



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-80  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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**SITE BACKGROUND**

Applicant: Embry Development Company LLC

Phone: (404) 569-9756

Email: [mike@embrycompanies.com](mailto:mike@embrycompanies.com)

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: E.E. Beavers Family Partnership, L.P.  
and Estate of Edgar C. Long

Property Location: Northwest side of Old  
Bankhead Highway, south side of Veterans  
Memorial Highway, east of Old Powder Springs  
Road

Address: 1140 Old Bankhead Highway

Access to Property: Old Bankhead Highway

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: GC (General Commercial), and PSC  
(Planned Shopping Center)

Current use of property: Undeveloped

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhouses

Future Land Use Designation: CAC (Community  
Activity Center)

Site Acreage: 12.035 ac

Districts: 18 and 19

Land Lot: 35, 36, and 1297

Parcel #: 19129700350

Taxes Paid: Yes

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FINAL ZONING STAFF RECOMMENDATION:  
(Zoning staff member: Jason Campbell)

Based on the analysis of this case, Staff recommends **DENIAL**.

Z-80  
(2018)

**3 STUDIO**  
PLAN - DESIGN - ACTIVITY

NO.	DATE	REVISIONS
1	08/23/18	ISSUE FOR PERMITS
2	09/11/18	REVISIONS TO PERMITS
3	09/11/18	REVISIONS TO PERMITS
4	09/11/18	REVISIONS TO PERMITS
5	09/11/18	REVISIONS TO PERMITS
6	09/11/18	REVISIONS TO PERMITS
7	09/11/18	REVISIONS TO PERMITS
8	09/11/18	REVISIONS TO PERMITS
9	09/11/18	REVISIONS TO PERMITS
10	09/11/18	REVISIONS TO PERMITS
11	09/11/18	REVISIONS TO PERMITS
12	09/11/18	REVISIONS TO PERMITS
13	09/11/18	REVISIONS TO PERMITS
14	09/11/18	REVISIONS TO PERMITS
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16	09/11/18	REVISIONS TO PERMITS
17	09/11/18	REVISIONS TO PERMITS

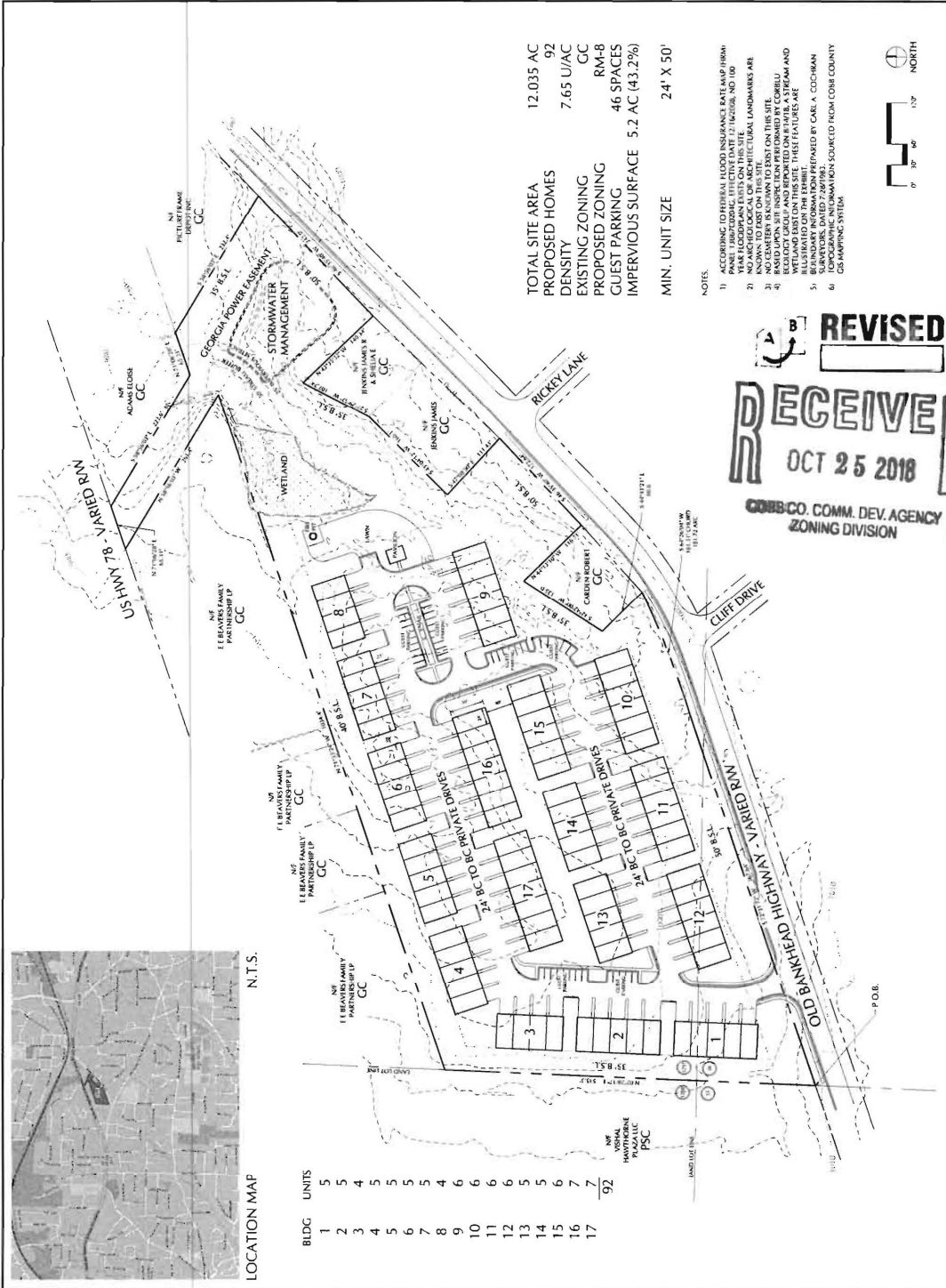


**OLD BANKHEAD HWY TRACT**  
COB8 COUNTY, GEORGIA  
EMERY GROUND LLC  
LAND LOT 36, 18th DIST., 2nd SEC., LAND LOT 1297, 19th DIST., 2nd SEC.  
BUFORD, GEORGIA

**ZONING PLAN**

DATE: 8/23/18  
PROJECT: 18031  
DRAWN BY: 18031 E/W1  
CHECKED BY: 15  
SCALE: 1"=60'  
SHEET: Z-1  
1 of 1

Not Released For Construction



TOTAL SITE AREA 12.035 AC  
 PROPOSED HOMES 92  
 DENSITY 7.65 U/AC  
 EXISTING ZONING CC  
 PROPOSED ZONING RM-B  
 GUEST PARKING 46 SPACES  
 IMPERVIOUS SURFACE 5.2 AC (43.2%)  
 MIN. UNIT SIZE 24' X 50'

- NOTES:
- 1) ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP FROM YEAR FLOODPLAIN EVENTS ON THIS SITE.
  - 2) NO ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE IDENTIFIED ON THIS SITE.
  - 3) NO GENERALLY RECOGNIZED HISTORICAL OR ARCHITECTURAL WETLAND EXISTS ON THIS SITE. THESE FEATURES ARE IDENTIFIED ON THE SITE.
  - 4) BOUNDARY INFORMATION PREPARED BY CARL A. COCHRAN SURVEYORS, DATED 7/26/18.
  - 5) BOUNDARY INFORMATION Sourced FROM COB8 COUNTY SURVEYORS, DATED 7/26/18.
  - 6) DISAMPIPING SYSTEM.

**RECEIVED**  
OCT 25 2018  
RECEIVED  
COB8 CO. COMM. DEV. AGENCY  
ZONING DIVISION



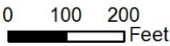
N.T.S.

BLDG	UNITS
1	5
2	5
3	4
4	5
5	5
6	5
7	5
8	4
9	6
10	6
11	6
12	6
13	5
14	5
15	6
16	7
17	7
	<u>92</u>

# Z-80 2018-Aerial Map



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

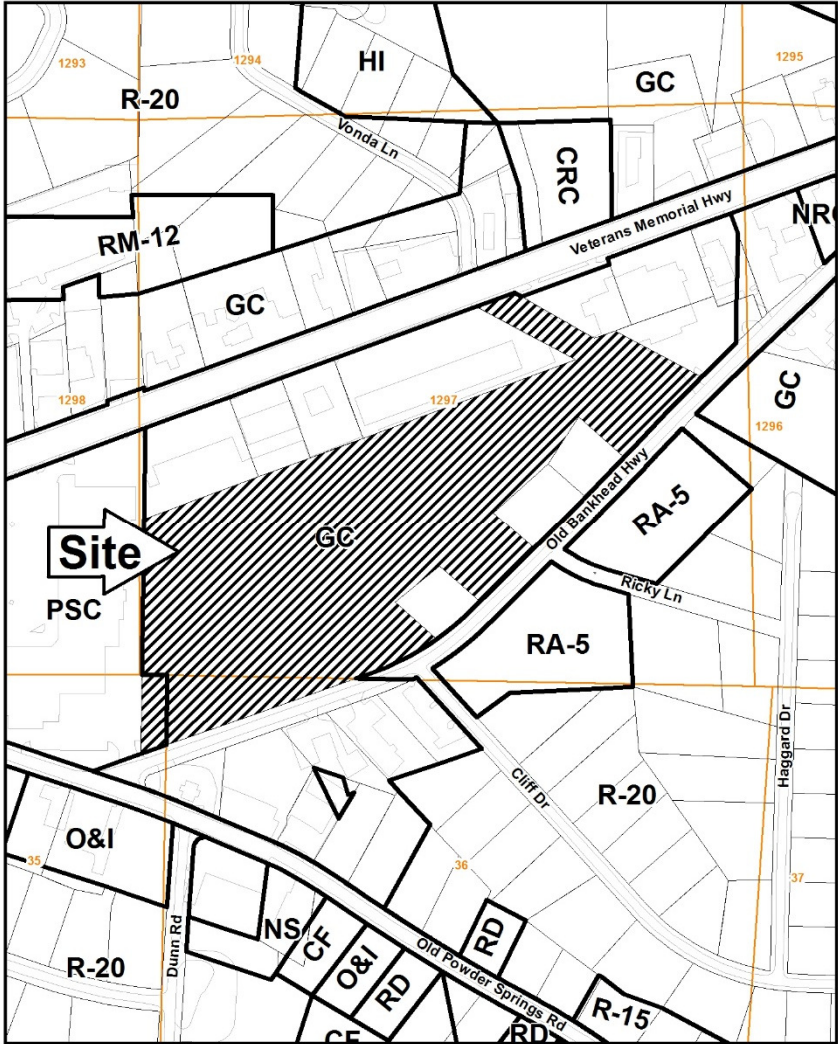


- Zoning Boundary
- City Boundary

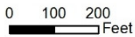
North

**Zoning:** GC (General Commercial)  
**Future Land Use:** CAC (Community Activity Center)

**Z-80 2018-GIS**



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



Zoning Boundary  
 City Boundary

WEST

**Zoning:** GC (General Commercial), and PSC (Planned Shopping Center)

**Future Land Use:** CAC (Community Activity Center)

EAST

**Zoning:** GC (General Commercial), RA-5 (Single-family Residential)

**Future Land Use:** MTC (Mableton Town Center)/CAC (Community Activity Center)

SOUTH

**Zoning:** R-20, RA-5 (Single-family Residential), and GC (General Commercial)  
**Future Land Use:** MDR (Medium Density Residential), and CAC (Community Activity Center)

## **DEPARTMENT COMMENTS- Zoning Division**

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### **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.

The PSC 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 PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area 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. Any existing, developed PSC 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 PSC 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.

### **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.

## **DEPARTMENT COMMENTS- Zoning Division (Continued)**

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### **Summary of the applicant's proposal**

The applicant is requesting the RM-8 zoning district for the purpose of developing a 96-unit townhouse community. The townhouses will be traditional in style and will be 1,700 square feet and greater in size. The prices will range from the mid- to high \$200,000s.

### **Residential criteria**

Allowable units as zoned: 0

Proposed # of units: 92

Net density: 7.65 units per acre

Increase of units: 92

Acres of floodplain/wetlands: 0 ac Floodplain/0.32 ac Wetland

Impervious surface shown: 43.2%

### **Are there any zoning variances?**

No.

## **DEPARTMENT COMMENTS- Fire Department**

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Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

**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 2006 Edition).

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 be a minimum width of 24 feet maximum of 40 feet from the structure and 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. (Cobb County Development Standards 401.08.02.1)

### **Gates**

Gates securing fire apparatus access shall be a 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. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

### **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.

## **DEPARTMENT COMMENTS- Site Plan Review (County Arborist)**

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Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

## **DEPARTMENT COMMENTS- Cemetery Preservation**

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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.

## **DEPARTMENT COMMENTS- School System**

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<b>COMMENTS</b>
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Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment for schools already over capacity.

<b>School</b>	<b>Student Capacity</b>	<b>Student Enrollment</b>	<b>Capacity Status</b>
<b>Mableton ES</b>	962	1023	61 over capacity
<b>Garrett MS</b>	975	857	118 under capacity
<b>Pebblebrook HS</b>	1862	2570	708 over capacity



## **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Buttermilk Creek
4. Wetlands: Yes      Location: identified on site plan
5. The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers. No disturbance is proposed.
6. Streambank buffer zone: Yes
7. County Buffer Ordinance: 50' each side of creek channel.
8. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
9. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
10. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
11. This project is proposed to be a private development. All stormwater infrastructure will be privately maintained.

**DEPARTMENT COMMENTS- Planning Division      REVISED 10-30-18**

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**Cobb 2040 Comprehensive Plan:** The parcel is within the Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide 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.

Comprehensive Plan Designation:  Consistent       Inconsistent

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**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**

Is the proposal within one-half mile of a city boundary?       Yes       No

Was the city notified?       Yes       No       N/A

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**Specific Area Policy Guidelines:**

Yes       No

The parcels along Veterans Memorial Highway, east of the City of Austell, are in need of redevelopment. Allowing mixed-use developments in this area will assist in creating live-work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate as long as there is a vertical mixed-use component included in the project. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

- Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk.
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses
- In order to make mixed-use developments along this corridor successful, scale is an important component. Mixed-use buildings should be no more than three stories tall. The three-story limit will provide the necessary density to financially allow a mixed-use development and it will also provide the consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.

(Planning comments continued on the next page)

## DEPARTMENT COMMENTS- Planning Division

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- Mixed-use developments adjacent to single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

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**Site Specific Planning Comment:** This site is immediately adjacent to the regional corridor district segment of the Mableton Town Center, which is subject to provisions of the Mableton Form Based Code. However, while this property is not subject to the smart code, its being at the periphery, warrants consideration of development that would provide a residential step down from the potential implementation of the form based transect zones.

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**Masterplan/ Corridor Study**

Yes  No

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**Design guidelines area?**

Yes  No

If yes, design guidelines area: Veterans Memorial Highway Design Guidelines

Does the proposal plan comply with the design requirements?  Yes  No  N/A

This site is in the VMH Design Guidelines area. There are attached single family homes (townhomes) in the site and they are not directly adjacent to Veterans Memorial Highway; therefore, they do not need to comply with the guidelines' standards. No action is requested.

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**Is the property within an Opportunity Zone?**

Yes  No

*(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)*

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**Is the property within an Enterprise Zone?**

Yes  No

*(The South Cobb 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)*

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**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.)*

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(Planning comments continued on the next page)

## DEPARTMENT COMMENTS- Planning Division (Continued)

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**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)*

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**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](http://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

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### 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 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

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### 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.

**DEPARTMENT COMMENTS- Water and Sewer****REVISED 10-25-18****Water comments:**Available at development:  YES  NOFire flow test required:  YES  NO

Size and location of existing water main(s): 6" in Old Bankhead Hwy

Additional water comments: Also 8" in Veterans Memorial Hwy

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.

**Sewer comments:**In the drainage basin:  YES  NOAt development:  YES  NO

Approximate distance to nearest sewer: ROW of Old Bankhead Hwy

Estimated waste generation (in G.P.D.): Average daily flow = 14,720

Peak flow = 36,800

Treatment plant: South Cobb WRF

Plant capacity:  Yes  NOLine capacity:  YES  NOProjected plant availability:  0-5 years  5-10 years  over 10 yearsDry sewers required:  YES  NOOff-site easement required:  YES\*  NOFlow test required:  YES  NOLetter of allocation issued:  YES  NOSeptic tank recommended by this department:  YES  NOSubject to Health Department approval:  YES  NO

Additional sewer comments: Sewer also in ROW of Veterans Memorial Hwy

\*If off-site easements are required, the developer/owner must submit easements to the 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: 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.

**DEPARTMENT COMMENTS- Transportation****REVISED 10-25-18**

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Old Bankhead Highway	Local	25	Cobb County	50'
Veterans Memorial Highway	Arterial	45	Georgia DOT	100'

Roadway	Location	Average daily trips	Level of service
Old Bankhead Highway	N/A	N/A	N/A
Veterans Memorial Highway	West of Old Bankhead Highway	25,300	D

*Based on 2016 AADT counting data taken by GDOT, as published on their website, for Veterans Memorial 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 local roads from this data source.*

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

**Comments and observations**

Old Bankhead Highway is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Veterans Memorial Highway is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**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 along the deceleration lane, a minimum of 10' from the back of curb.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
3. Recommend sidewalk, curb, and gutter along the frontage of Old Bankhead Highway.
4. Recommend a traffic study. The traffic study should include existing and base year (full build out year) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.

STAFF ANALYSIS

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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 proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Staff believes the applicant's proposal for a townhouse development is not consistent with uses in this area.

**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 proposed development will have an adverse effect on the existing use or usability of adjacent properties. The proposed development will impose landscape buffers on future development of the abutting commercial properties. Nearby residential developments beyond abutting and adjacent commercial properties include: Beverly Forest Phase-2 (zoned R-20 at approximately 1.029 units per acre), Hallwood Subdivision (zoned R-20 at approximately 1.704 units per acre), and Crabapple Village (zoned RA-5 at 3.64 units per acre). The applicant's proposed density is 7.65 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 proposal will result in a use which will or could cause an excessive burdensome use of existing streets, or transportation facilities. The Cobb County School District has concerns that the proposed development will have an impact on enrollment on schools already over capacity.

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

The 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 RM-8 is meant for properties delineated for Medium Density Residential (MDR), High Density Residential (HDR), and Regional Activity Center (RAC). In addition, the Planning Division has indicated this property is subject to a Specific Area Policy Guideline area that recommends mixed-use development.

STAFF ANALYSIS (Continued)

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**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 supporting grounds for disapproval of the zoning proposal. The requested RM-8 zoning district is neither supported by the CAC future land use designation, nor the Specific Area Policy Guidelines of the *Cobb County Comprehensive Plan*.

**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.**



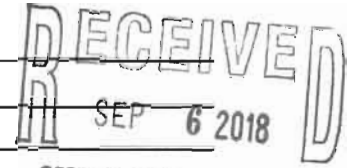
Application No. Z-800 (2018)

Hearing Dates: PC: 12/04/2018  
BOC: 12/18/2018

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 1,700 square feet, and greater
- b) Proposed building architecture: Traditional
- c) List all requested variances: None known at this time.



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**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.

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**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).**

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 other portion of the Application for Rezoning, at any time during the rezoning process.



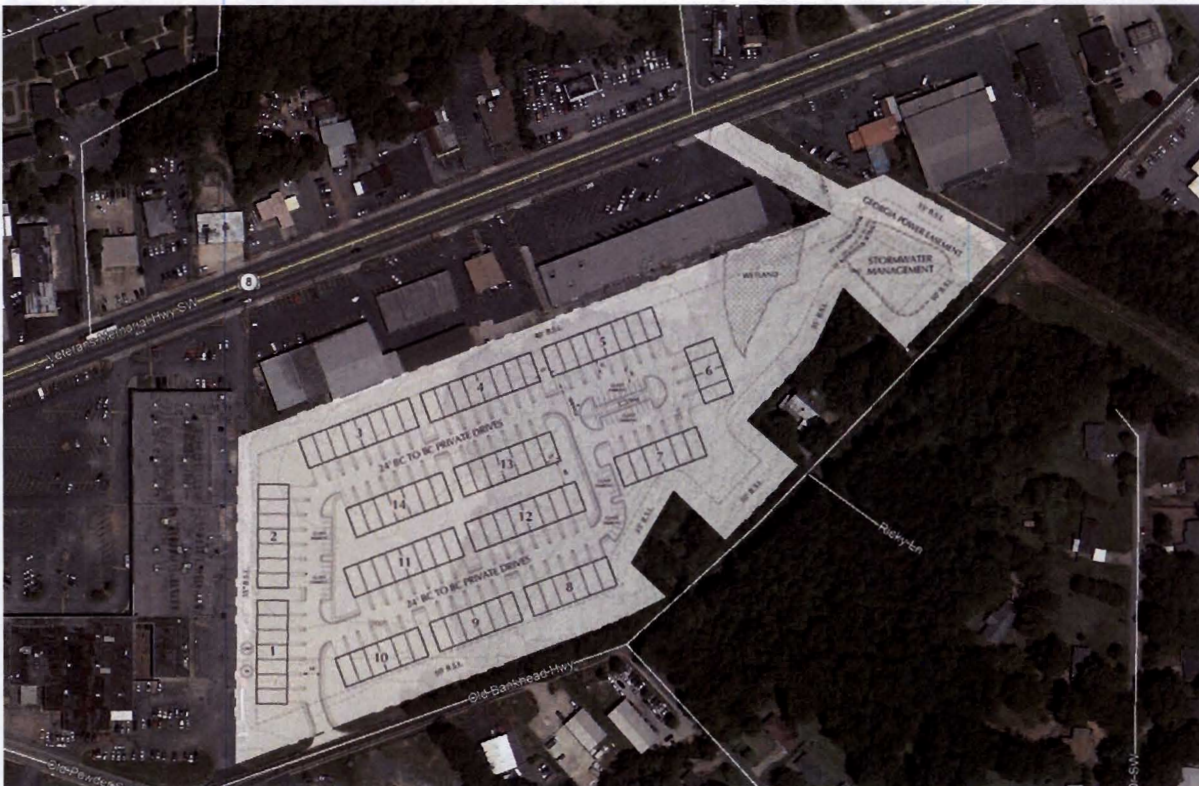
**A&R Engineering Inc.**  
2160 Kingston Court, Suite O  
Marietta, GA 30067  
Tel: (770) 690-9255 Fax: (770) 690-9210  
www.areng.com



**Memorandum**

To: Embry Group LTD, LLC  
From: Abdul K. Amer, PE, PTOE  
Date: September 5, 2018  
Subject: Trip Generation Memo for 1140 Old Bankhead Highway Residential Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed residential development at 1140 Old Bankhead Highway in Mableton, Georgia. The development will consist of 96 townhome units and proposes one full-access driveway on Old Bankhead Highway. The location of the development is shown below.



**METHODOLOGY**

Trip generation estimates for the project were based on the rates and equations published in the 10<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 221 – *Multifamily Housing (Mid-Rise)*. The trip generation for the development is shown in Table 1.

Trip Generation Memo – Old Bankhead Highway Residential Development  
Page 2 of 2

TABLE 1 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
<b>Multifamily Housing (Mid-Rise)</b>	96 units	9	24	33	26	17	43	521

As a point of reference, average daily traffic volumes were obtained from the Georgia DOT as well as the Cobb County DOT. The GDOT counts revealed a 2016 ADT of 25,300 vehicles per day on Veterans Memorial Highway, west of Old Bankhead Highway (Station ID 0672292). The Cobb County DOT counts revealed a 2008 ADT of 24,900 vehicles per day on Veterans Memorial Highway, west of Vonda Lane, and a 2016 ADT of 3,700 vehicles per day on Old Powder Springs Road, west of Brenda Drive.

RECEIVED  
SEP 6 2018  
COBB CO. COMMUNITY DEVELOPMENT  
ZONING DIVISION

**Planning Commission Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

_____	_____
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_____	_____
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Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

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**Board of Commissioners Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

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Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_