

# MEMORANDUM OF CONCERN

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**To:** Mr. Bob Weatherford, Commissioner Cobb County District 1

**From:** Wayne Wellington, RA, Resident District 1

**Subject:** Proposed Housing Development Z-008-2018-(District 1-1706 Powder Springs Street)

**Date:** May 12, 2018

**Cc:** Mr. Mike Boyce(Chairman Cobb County Commission), Mr. Skip Gunther(Cobb County Planning Commission), Mr. John Pederson(Planning Division Manager), Ms. Erica Parish(Interim Director Cobb County Dept. of Transportation), Mr. Michael Francis(Transportation Division Manager), Mr. Eric Meyer(Transportation Planning)

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I have been a proud resident of West Cobb district 1 for over 11 years. I have recently learned of a proposed housing development off the entry drive to the Kroger plaza (Battle Ridge Pavilion) from John Ward Road near us. It is understood that an application for rezoning from current SC designation to RA-5 has conditionally been approved.

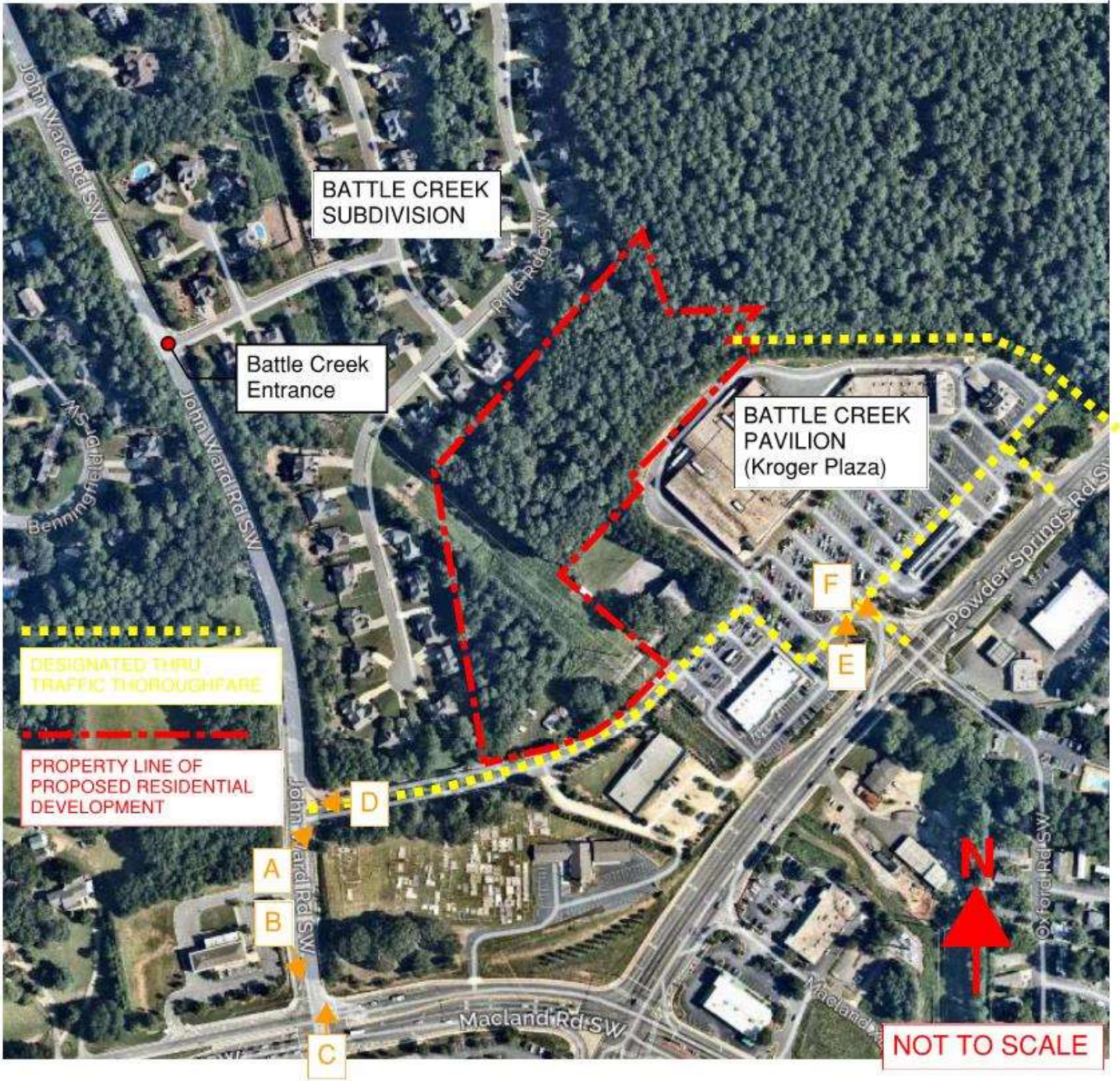
Although I find it hard to see how a residential development of any density will work on the property with current road access, parking and traffic pattern, County officials should at a very minimum require the developer to work with the owner of the Kroger plaza to come up with a vehicular access plan that would be a measurable improvement from current situation. Please find enclosed Exhibit 'A' that perhaps helps illustrates concerns of those that live in/around the immediate area. Current site plan submitted with rezoning application includes a 25 unit housing development of single-family homes. Plan currently only has one entry/exit point into subdivision from the Kroger plaza access road. The proposed single subdivision road terminates in a round-a-bout. One possible solution to help alleviate traffic congestion is to require an additional access road to the subdivision from Powder Springs Road (see yellow dotted line on Reference Map) in addition to road spec. improvements to the existing Kroger plaza access road. This would include repaving, restriping, signage and possible curb & gutter.

As evidenced by photos below existing traffic plan is failing to address current traffic patterns in/around this site. Added road improvements as mentioned above and illustrated below would begin to at least ease traffic back-up that would no doubt be created by this proposed development.

Thank you for your time and consideration.

# EXHIBIT 'A'

## Reference Map



**Reference Point A** – Vehicles begin to queue on John Ward Rd. in front of side entry point to Battle Ridge Pavilion shopping center (Kroger plaza). The picture was taken around 7:45am on a weekday and this is a typical occurrence during rush hour. Traffic will sometimes ‘stack’ as far back as the entrance to Battle Creek subdivision and further. Current road striping and designated turn lanes have been obsolete for years now.



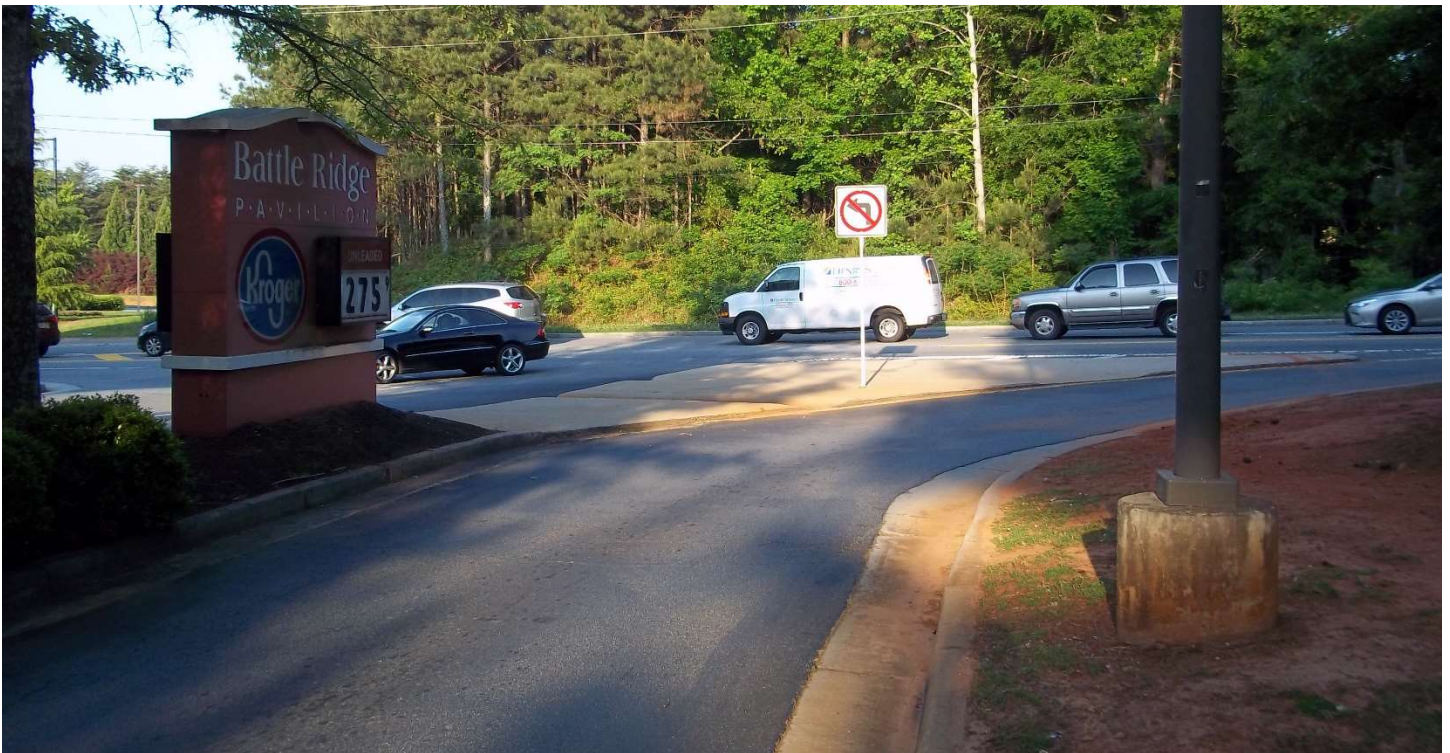
**Reference Point B** – View looking south down John Ward Road at intersection of Macland Road around 7:45am on a weekday. As can be seen in this picture cars coming from the west down Macland Rd. begin to stack at the intersection making left turns onto Macland difficult. This is a common occurrence during rush hour and added traffic created by proposed housing development at the Kroger plaza will make this area even more congested. Again, the cars that are lined up on John Ward Rd. make a left-hand turn from the Kroger plaza access road onto John Ward virtually impossible.



**Reference Point C** – View looking north down John Ward Road at intersection of Macland Road around 7:50am on a weekday. Again, the cars that are lined up on John Ward Rd. make a left-hand turn from the Kroger plaza access road(upper right beyond decel lane) onto John Ward virtually impossible.



**Reference Point D** – View looking west at current intersection of Kroger plaza access road and John Ward Rd. Though there is a clearly marked ‘no left turn’ sign vehicles often disregard and turn left anyway. Residents of this proposed residential development who need to access Powder Springs Road will be forced to meander through the Kroger parking lot which currently is not clearly designed to handle this type of traffic.



**Reference Point E / F** – Because of the current bottleneck situation that occurs at the intersections of Powder Spring Road/Maclang Road and John Ward Road/Maclang Road numerous vehicles cut through the Kroger plaza to access Powder Spring Rd. This shows cars beginning to queue at the 3-way stop intersection that currently is not adequate to handle traffic situation and certainly not additional traffic that will be created by proposed residential development.



**Reference Point F**

