

DATE: January 21, 2025

TO: Mayor Derek Norton, City of Smyrna
ATTN TO: Joey Staubes, Planner II, City of Smyrna
FROM: Mike Alexander, COO, Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: 2024 South Spring DRI 4259

Submitting Local Government: City of Smyrna

Date Opened: January 5, 2025

Date Closed: January 21, 2025

Description: A DRI review of a proposal to construct a mixed-use project with 650 multi-family units, 175,000 SF of commercial space, 200,000 SF of office space, 250 hotel rooms, and up to 50 additional residential units as well as a public plaza and park on an 8.7-acre previously-developed site on Spring Road between Cumberland Blvd and US Highway 41 in the City of Smyrna in Cobb County.

Comments:

Key Comments

The project is well aligned with applicable Regional Center growth policies and recommendations which call for: "housing options should be expanded within their boundaries...support efforts to transform these areas into highly accessible mixed-use urban hubs.... adaptive reuse of existing buildings...need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project's mix of residential, office, commercial and hospitality uses, and its reuse of a previously developed site, are strongly supportive of regional growth, transportation, and placemaking policies.

The project is expected to generate a total of 10,357 daily new vehicular trips; a number of roadway improvements are proposed to mitigate the impact of these trips.

A total of 1,700 parking spaces – almost 50% less than would otherwise be required – are proposed which is in keeping with regional multi-modal transportation policies. Cobb County submitted comments asking that care be taken to ensure that parking will not impact neighboring parcels in unincorporate Cobb County.

Bicycle parking areas and EV charging infrastructure, while not shown on plans, will be incorporated in the final design and are supportive of regional multi-modal and electrification policies.

Approval of the 20-story height of the two proposed towers will require additional coordination with the FAA.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Regional Center; corresponding policy recommendations are provided at the end of these comments.

Transportation and Mobility Comments

The project is expected to generate a total of 10,357 new vehicular trips. A number of improvements are identified to reduce the impact of these new trips on surrounding roadways.

A total of 1,700 parking spaces – almost 50% less than would otherwise be required – are proposed which is in keeping with regional multi-modal transportation policies. Cobb County submitted comments asking that care be taken to ensure that parking will not impact neighboring parcels in unincorporate Cobb County.

Bicycle parking areas and EV charging infrastructure, while not shown on plans, will be incorporated in the final design and are supportive of regional multi-modal and electrification policies.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resource Group Comments

ARC's Natural Resources Group comments are attached. Both the USGS coverage for the project area and the project site plan show no streams on the project property. Any unmapped streams on the property may

be subject to the requirements of the City stream buffer protection ordinance and the State 25-foot Sediment and Erosion Control buffer, and any unmapped State waters identified on the property may be subject to the State 25-foot Sediment and Erosion Control buffer.

Other Environmental Comments

The re-use of the previously developed low-density buildings surrounded by surface parking is supportive of regional stormwater and redevelopment goals. Ensuring maximum tree canopy in the remaining open areas and utilizing green infrastructure to the greatest extent possible would advance regional goals regarding heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Aviation Comments

Comments received from GDOT Aviation and the FAA are attached. Additional coordination with the FAA will be required regarding the proposed height of the two towers.

Unified Growth Policy Considerations: Regional Center

According to the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Centers. The project's reuse of an existing site and provision of substantial new housing along with a mix of commercial, office and hospitality uses directly respond to Regional Center policy recommendations. City of Smyrna staff and leadership, along with the applicant team, should

collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
MARTA

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4259

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project:

Development Type:

- | | | |
|------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

DRI Initial Information Form

If yes, property owner:	<input type="text" value="RASS Associates LLC"/>
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	<input type="text"/>
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: <input type="text" value="Emerson Center"/> Project ID: <input type="text" value="2764"/>
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	<input type="text"/>
Estimated Project Completion Dates:	This project/phase: <input type="text" value="2028"/> Overall project: <input type="text" value="2028"/>
<div><input type="button" value="Save Updates to Submitted Form"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/></div> <div>Back to Top</div>	

You are logged in to the DRI Website as **dshockey** . | [Change Password](#) | [Go to Applications Listing](#)[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)[DRI Site Map](#) | [Contact](#)



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DRI #4259

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Smyrna
Individual completing form: Joey Staubes
Telephone: 678-631-5355
Email: jstaubes@smyrnaga.gov

Project Information

Name of Proposed Project: South Spring
DRI ID Number: 4259
Developer/Applicant: RASS Associates, LLC
Telephone: 469-504-2829
Email(s): scottpolikov@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$525 MM

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$6.5 MM

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Smyrna/Cobb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.28 MGD

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Smyrna

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.23 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

10,675 Daily | 650 AM | 855 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please see the traffic study completed by Kimley-Horn.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

9442 tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

90%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Proposed underground detention.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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SOUTH SPRING DRI
City of Smyrna
Natural Resources Department Review Comments
January 7, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The proposed project is not in the Chattahoochee River Corridor but is within the portion of Chattahoochee River Watershed that is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

Stream Buffers

Both the USGS coverage for the project area and the project site plan show no streams on the project property. Any unmapped streams on the property may be subject to the requirements of the City stream buffer protection ordinance and the State 25-foot Sediment and Erosion Control buffer, and any unmapped State waters identified on the property may be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

The FEMA Floodplain Map for the area shows no floodplains on or near the project property.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

12/16/2024

30339

The Federal Aviation Administration is conducting an aeronautical study concerning the following:

Aeronautical Study No. (ASN) 2024-ASO-14553-OE

Structure: High Rise/Sky Scraper South Spring Residences
Location: Smyrna, GA
Latitude: 33-53-00.02N
Longitude: 84-28-22.44W
Heights: 350 feet above ground level (AGL)
1303 feet above mean sea level (AMSL)

The structure described above exceeds obstruction standards. To be eligible for consideration, comments must be received on or before 01/22/2025

To access complete details regarding this determination, use View Circularized Cases on the Internet at <http://oeaaa.faa.gov> and search by state and ASN, or contact our office at (817) 222-5935

We encourage notification via e-mail. After registering for Email notifications, submit a request in writing to our office to be removed from the FAA's postal mailing list.

Signature Control No: 628220118-641986865

From: [Donald Shockey](#)
To: [Hood, Alan C.](#)
Subject: RE: 2024 South Spring DRI 4259 - Preliminary Report and Comments Request
Date: Tuesday, January 14, 2025 3:51:00 PM
Attachments: [image001.png](#)

Thanks as always Alan.

Best,

Donald

Donald P. Shockey, AICP-CUD, LEED GA, CNU-A

Plan Review Manager, Community Development

Atlanta Regional Commission

P | 470.378.1531

DShockey@atlantaregional.org

atlantaregional.org

International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, January 14, 2025 3:51 PM
To: Donald Shockey <DShockey@atlantaregional.org>
Subject: RE: 2024 South Spring DRI 4259 - Preliminary Report and Comments Request

Donald,

This proposed mixed use project is less than 3 miles from the Dobbins ARB Airport (BGE). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport as long as construction or construction equipment remains below 120' above ground level.

If any construction equipment or construction exceeds 120' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Sunday, January 5, 2025 7:37 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Ansley Goddard <AGoddard@atlantaregional.org>; Arin Yost <AYost@atlantaregional.org>; Danny Johnson <DJohnson@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Eleanor Swensson <ESwensson@atlantaregional.org>; Jillian Willis <JWillis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>; Jonathan Philipsborn <JPhilipsborn@atlantaregional.org>; Kristin Allin <KAllin@atlantaregional.org>; Lauren Blaszyk <LBlaszyk@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; Mike Carnathan <MCarnathan@atlantaregional.org>; Ranata Mattison <RMattison@atlantaregional.org>; Reginald James <RJJames@atlantaregional.org>; Roshani Thakore <RThakore@atlantaregional.org>; Samyukth Shenbaga <SShenbaga@atlantaregional.org>; Sidney Douse <SDouse@atlantaregional.org>; Wei Wang <WWang@atlantaregional.org>; adean <adean@srta.ga.gov>; Brittany Williams <bwilliams@srta.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Vicks, Cleopatra C <civicks@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; 'cyvandyke@dot.ga.gov'; 'davinwilliams@dot.ga.gov'; Regis, Edlin <eregis@dot.ga.gov>; glynch@hntb.com; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Wilson, Megan R <MWilson@dot.ga.gov>; Rogers, Noble A <NRogers@dot.ga.gov>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Williams, Davina <davinwilliams@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Parker, Darlene <DParker@dot.ga.gov>; Hatch, Justin A <juhatch@dot.ga.gov>; Higgins, Joshua <johiggins@dot.ga.gov>; Perry, Landon <laperry@dot.ga.gov>; Kay, Linda M <LKay@dot.ga.gov>; Diaz, Amy <amy.diaz@cobbcounty.org>; Donald.Wells@cobbcounty.org; Florim, Ligia <Ligia.Florim@cobbcounty.org>; john.pederson@cobbcounty.org; Laura Beall - Cobb County DOT <Laura.Beall@cobbcounty.org>; phillip.westbrook@cobbcounty.org; Rettig, Abby <Abby.Rettig@cobbcounty.org>; cauguin@itsmarta.com; nharris@itsmarta.com; Mehserle, Liston <lmehserle@itsmarta.com>; Polhemus, Emma <epolhemus@itsmarta.com>; crosa@itsmarta.com; lrajabnik@mariettaga.gov;

From: [Florim, Ligia](#)
To: [Donald Shockey](#)
Subject: RE: 2024 South Spring DRI 4259 - Preliminary Report and Comments Request
Date: Thursday, January 16, 2025 12:39:32 PM
Attachments: [South Spring Residence - FAA 7460.pdf](#)

Donald,
Thank you, understood.

As a follow up, our Airport Manager received the attached postcard yesterday from the FAA regarding the height of the proposed structure on South Spring. Thought I would forward it to you incase needed.

Thanks, Ligia



Ligia C. Florim, P.E.

Development Services Engineer

Cobb County Department of Transportation

D: 770-528-1667 C: 770-701-0112

Email ligia.florim@cobbcounty.org

1890 County Services Pkwy, Marietta, GA 30008

STAY IN THE KNOW

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Thursday, January 16, 2025 9:54 AM
To: Florim, Ligia <Ligia.Florim@cobbcounty.org>
Cc: Joey Staubes – <jstaubes@smyrnaga.gov>; Brittany Williams <bwilliams@srta.ga.gov>; Andrew Smith <ASmith@atlantaregional.org>
Subject: RE: 2024 South Spring DRI 4259 - Preliminary Report and Comments Request

Hi Ligia,

Thanks much for these comments which I will include in the Final Report. Just to clarify, the Transportation Impact Study (TIS) has been completed and the ability to modify it at this stage is limited to correcting clear errors or omissions. The recommendation to analyze additional intersections would need to be made at the Pre-Review/Methodology meeting for consideration of inclusion in the GRTA Letter of Understanding which officially establishes the TIS parameters.

Best,

Donald P. Shockey, AICP-CUD, LEED GA, CNU-A
Plan Review Manager, Community Development

Atlanta Regional Commission
P | 470.378.1531
DShockey@atlantaregional.org
atlantaregional.org
International Tower
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

From: Florim, Ligia <Ligia.Florim@cobbcounty.org>
Sent: Wednesday, January 15, 2025 12:52 PM
To: Donald Shockey <DShockey@atlantaregional.org>
Subject: RE: 2024 South Spring DRI 4259 - Preliminary Report and Comments Request

Donald,

These are the comments from our office:

- Request that the applicant demonstrate how their reduced parking supply will not impact neighboring parcels in unincorporated Cobb County.
- Recommend the traffic study analyze every signalized intersection within 1 mile of the project.
- The site is far enough away from Dobbins Airport that it should not be an issue. However, if the building is taller than 40ft, please contact Cobb County Airport Manager Steven Spencer, steven.spencer@cobbcounty.org

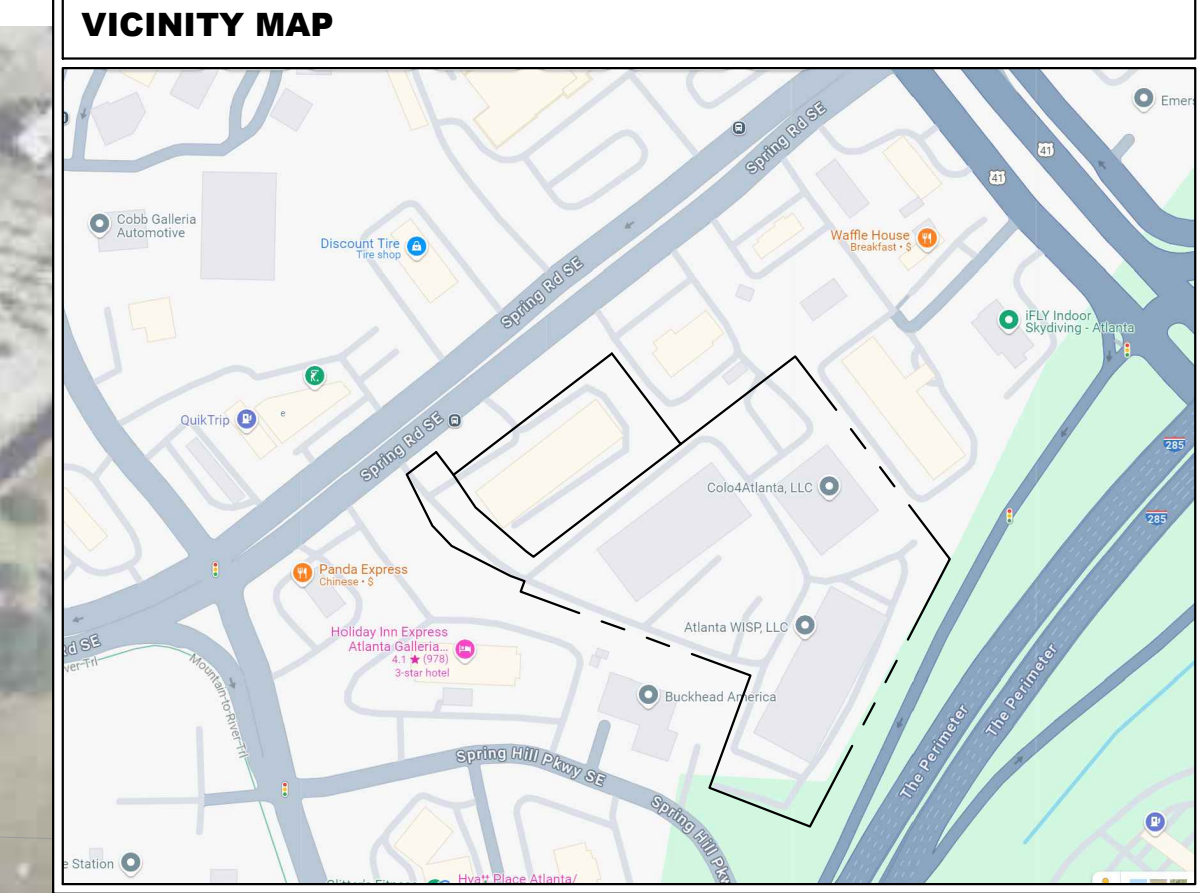
Kind regards,



Ligia C. Florim, P.E.
Development Services Engineer
Cobb County Department of Transportation
D: 770-528-1667 C: 770-701-0112
Email ligia.florim@cobbcounty.org
1890 County Services Pkwy, Marietta, GA 30008

STAY IN THE KNOW

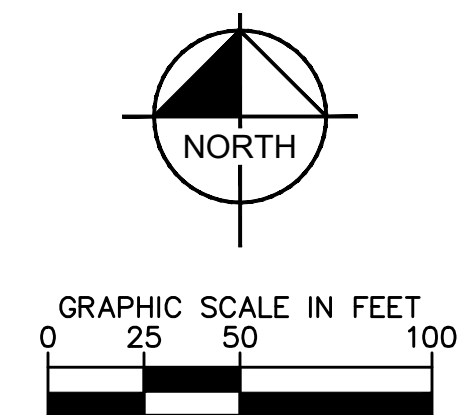
From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Sunday, January 5, 2025 7:37 PM
To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Ansley Goddard <AGoddard@atlantaregional.org>; Arin Yost <AYost@atlantaregional.org>; Danny Johnson <DJohnson@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Eleanor Swensson <ESwensson@atlantaregional.org>; Jillian Willis <JWillis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>; Jonathan Philipsborn <JPhilipsborn@atlantaregional.org>; Kristin Allin <KAllin@atlantaregional.org>; Lauren Blaszyk



SITE NOTES	
<u>SITE ADDRESS:</u>	2810 AND 2800 SPRING RD NE, ATLANTA, GA 30309
<u>PARCEL NO.:</u>	#170880030 and #1708800190
<u>DD NUMBER:</u>	#4259
<u>EXISTING ZONING:</u>	UNCLASSIFIED MIXED USE (CMU)
<u>PROPOSED ZONING:</u>	CONDITIONAL MIXED USE (CMU)
<u>SITE ACREAGE:</u>	8.7 ACRES
<u>DISTURBED AREA:</u>	9.0 ACRES
<u>PROPOSED DENSITY RATIOS</u>	
GROSS FLOOR AREA:	1,270,000 SF
RESIDENTIAL:	844,000 SF
GROSS RESIDENTIAL DENSITY:	75 UNITS/ACRE
FLOOR AREA RATIO:	2.15
OFFICE/NET:	324,000 GSF
FLOOR AREA RATIO:	0.85
COMMERCIAL:	152,000 GSF
FLOOR AREA RATIO:	0.35
NON-RESIDENTIAL FAR:	0.35
OVERALL FAR:	3.35
<u>PARKING</u>	
REQUIRED:	3,038 SPACES
PROPOSED:	1,700 SPACES
BICYCLE, CAR/VAN POOL AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED CITY OF SMYRNA CODE REQUIREMENTS.	

PROJECT CONTACTS	
APPLICANT:	PASS ASSOCIATES, LLC 8650 TPC DRIVE MCKINNEY, TX 75070 CONTACT: SCOTT POLIKOV EMAIL: SCOTTPOLIKOV@GMAIL.COM
TRAFFIC CONSULTANT:	KIMLEY-HORN AND ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ANA EISENMAN, P.E. PHONE: 404.201.6155
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: HARRISON ARKEN, P.E. PHONE: 404.419.8700

PROPOSED LAND USES AND DENSITIES	
LAND USE	DENSITY
RESIDENTIAL	650 UNITS
OFFICE	200,000 GSF
COMMERCIAL	175,000 GSF
HOTEL	250 KEYS



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE ST. N. SUITE 800,
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

OWNER

RASS ASSOCIATES, LLC

6850 TPC DRIVE, MCKINNEY, TX 75070
EMAIL: SCOTTPOLIKOV@GMAIL.COM

SOUTH SPRING
2810 & 2800 SPRING RD SE, ATLANTA, GA 30339
LAND LOT 860 & 881, 17TH DISTRICT

ISSUES & REVISIONS

[illegible]

DRI SITE PLAN

DRAWN: SMC
REVIEWED: HJA
PROJECT NO: 017638000

SHEET NO.
C0-20

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN
CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.