



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 81
Public Hearing Dates:
PC: 12-04-18
BOC: 12-18-18

SITE BACKGROUND

Applicant: Wesley C. Staggs

Phone: (404) 822-6284

Email: webstagg@bellsouth.net

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Multiple titleholders on file in the Zoning Division

Property Location: Northeast corner of Macland Road and Old Lost Mountain Road

Address: 4450, 4460, 4510, and 4530 Macland Road, and 2005 and 2091 Old Lost Mountain Road

Access to Property: Macland Road and Old Lost Mountain Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-30 (Single-family Residential)

Current use of property: Single-family houses

Proposed zoning: UVC (Urban Village Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: LDR (Low Density Residential)

Site Acreage: 20.99 ac

District: 19

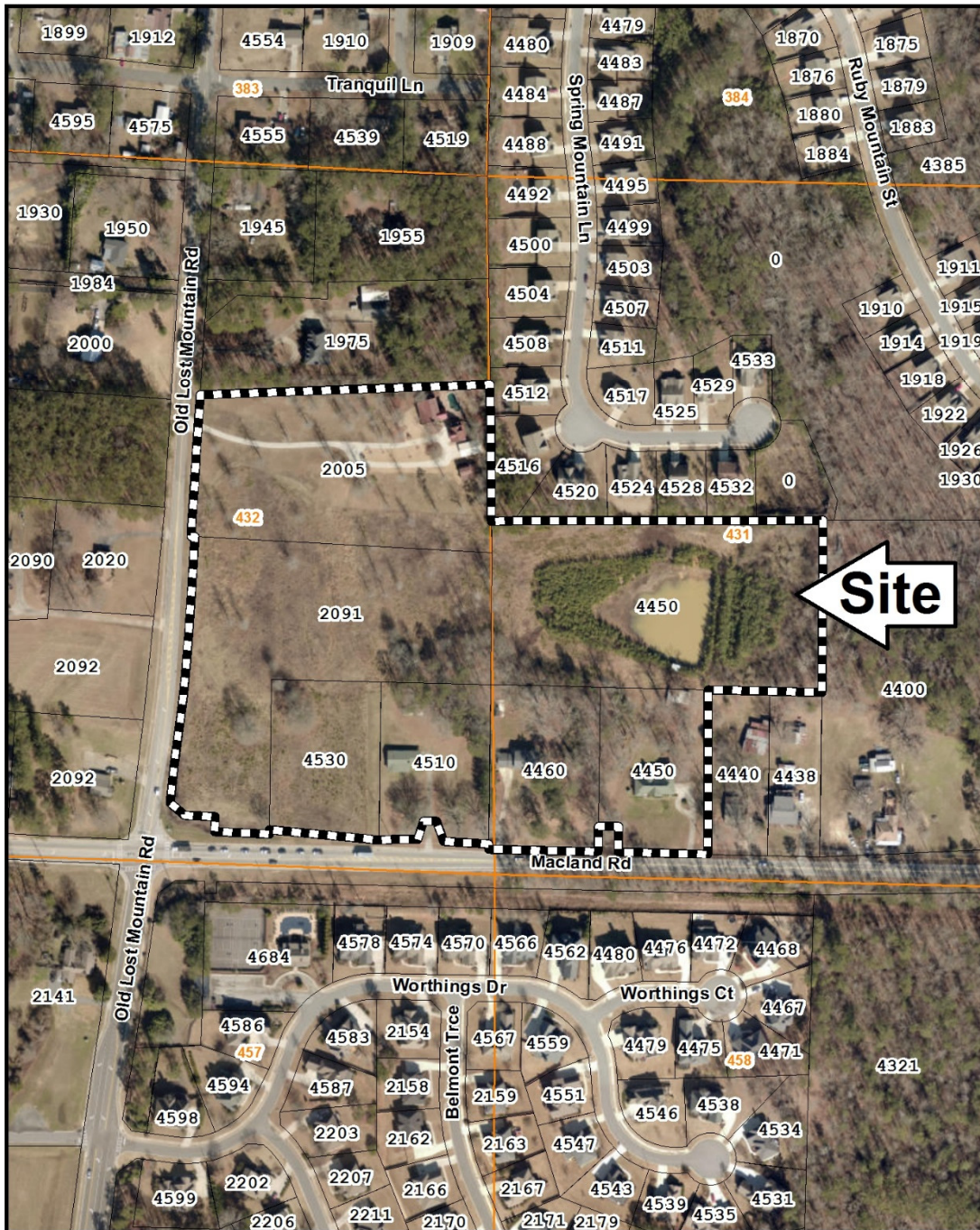
Land Lots: 431, 432

Parcel #: 19043100060, 19043100070, 1904310110, 19043200010, 19043200110, 19043200120, and 19043200260

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



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

Z-81 2018-Aerial Map



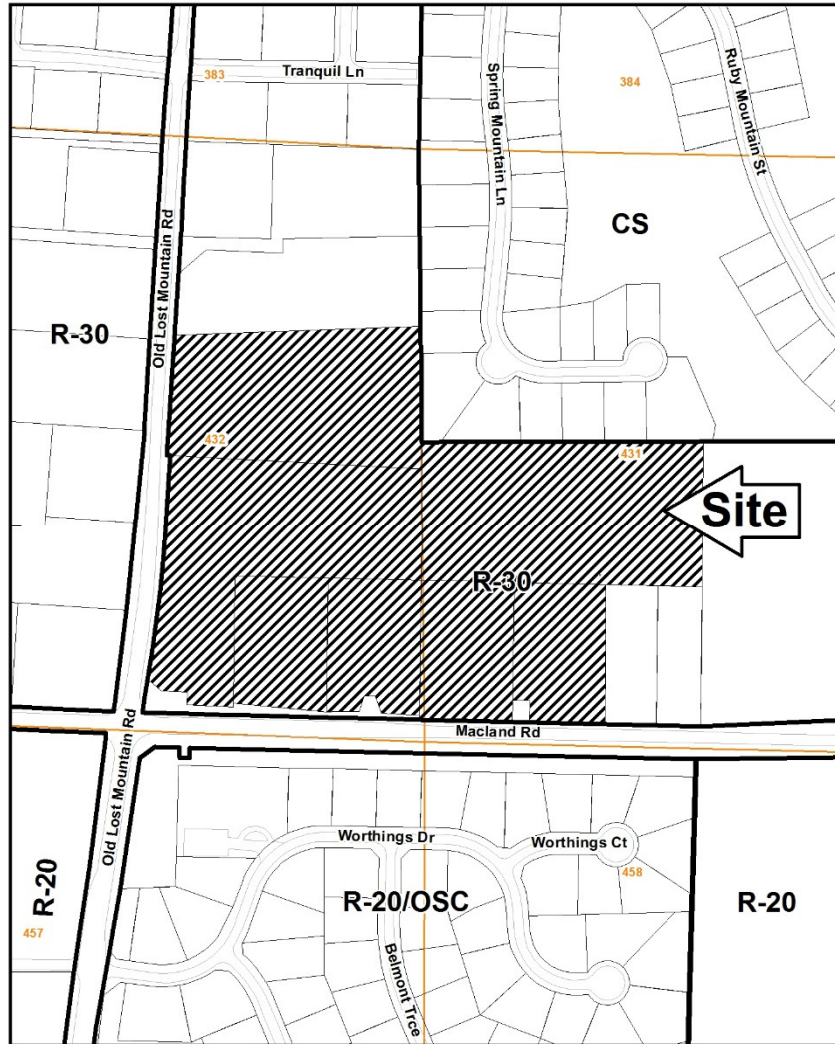
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary

North
Zoning: R-30 and CS (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

Z-81 2018-GIS



WEST
Zoning: R-30 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

EAST
Zoning: CS and R-30 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

SOUTH
Zoning: R-20/OSC (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

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 UVC district is established to provide locations for planned mixed use development of low intensity, low scale commercial, office and residential uses, not subdivided into customary streets and lots, and which will not be subdivided. This is intended to encourage compatible mixed uses within the boundaries of properties delineated within or on the edge of a regional, community and neighborhood activity center and high density residential as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of activity centers or high density residential areas as defined by the comprehensive plan, the UVC district should provide for office and retail 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.

Summary of the applicant's proposal

The applicant is requesting the Urban Village Commercial (UVC) zoning district for the purpose of a mixed-use development consisting of single-family, detached residential homes (age restricted for 55 and older) ranging in size from 2,300 square feet and greater, having Craftsman architecture; townhomes ranging in size from 2,000 square feet and greater, primarily of Georgian and Federal styles of architecture; multi-family residential units ranging in size from 800 to 1,000 square feet and greater, in the Georgian and Federal architectural styles. The non-residential uses will include retail, office, and medical, with Georgian and Federal architectural styles, with days and hours of operation being Sunday through Saturday from 7 a.m. until 10 p.m. The proposed commercial component will include 30,000 square feet of retail, 4,000 square feet of restaurant space, and 11,000 square feet of medical office space.

DEPARTMENT COMMENTS- Zoning Division (continued)

Residential criteria

Allowable units as zoned: 23

Proposed # of units: 91

Net density: 4.33 units per acre

Increase of units: 91

Acres of floodplain/wetlands: 0 ac

Non-residential criteria

Proposed # of buildings: 9

Proposed # of stories: 2

Total sq. footage of development: 45,000 sq ft

Floor area ratio: Approximately 0.211

Square footage per acre: Approximately 9,240

Required parking spaces: 228

Proposed parking spaces: 265

Acres in floodplain or wetlands: 0 ac

Total Impervious Coverage: 60.4%

Are there any zoning variances?

Yes, the proposed development will require the following contemporaneous variances:

1. Increase the maximum gross floor area of neighborhood retail uses from the permitted 1,000 square feet to 10,000 square feet;
2. Allow drive-thru establishments;
3. Reduce the minimum front setback from the required 50 feet to 10 feet;
4. Reduce the minimum side setback from the required 35 feet to 10 feet; and
5. Increase the maximum gross floor area of eating and drinking establishments from 3,000 square feet to 4,000 square feet.

DEPARTMENT COMMENTS- Fire Department

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).

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, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

DEPARTMENT COMMENTS- Fire Department (Continued)

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.

DEPARTMENT COMMENTS- Fire Department (Continued)

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)

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.

DEPARTMENT COMMENTS- Fire Department (Continued)

- 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.

Water service

- 1) Provide dual water service feeds
- 2) Provide hydrants throughout development

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

The proposed trees within the R/W must be approved by Cobb County DOT via a landscape license. Trees within the R/W cannot be counted towards required density per the Cobb County Tree Ordinance.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

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

The Cobb County Board of Education has concerns about this development. Senior residential developments generally have a negative impact on tax revenue for the Cobb County School District, unlike standard residential or commercial developments, where property taxes are not exempted. We, therefore, would like to express our concern to the Planning Commission and Board of Commissioners and ask that you take our concerns under consideration as you review this zoning application.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: Yes
2. Flood hazard zone: Zone X
3. Drainage Basin: Wildhorse Creek
4. Flood Damage Prevention Ordinance Designated Flood Hazard.
5. Wetlands: Possibly, Not Verified Location: within or adjacent to lake and stream
6. The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers.
7. Streambank buffer zone: Possibly, Not Verified (Per current County Stream Buffer Map)
8. Georgia DNR Variance may be required to disturb within 25-foot streambank buffers.
9. County Buffer Ordinance: 50' each side of creek channel.
10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
11. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
12. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
13. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
14. Any spring activity discovered must be addressed by a qualified registered geotechnical engineer (PE).
15. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE).
16. Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
17. This project includes both private and public roads. All stormwater infrastructure within the private portion (including proposed underground detention) will be privately maintained. Stormwater management for the single-family portion of the development will likely be provided in the open space area at the east end of the site. If this pond is to be dedicated to the County it must be placed on its own parcel separate from the open space.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Low Density Residential (LDR) future land use category. The purpose of the LDR category 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 for non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Comprehensive Plan Designation: Consistent Inconsistent

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

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

If yes, design guidelines area: Macland Road Design Guidelines

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

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)

Is the property within an Enterprise Zone? Yes No

(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.)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (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 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.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8" in Old Lost Mountain Rd

Additional water comments: Also 20" in Macland Road. Two water feeds will be required.

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 NO

At development: YES NO

Approximate distance to nearest sewer: ~440 ft East

Estimated waste generation (in G.P.D.): Average daily flow = 16,200+

Peak flow = 40,500+

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

Line capacity: YES NO

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

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test 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 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.

Additional sewer comments: Sewer flow study may be recommended, depending on sewer design and outfall options.

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

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Macland Road	Arterial	45	Georgia DOT	100'
Old Lost Mountain Road	Minor Collector	30	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Macland Road	East of Bullard Road	15,000	C
Old Lost Mountain Road	South of Tranquil Lane	1,700	C

Based on 2012 AADT counting data taken by Cobb County DOT for Macland Road.

Based on 2012 traffic counting data taken by Cobb County DOT for Old Lost Mountain 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 local roads from this data source.

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

Comments and observations

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

Old Lost Mountain Road is classified as a minor collector 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 on the north side of Macland Road, a minimum of 50' from the roadway centerline.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
3. Recommend a deceleration lane for the entrance on Macland Road.
4. As necessitated by this development, recommend the Old Lost Mountain Road access include a deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
5. Recommend entrance on Old Lost Mountain Road be a minimum tangent distance of 250' from the signalized intersection, or access be restricted to right-in/right-out.

DEPARTMENT COMMENTS- Transportation (continued)

6. Recommend islands be removed from the cul-de-sacs.
7. Recommend private streets be constructed to the Cobb County Standard Specifications.
8. Recommend a traffic study. 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. Study assumptions (such as study intersections, trip distribution and annual growth rate) should be agreed to by Cobb DOT before completing the study.
9. Recommend a 10' no access easement for the lots that border Old Lost Mountain Road.
10. Recommend sidewalk, curb, and gutter along the frontage of Macland Road and Old Lost Mountain Road.
11. Recommend applicant coordinate with GDOT to ensure compatibility with the proposed Macland Road widening project – Project ID 0006049 SR 360 from New Macland Road/Cobb to SR 120/Paulding.
12. Recommend GDOT permits for all work that encroaches upon State right-of-way.

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 proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed mixed-use development is surrounded by single-family detached homes on larger tracts and detached single-family subdivisions.

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 proposal will have an adverse effect on the existing use or usability of adjacent or nearby property. Other single-family development in the area include: Lost Mountain Trails (zoned R-20/OSC at 1.71 units per acre), The Retreat at Lost Mountain (zoned CS at 1.75 units per acre), Registry at Old Lost Mountain (zoned R-20/OSC at 2.10 units per acre), and Bel Aire Unit II, Phase 2 (zoned RSL at 3.54 units per acre). The applicant's proposal includes commercial and residential uses, with some residential being above retail, and some multi-family units.

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 proposal will result in a use which will or could cause an excessive burdensome use of existing street, transportation facilities, and utilities. The Cobb County Board of Education has concerns about this development, and has indicated that senior residential developments generally have a negative impact on tax revenue for the Cobb County School District. A portion of the proposed mixed-use development will contain age-restricted detached units.

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 proposal is not in conformity with the policies and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Low Density Residential (LDR) future land use category, with properties have a density of 1-2.5 units per acre. The requested Urban Village Commercial (UVC) zoning district is intended to encourage compatible mixed uses in the Regional Activity Center (RAC), Community Activity Center (CAC), Neighborhood Activity Center (NAC), and High Density Residential (HDR) future land use categories.

STAFF ANALYSIS (Continued)

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 denying the applicant's proposal. It is Staff's opinion that the proposed mixed-use development is out of character with the area, and is not compatible with the LDR future land use designation.

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.

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): See Attached Exhibit "1"
- b) Proposed building architecture: See Attached Exhibit "1"
- c) List all requested variances: See Attached Exhibit "1"



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

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

- a) Proposed use(s): See Attached Exhibit "1"
- b) Proposed building architecture: See Attached Exhibit "1"
- c) Proposed hours/days of operation: See Attached Exhibit "1"
- d) List all requested variances: See Attached Exhibit "1"

.....
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, at any time during the rezoning process.

EXHIBIT "1" - ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z- 81 (2018)
Hearing Dates: December 4, 2018
December 18, 2018

Applicant: Wesley C. Staggs
Titleholders: Ida Jeanette Hill, as Trustee of the Residuary Trust Under the Last Will and Testament of William Paul Hill, Dated January 29, 2010, Estate # 11-P-0019, Probate Court of Cobb County, Georgia; Ida Jeanette Hill; William Thomas Camp; Janet Lee Davis; and Wesley C. Staggs

Part 1. Residential Rezoning Information

A. Single-Family Detached Residential (age restricted, 55 and older)

- (a) Proposed Unit Square Footage – 2,300 square feet, and greater;
- (b) Proposed Building Architecture – Craftsman.

B. Townhomes

- (a) Proposed Unit Square Footage – 2,000 square feet, and greater;
- (b) Proposed Building Architecture – Local vernacular consisting primarily of Georgian and Federal styles.

C. Multi-family

- (a) Proposed Unit Square Footage – 800 – 1,100 square feet, and greater;
- (b) Proposed Building Architecture – Local vernacular consisting primarily of Georgian and Federal styles.



Part 2. Non-Residential Rezoning Information

- (a) Proposed Uses – Retail, Office, Medical;
- (b) Proposed Building Architecture - Local vernacular consisting primarily of Georgian and Federal styles;
- (c) Proposed hours/days of operation – Sunday – Saturday; 7:00 a.m. – 10:00 p.m.

Part 3. Variances Requested

- (a) Waiver to increase the maximum gross floor area of neighborhood retail uses from the permitted 1,000 square feet of gross floor area to 10,000 square feet of gross floor area; as well as waiver to allow for drive-thru establishments (Sec. 134-216(3));
- (b) Waiver to reduce the minimum front setback from the required fifty (50) feet to ten (10) feet (Sec. 134-216(4));
- (c) Waiver to reduce the minimum side setback from the required thirty-five (35) feet to ten (10) feet (Sec. 134-216(4)); and
- (d) Waiver to allow increase the maximum gross floor area of eating and drinking establishments from 3,000 square feet to 4,000 square feet (Sec. 134-216(12)(j)).





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: Smith Planning Group
From: Abdul K. Amer, PE, PTOE
Date: September 4, 2018
Subject: Trip Generation Memo for Jubilee Mixed Use Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed Jubilee mixed-use development located in the northeast corner of the intersection of SR 360 (Macland Road) at Old Lost Mountain Road in Powder Springs, Georgia. The development will consist of:

- Retail: 30,000 sf
- Restaurant: 4,000 sf
- Medical Office: 11,000 sf
- Residential Condominiums: 20 Units
- Townhomes: 25 Units
- Single-Family Residential: 46 Lots



The development proposes one full-access driveway on Old Lost Mountain Road and two right-in/right-out driveways on SR 360 (Macland Road). The location of the development is shown in Figure 1 below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 10th 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: 210 – Single-Family Detached Housing, 220 – Multifamily Housing (Low-Rise), 221 – Multifamily Housing (Mid-Rise), 720 – Medical-Dental Office Building, 820 – Shopping Center and 932 – High-Turnover (Sit-Down) Restaurant. Due to the nature of the development, pass-by and mixed-use reductions have been applied per ITE standards. The trip generation for the development is shown in Table 1.

TABLE 1 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
Single-Family Detached Housing	46 Units	9	28	37	30	18	48	509
	<i>Mixed-Use Reduction</i>	-2	-3	-5	-7	-5	-12	-109
Multifamily Housing (Low-Rise)	20 Units	2	8	10	9	5	14	110
	<i>Mixed-Use Reduction</i>	0	-1	-1	-1	-1	-2	-23
Multifamily Housing (Mid-Rise)	25 Units	2	7	9	7	5	12	135
	<i>Mixed-Use Reduction</i>	-1	0	-1	-2	-1	-3	-29
Medical-Dental Office Building	11,000 sf	24	7	31	11	28	39	335
	<i>Mixed-Use Reduction</i>	-1	-1	-2	-2	-3	-5	-59
Shopping Center	30,000 sf	17	11	28	55	59	114	1,133
	<i>Mixed-Use Reduction</i>	-4	-3	-7	-6	-8	-14	-153
	<i>Pass-by Trips (0%) 34%</i>	0	0	0	-17	-17	-34	-340
High-Turnover (Sit-Down) Restaurant	4,000 sf	22	18	40	24	15	39	449
	<i>Mixed-Use Reduction</i>	-1	-1	-2	-3	-3	-6	-61
	<i>Pass-by Trips (0%) 43%</i>	0	0	0	-9	-5	-14	-140
Total Trips (without Reductions)		76	79	155	136	130	266	2,671
New External Trips (with Reductions)		67	70	137	89	87	176	1,757

**Daily pass-by reduction estimated to be least of applied PM peak hour pass-by rate or ten times the PM pass-by volume*

ADDITIONAL INFORMATION

As a point of reference, average daily traffic volumes in the area were obtained from the Georgia DOT as well as the Cobb County DOT. GDOT counts revealed a 2016 ADT on SR 360 (Macland Road) of 14,100 vehicles per day west of Poplar Springs Road (Station ID 2230232), and 27,800 vehicles per day east of Hopkins Road (Station ID 0670667). Cobb County DOT counts revealed a 2013 ADT on SR 360 (Macland Road) of 27,800 vehicles per day east of Gus Robinson Road, and a 2012 ADT of 15,000 vehicles per day east of Bullard Road. On Old Lost Mountain Road, Cobb County DOT counts revealed a 2012 ADT of 1,700 vehicles per day south of Tranquil Lane and a 2010 ADT of 4,500 vehicles per day south of Worthings Drive.

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____