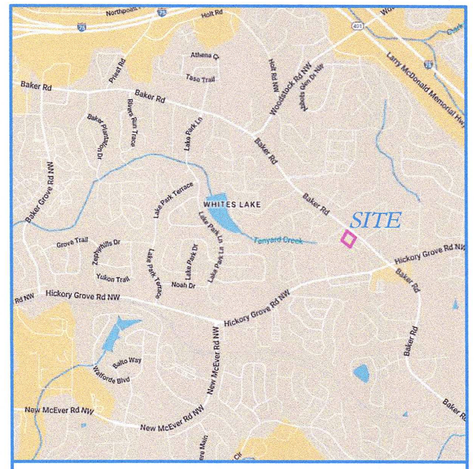
RECEIVED
DEC 0 4 2025
COBB COUNTY ZONING

SCUP-1

RESERVED FOR COURT CLERK

RECEIVED
DEC 04 2025
COBB COUNTY ZONING





VICINITY MAP

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LEGEND

POB	POINT OF BEGINNING		FIRE HYDRANT
POC	POINT OF COMMENCEMENT		WATER VALVE
RBS	REBAR SET	WM	WATER METER
RBF	REBAR FOUND	GM	GAS METER
MNF	MAG NAIL FOUND	PM	POWER METER
MNS	MAG NAIL SET	EB	ELECTRICAL BOX
CRF	CAPPED REBAR FOUND		POWER POLE
OTF	OPEN TOP PIPE FOUND		OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND		GUY WIRE
DI	DROP INLET	D.R.D.	ROOF DRAIN
CI	CATCH INLET		DROP INLET
YI	YARD INLET		JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE		SINGLE WING CATCH BASIN
JB	JUNCTION BOX		DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN		HEAD WALL
DWCB	DOUBLE WING CATCH BASIN		SAFETY END SECTION
HW	HEADWALL	G	UNDERGROUND GAS LINE
FES	FLARED END SECTION	W	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	E	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	T	UNDERGROUND TELECOM
SS	SANITARY SEWER	SS	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	S	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	CO	CLEAN OUT
D.E.	DRAINAGE EASEMENT	G.T.	GREASE TRAP
W.E.	WATER EASEMENT		FENCE
			BOLLARD
		+99.9	SPOT ELEVATION

SURVEY REFERENCES

1. REFERENCE A WARRANTY DEED TO ZEKE FARRIBA AND BARTON L. BOYD RECORDED IN DEED BOOK 14195, PAGE 4497.

2. REFERENCE A COBB COUNTY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 11747, PAGE 230-232.

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50 0 50 100

SCALE: 1" = 50'

SURVEYOR'S CERTIFICATION

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REED DEKLE , LS # 3166 — 7-23-25 DATE

PRELIMINARY

REVISIONS	DATE

JOB NO.	3089
DRAWN BY	JBD
CHECKED	RTD
DATE	7-23-25
FIELD DATE	7-16-25
SCALE	1"=50'

5D GEOMATICS
1400 WINDMOOR COURT
KENNESAW, GEORGIA 30144
PHONE: (770) 653-4558

BOUNDARY RETRACEMENT SURVEY OF:
2675 BAKER ROAD FOR:
DANE TREE SERVICE
TAX PARCEL: 20002600150
2675 BAKER ROAD, ACWORTH, GEORGIA 30101
LAND LOT 26 OF THE 20th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA

Sheet 1 of 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-1-2026

SITE BACKGROUND

Applicant	Dane Contracting, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Zeke Farriba and Barton L. Boyd
Property Location	Located on the southwest side of Baker Road, north of Webster Drive
Address	2675 Baker Road
Access to Property	Baker Road

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LI
Current Use of Property	Tree and landscape business
Proposed Zoning	LI
Proposed Use	Addition of wood materials processing for firewood
Future Land Use	IC
Site Acreage	1.28
District	20
Land Lot	26
Parcel #	20002600150
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

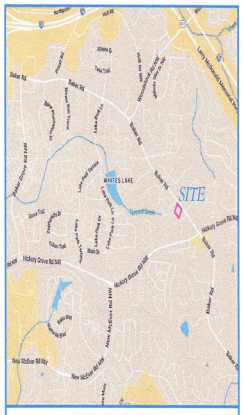
(Zoning staff member: Shaun Daniels, Planner II)

Based on the analysis of the case, Staff recommends **DENIAL.**

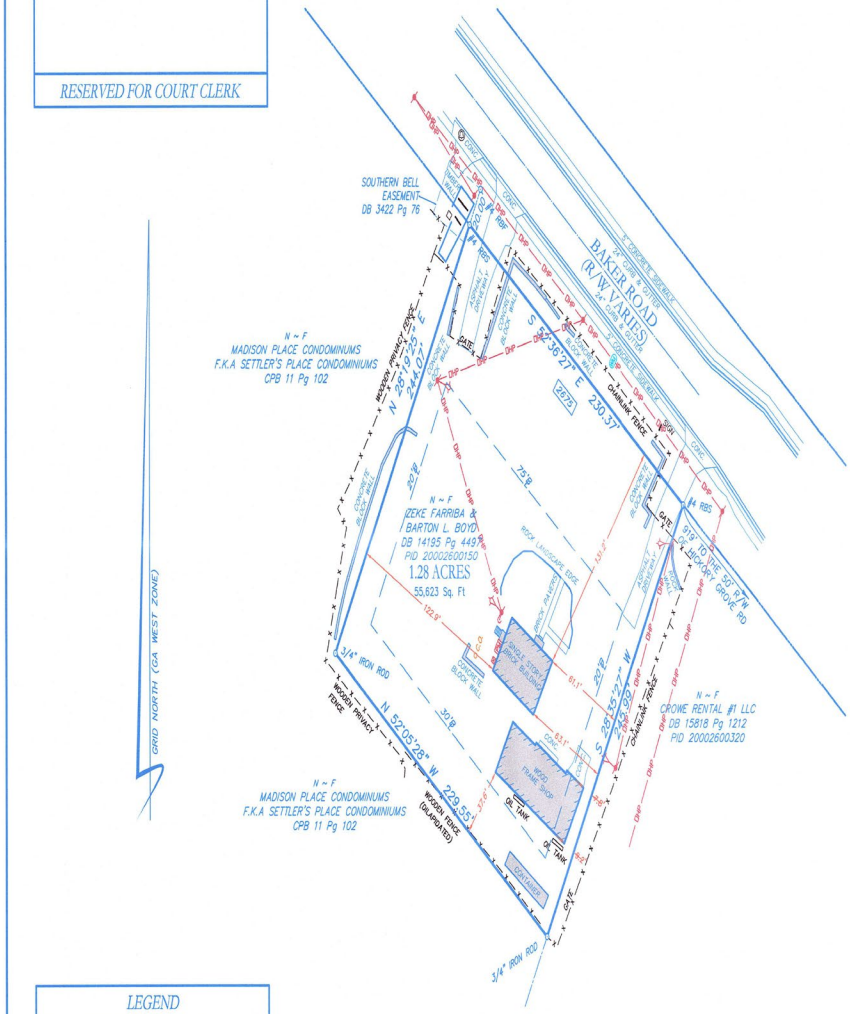
SLUP-1

RESERVED FOR COURT CLERK

RECEIVED
DEC 04 2025
COBB COUNTY ZONING



VICINITY MAP



GENERAL NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THE FIELD DATA COLLECTED IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.05' HORIZONTAL / 0.1' VERTICAL
EQUIPMENT USED: STONEX S900+
CORRECTION TYPE: VRS NETWORK CORRECTIONS
SERVICE USED: TOPNET LIVE
DATUM: NAD_83(2011)
GEOID MODEL: 2018

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:171,600.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED LI (LIGHT INDUSTRIAL) PER COBB COUNTY ZONING ORDINANCES.

FRONT SETBACK	75 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

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OTF	OPEN TOP PIPE FOUND		OVERHEAD ELECTRICAL
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S.S.E.	SANITARY SEWER EASEMENT		CLEAN OUT
D.E.	DRAINAGE EASEMENT		GREASE TRAP
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			BOLLARD
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50 0 50 100

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REED DERKE , LS # 3166 — DATE 7-22-25

PRELIMINARY

REVISIONS	DATE

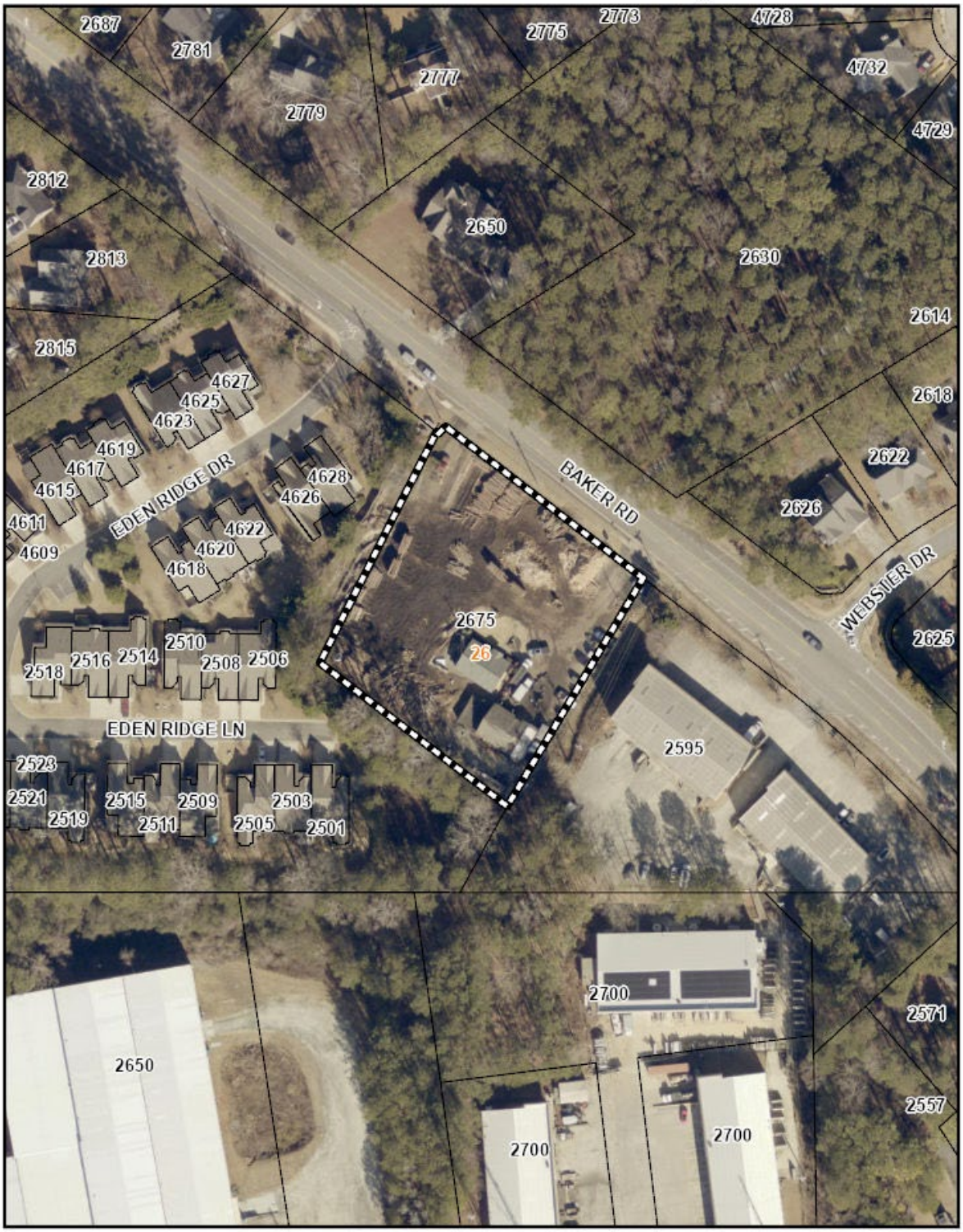
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1400 WINDMOOR COURT
KENNESAW, GEORGIA 30144
PHONE: (770) 653-4558

BOUNDARY RETRACEMENT SURVEY OF:
2675 BAKER ROAD FOR:
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TAX PARCEL: 20002600150
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LAND LOT 26 OF THE 20th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA

Sheet 1 of 1

SLUP-1 2026 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

Zoning Boundary

City Boundary

North

Zoning: : R-20 Single-Family Residential

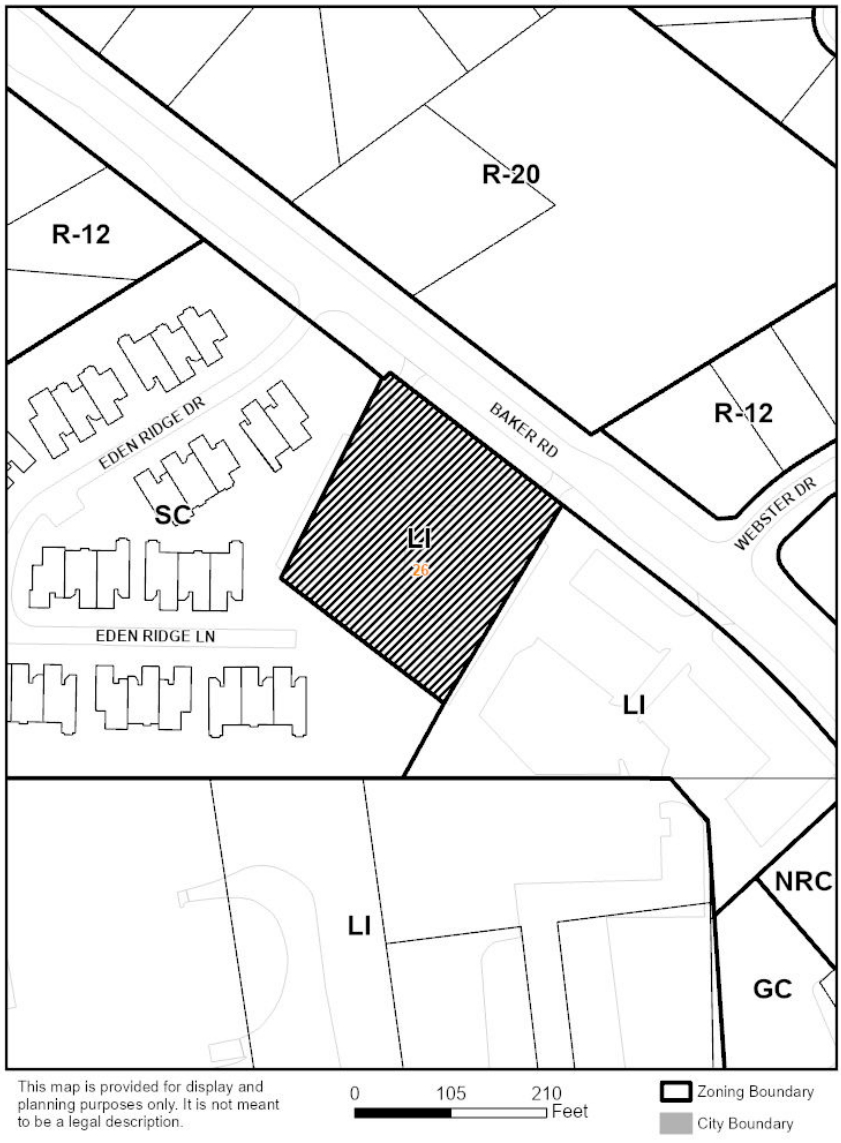
Future Land Use: LDR

WEST

Zoning: SC Suburban Condominium Residential

Future Land Use: MDR

SLUP-1 2026 Map



EAST

Zoning: LI Light Industrial

Future Land Use: IC

SOUTH

Zoning: SC Suburban Condominium Residential & LI Light Industrial

Future Land Use: MDR & IC

Current zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Request for a Special Land Use Permit

The Board of Commissioners may grant special land use permits for uses enumerated in Sec. 134-37, subsection (a). The granting of a special land use permit is conditional upon the site plan considered by the Board of Commissioners. The Board of Commissioners may grant special land use permits for any period of time at the discretion of the Board of Commissioners.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) to continue operating a wood-processing activity that converts raw wood materials into firewood. The applicant proposes to store processed firewood in the northeastern portion of the property, adjacent to Baker Road. The business currently operates as a tree and landscape service on approximately 1.28 acres. Under the approved rezoning case Z-106 of 1998, the applicant is permitted to park heavy equipment on the property. According to the applicant's representative, the wood-processing activity has been ongoing for several years. This SLUP request was initiated following a proactive notice of violation issued by Cobb County Code Enforcement.

Non-residential criteria

Proposed # of buildings**:** 2 (existing)
Proposed # of stories: 0 (existing)
Total sq. footage of development: 2140sf
Floor area ratio: .04
Square footage per acre: 1672sf
Required parking spaces: 1 space per 285 square feet (net) of floorspace, 1 space per vehicle parked on-site.
Proposed parking spaces: 0, none paved or stripped
Acres in floodplain or wetlands: 0
Impervious surface shown: N/A

Are there any zoning variances?

Yes;

1. The existing building does not meet the required setbacks and encroaches into the eastern property setback;
2. A landscape plan and survey showing installation of the required buffer adjacent to the residential properties located to the south and west.

Are there any environmental conditions existing or proposed on the site?

There are no known existing or proposed environmental conditions on the site. The applicant intends to continue processing wood into firewood and storing the material on the northeastern portion of the property adjacent to Baker Road.

SLUP-01-2026 DEPARTMENT COMMENTS – Fire Department

12/17/25

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

ACCESS GATES:
Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

(continued)

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

SLUP-1-2026 DEPARTMENT COMMENTS – Site Plan Review

12/26/2025

As determined by the Site Plan Review Section, the property owner may be required to obtain a Land Disturbance Permit to perform any site modifications, as required per stipulation approval (fencing, landscaping, curb/gutter & sidewalk installation, etc.) or otherwise. Contact Site Plan Review, 770-528-2147.

SLUP-1-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

12/26/2025

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

What is the Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Kennesaw & Acworth
Was the city notified? Yes

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?	☐ Yes	☒ No
Is the property within the Clear Zone (CZ)?	☐ Yes	☒ No
Is the property within 3000’ of Dobbins ARB?	☐ Yes	☒ No
Is the property within the Accident Potential Zone (APZ I)?	☐ Yes	☒ No
Is the property within the Accident Potential Zone II (APZ II)?	☐ Yes	☒ No
Is the property within the Noise Zone?	☐ Yes	☒ No
Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?	☐ Yes	☒ No

---

Comments:

SLUP-1

February '26 Zoning

Applicant: Dane Contracting, LLC

Water & Sewer Comments: No comments.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend retaining the following DOT recommendations from Z-106-1998:
    a. Recommend 150' deceleration lane for ingress into the facility from the Arterial.
    b. Recommend that the driveway be upgraded to commercial standards.
    c. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
2. Recommend replacing disturbed curb and gutter, and sidewalk along the property frontages. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
12/22/2025

CASE #: CODE-2025-00811 **OPEN DATE:** 2/24/2025

COMPLAINANT: **PHONE #:**

DESCRIPTION: CHECK FOR VIOLATIONS

PRIMARY ADDRESS:

2675 BAKER RD NW
ACWORTH, GA 30101

OWNER ADDRESS:

FARRIBA ZEKE & BOYD BARTON L
2675 BAKER RD
ACWORTH, GA 30101

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
02/27/2025		Case Details		Property is zoned LIGHT INDUSTRIAL. Dane Tree service is located on the parcel of land. Unable to locate any LAND USE PERMITS on Accela Program. I took photos of property and uploaded them. I observed large logs, pulpwood trailers and also large amounts of split firewood on the property. Will consult with supervisor for all violations. Extending case. J. COCHRAN
02/27/2025		Case Details		Received info from my Division Manager where there was a Zoning Hearing (Z-106 of 1998) for the property. The stipulations were to include a 40 ft natural buffer/ landscaped where open. The company will also need a Land use Permit to reduce the logs to firewood at the property. J. COCHRAN
02/27/2025		Initial Investigation	Extension	
02/28/2025		Case Details		Property owner was not at the property at the time. Left a notice of violation for PENALTIES and SPECIAL LAND USE PERMIT. I then received a call from owner Zeke and advised him of the violations. Zeke stated that he had taken care of all of this in 1998 after hiring an attorney. I suggested that Zeke speak with the Cobb County Zoning Division. Zeke stated that he would read over the paperwork and get back with me. J. COCHRAN
02/28/2025		ReInspection	In Violation	/* PENALTIES|* 134-2 *| Zoning Stipulation Case Z-106 Of 1998, Must abide by all stipulations placed in zoning hearing. */ /* SPECIAL LAND USE PERMIT |* 134-37 *|A SPECIAL LAND USE PERMIT MUST BE OBTAINED THROUGH COBB COUNTY ZONING DIVISION in order to reduce the timber to firewood at this property.*/ Per the zoning hearing in 1998, this property is required to have a 40 ft NATURAL BUFFER (landscaped where open) adjacent to Baker Road and the NORTH PROPERTY LINE.

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
03/03/2025		Case Details		I spoke with Business Owner Zeke. Zeke stated that he had spoken with County Landscape Architect Bragg Vaughn about the buffer zone. Zeke stated that Bragg was going to look into the case and get back with him. Will extend 1 week to get a follow up. J. COCHRAN
03/03/2025		ReInspection	Extension	
03/10/2025		Case Details		I received an email from County Arborist Bragg Vaughn stating that Owner of the property is going to speak with a Zoning Attorney about filing for other business to try to reduce the size of the buffer. Will extend 30 days. J. COCHRAN
03/10/2025		ReInspection	Extension	
04/07/2025		Case Details		I have not heard back from business owner Zeke. I contacted business owner Zeke and left voicemail, asking for a call back with an update. J. COCHRAN
04/07/2025		ReInspection	Extension	
04/08/2025		Case Details		I received a call from attorney Kevin Moore's office in reference to the case. I was advised that property owner Zeke was out of town, but had retained Kevin Moore for his case. I was advised that Kevin Moore would get back in touch with me. J. COCHRAN
04/08/2025		ReInspection	Extension	
04/21/2025		Case Details		Extending case out 2 weeks to see if I hear from property owner, or attorney Kevin Moore's office about what their plan is going forward with the landscaped buffer. J. COCHRAN
04/21/2025		ReInspection	Extension	
05/01/2025		Case Details		I replied to the complainant's email and provided an update on the case status. Officer D. Smith
05/01/2025		Phone Call		I called the property owner to follow-up on the case and spoke with the property owner, Zeke, who advised that his associate has been out of town but is in contact with Attorney Kevin Moore's office. Zeke will call me back when his associate returns. Officer D. Smith
05/01/2025		ReInspection	Extension	
05/22/2025		Phone Call		I placed a follow-up call to Zeke to obtain a status update. No answer. i left a voice message requesting a callback. Officers J. Cochran & D. Smith
05/22/2025		ReInspection	Extension	
05/23/2025		Case Details		I received a new email from the complainant to advise that Dane Tree & Landscaping Pros had both the north and southbound lanes of Baker Road blocked with a logging truck. Uploaded correspondence to OnBase. Officer D. Smith
05/23/2025		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/29/2025		Case Details		I have not heard back from Zeke Farriba or his attorney Mr. Kevin Moore. I re-visited the property. No answer at the door and I taped a business card to the same requesting a callback. I also placed a phone call to the offices of his attorney Mr. Kevin Moore. No answer. I left a voice message requesting a callback. It has been twenty eight (28) days since last contact with the owner/rep. Officers J. Cochran & D. Smith
05/29/2025		Phone Call		I received a courtesy call back from attorney Kevin G. Moore stating that he is not representing Mr. Farriba. He stated it may possibly be another attorney named Kevin Moore in the Atlanta area: Kevin K. Moore, Kevin T. Moore or Kevin J. Moore. Officers J. Cochran & D. Smith
05/29/2025		ReInspection	Extension	
06/03/2025		Phone Call		I received and returned Mr. Zeke Farriba's voice message. I stated that I have not received a follow-up from attorney Kevin Moore and I wanted to verify specifically the Kevin Moore who is representing him in this matter. I requested that Mr. Farriba e-mail or text me the attorney's contact details. Awaiting the contact details. I plan on contacting the attorney directly to determine the status of the required buffer. Officers D. Smith & J. Cochran
06/03/2025		ReInspection	Extension	
06/09/2025		Phone Call		Officer J. Cochran and myself placed another phone call to Mr. Zeke Farriba to advised we have yet to hear back from his attorney, Kevin Moore, on the status of compliance with the Special Land Use Permit (SLUP). A forty (40) foot natural buffer is required to be installed. No answer. We left another voice message. Officers J. Cochran & D. Smith
06/09/2025		ReInspection	In Violation	
06/10/2025		Phone Call		Uploaded attorney J. Kevin Moore's contact information to OnBase as provided by Zeke Farriba via e-mail message received. Officer D. Smith
06/11/2025		Phone Call		I received a voice message from Zeke Farriba. He stated that he has now been asked to obtain an "as built survey." He has reached out to Donald Perryman with Surveys Plus. I uploaded this correspondence to OnBase. Officer D. Smith
06/11/2025		ReInspection	Extension	
06/11/2025		ReInspection	Extension	
07/08/2025		Phone Call		I placed a phone call to Mr. Zeke Farriba in re: to obtaining the required survey to proceed with the process of complying with the stipulations. No answer. I left a voice message requesting a callback. Officer D. Smith
07/08/2025		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/10/2025		Phone Call		I received a voice message from Mr. Zeke Farriba to advised the "as built" survey will be completed on Friday July 11th by Surveys Plus. This survey is a necessary component of completing the required process. I will extend. Officer D. Smith
07/10/2025		ReInspection	Extension	
07/21/2025		Case Details		I placed a phone call to Mr. Zeke Farriba to follow-up on the status of the case. Donald Perryman with Surveys Plus completed the required "as built" survey on Friday July 11th. The survey was then forwarded to Attorney Kevin Moore's office on Monday July 21st. Mr. Zeke Farriba's business partner and property co-owner, Bart Boyd has retained Attorney Moore to represent them in this matter. Officer D., Smith
07/21/2025		ReInspection	Extension	
09/08/2025		Case Details		I placed a call to Mr. Farriba for a status update. Contact details are entered in Accela back office. Mr. Farriba stated that he completed the "as built" survey. I reminded him that I had that information in July. Mr. Farriba stated that he will speak to his business partner, Mr. Barton and call me back with additional details. This case has been open for more than eight (8) months and I have yet to receive any communication from Mr. Farriba's, attorney Kevin Moore. I will once again extend. Officer D. Smith
09/08/2025		ReInspection	Extension	
09/10/2025		Case Details		No response received from Mr. Z. Farriba or his Attorney Kevin Moore in re: to the phone call placed on 09/08/25. I consulted with Supervisor Ahlmann and will await instructions prior to proceeding. Officer D. Smith
09/10/2025		ReInspection	Extension	
09/24/2025		Phone Call		I placed a phone call to the offices of Kevin Moore in an attempt to obtain a status update. I spoke to Carolyn, Mr. Moore's paralegal. She advised Mr. Moore is unavailable but she or he will return my call or set up an appointment to meet re: this matter. Officer D. Smith
09/24/2025		ReInspection	Extension	
09/25/2025		Phone Call		I received a phone from Attorney Kevin Moore to advise he is preparing to submit an amendment to the Special Land Use Permit (SLUP) and anticipates that the documents will be submitted on or before October 15th. He advised that I may reach him for any additional updates re: this matter. I will extend. Officer D. Smith
09/25/2025		ReInspection	Extension	
10/08/2025		ReInspection	Extension	
10/15/2025		ReInspection	Extension	

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
10/23/2025		ReInspection	Extension	
10/28/2025		Case Details		Application was NEVER submitted. I called and left property owner Zeke a voicemail to contact me. Zeke contacted me and stated that he would contact his attorney Kevin Moore and find out why the application was never submitted. J. COCHRAN
10/30/2025		Case Details		.
10/30/2025		Case Details		I took photographs of the property. Buffer has not been installed as required by previous stipulations. No response received from Mr. Farriba, Mr. Barton or their counsel, Kevin Moore. While standing on the sidewalk, I was confronted by a gentleman who claimed to own the property. He asked who I was? I replied, "Who are you? He stated, " I own this business. I then asked him why multiple commercial trucks were obstructing the right of way? He did not respond but then he attempted to approach me in an aggressive manner. I said, "You don't know who you are dealing with" and lifted my Cobb County issued i.d. to identify myself. He replied, "What does that mean?" I said, "You'll find out soon." He said, " Let's Go! I dare you, I double dog dare you!" At this point I turned away and walked back to the work truck and contacted my Supervisor M. Ahlmann
10/30/2025		Case Details		I was able to speak with Attorney Kevin Moore's assistant and confirmed that Zeke Farriba was in fact still a client of theirs. Kevin Moore Is currently out of town is supposed to contact me on November 3, 2025 and discuss the case with me. J. COCHRAN
10/30/2025		ReInspection	Citation Served	
11/03/2025		Case Details		Attorney Kevin Moore contacted me and stated that he would have the application turned into Zoning by December4, 2025. J. COCHRAN
11/03/2025		ReInspection	Extension	
12/08/2025		Case Details		I was unable to locate in back office any information regarding an application being turned in. Will extend as it is only a few days since it was supposed to be turned in. M Monroe
12/08/2025		ReInspection	Extension	
12/18/2025		Case Details		PC HEARING FOR LUP SCHEDULED FOR 2/3/2026. YFOSTON

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Cobb County...Expect the Best!

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2025-00811 Date: 2/28/2025

The Cobb County Code Enforcement Division has grounds to believe the property located at:

2675 BAKER RD NW	ACWORTH, GA 30101	20	0026	015	LI
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or FARRIBA ZEKE & BOYD BARTON L (2675 BAKER RD ACWORTH, GA 30101)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from February 28, 2025. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

Violation	Code Section	Requirement for Compliance
PENALTIES	134-2	Zoning Stipulation Case Z-106 Of 1998, Must abide by all stipulations placed in zoning hearing.
SPECIAL LAND USE PERMIT	134-37	A SPECIAL LAND USE PERMIT MUST BE OBTAINED THROUGH COBB COUNTY ZONING DIVISION in order to reduce the timber to firewood at this property.

Per the zoning hearing in 1998, this property is required to have a 40 ft NATURAL BUFFER (landscaped where open) adjacent to Baker Road and the NORTH PROPERTY LINE.

Officer: Jason Cochran (jason.cochran@cobbcounty.org) **Direct: 770-420-6665**

Officer Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT **WWW.COBBCOUNTY.ORG**


SILVERADO
GEORGIA
SJP8904


10/30/25, 10:29 AM

10/30/25, 10:30 AM




10/30/25, 10:30 AM


10/30/25, 10:31 AM

10/30/25, 10:35 AM

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
Potential exists for adverse impacts on the surrounding neighborhood due to the nature of the wood-processing activities. The 40-foot landscaped buffer required under rezoning case Z-106 (1998) does not appear to have been installed or maintained, and existing vegetation along the southwestern boundary is located on the adjacent Suburban Condominium (SC) residential development rather than on the subject site. The absence of required buffering increases the likelihood of impacts on nearby residential uses.

(2) Whether or not the use is otherwise compatible with the neighborhood.
The Future Land Use Map designates the subject property as Industrial Compatible, and similar industrial zoning exists directly to the east. However, the surrounding area includes established residential neighborhoods such as Madison Place to the west (designated Medium Density Residential) and the R-20 and R-12 subdivisions to the north (designated Low Density Residential). The proximity of these residential communities raises compatibility concerns, particularly given the outdoor, equipment-based nature of wood-processing activities and storage.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
Wood-processing activities have the potential to generate noise, odors, and other nuisance conditions depending on the equipment and methods used. Although the applicant's representative indicates that the activity has occurred for several years without complaints, the absence of required buffering and the close proximity of residential neighborhoods such as Madison Place and the Baker Road residential area, create conditions where nuisance impacts could occur. The SLUP request was initiated following proactive Code Enforcement action, underscoring the need for formal review and regulation.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
The quiet enjoyment of nearby properties could potentially be affected depending on how the wood is processed, handled, and stored. Nearby residential properties including Madison Place and the homes along Baker Road may be affected depending on how wood materials are processed, handled, and stored. While no historical complaints have been recorded, the lack of required screening and the proximity of residential uses increase the potential for impacts.

(5) Whether or not property values of surrounding property will be adversely affected.
This use may adversely affect property values of surrounding property. However, the absence of required buffering and the adjacency to residential neighborhoods could influence perceptions of compatibility and long-term value.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
Adequate provisions for parking and traffic have not been demonstrated. The site lacks striped, code-compliant parking spaces, making it difficult to verify compliance with required parking ratios for Contractor uses. This deficiency is notable given the site's proximity to residential areas such as Madison Place and the Baker Road residential properties.

(7) Whether or not the site or intensity of the use is appropriate.
While some existing business activities, such as landscaping services and stone storage—are permitted within the LI district, the continuation of wood-processing activities increases the overall intensity of use. Without required buffering, adequate parking, or demonstrated compliance with prior zoning conditions under Z-106 (1998), the site does not appear to be fully equipped to support the proposed intensity, particularly given its adjacency to residential neighborhoods.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.
There are no special or unique conditions which could prohibit the proposed use in this area.

(9) Whether or not adequate provisions are made regarding hours of operation.
It does not appear that adequate provisions have been established regarding the hours of operation for the wood-processing activities. No formal documentation or stipulations have been identified that regulate or limit the hours during which wood processing may occur.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
Staff is not aware of any existing controls or limits on commercial deliveries to or from the property. To minimize potential impacts on surrounding residential areas, staff recommends that all deliveries of wood waste materials, as well as shipments of processed firewood, occur during normal business hours.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

Adequate landscape plans have not been provided. The required 40-foot buffer along the northern property line adjacent to Baker Road has not been installed, and additional screening required along the western and southern boundaries, where the site abuts residential properties also appears to be absent. This results in an inadequate transition between industrial activity and adjacent residential uses.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

While the use itself may not inherently threaten public health or safety, the absence of required buffering, parking compliance, and operational controls increases the potential for negative impacts on surrounding residential areas

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.

The application does not demonstrate compliance with prior zoning stipulations under Z-106 (1998) or with general development standards necessary to support this type of use.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

The applicant has not provided sufficient information for a comprehensive review. Key operational and site-specific details, including number of employees, hours of operation, building square footage, parking layout, and floor area ratio were not submitted. These omissions limit Staff's ability to fully evaluate the potential impacts of the request.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.

For all Special Land Use Permit applications, the burden is on the applicant to provide sufficient information for the County to fully evaluate all relevant factors and to demonstrate that the proposal complies with applicable requirements and aligns with the policies outlined in this chapter. In this case, The applicant has not met this burden. While some information was provided, the submission lacks the level of detail necessary to demonstrate compliance with applicable requirements or to support a finding that the proposed use is appropriate at this location, particularly given its proximity to Madison Place, the Baker Road residences, and the conditions established under Z-106 (1998).

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-_____ (2026)
Hearing Dates: February 3, 2026
February 17, 2026

Applicant: Dane Contracting L.L.C.
Titleholders: Zeke Farriba and Barton L. Boyd

Tax Parcel Number: 20002600150

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant, Dane Contracting L.L.C. (hereinafter "Applicant"), operates its tree and landscape business from the property located at 2675 Baker Road, N.W., being approximately 1.28 acres located in Land Lot 26, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is zoned to the Light Industrial ("LI") zoning classification which allows for the operation of the current business and the parking of heavy equipment. Applicant is seeking a Special Land Use Permit for the Property for the processing of wood materials for firewood in conjunction with Applicant's tree and landscape services. Applicant proposes no new construction on the Property for this use.

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COBB COUNTY ZONING

Z-106 **HAROLD S. WILLINGHAM** for Rezoning from **R-20** to **LI** for the purpose of Parking Heavy Equipment in Land Lot 26 of the 20th District. 1.32 acre. Located on the south side of Baker Road, southeast of Hickory Grove Road. The Board of Commissioners, as part of the Consent Agenda, **approved** Rezoning to the **LI zoning district subject to: 1) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns; 2) project subject to Cobb Department of Transportation comments and recommendations; 3) project subject to Stormwater Management Division comments and recommendations; 4) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements; 5) 40 foot natural buffer (landscaped where open) adjacent to Baker Road and the north property line)**. Motion by Cooper, second by Wysong, carried 5-0.

Land Use Permits

LUP-43 **CHERYLE WEIDMAN** (David and Cheryle Weidman, owners) for a **Land Use Permit (renewal)** for the purpose of a Hair Salon in Land Lot 169 of the 16th District. 0.35 acre. Located on the south side of Windsor Oaks Court, west of Windsor Oaks Drive (4543 Windsor Oaks Court). The Board of Commissioners, as part of the Consent Agenda, **approved** Land Use Permit **for 24 months subject to: 1) clients by appointment only; 2) no on-street parking; 3) one station, one operator only; 4) no signs**. Motion by Cooper, second by Wysong, carried 5-0.

LUP-44 **CHARLES H. AND JANICE J. JACKSON** for a **Land Use Permit (renewal)** for the purpose of a Garage Apartment in Land Lot 123 of the 16th District. 10 acres. Located on the northwest side of Steinhauer Road, (4600 Steinhauer Road). The Board of Commissioners, as part of the Consent Agenda, **approved** Land Use Permit **for 24 months**. Motion by Cooper, second by Wysong, carried 5-0.