

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

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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.

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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.