

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Cobb County public school capacity, except for elementary which is projected to decline, is below full utilization for this location:

ES        GADOE capacity for Nickajack Elementary is 937 students; enrollment is currently 1,111 students. The Cobb County School District Enrollment Study completed in the spring of 2024, projects Campbell enrollment will decline to 1,062 students by 2033 or 113% capacity.

MS        GADOE capacity for Campbell Middle School is 1,437 students; enrollment is currently 1,257 students. The Cobb County School District Enrollment Study completed in the spring of 2024, projects Campbell enrollment will fall to 1,230 students by 2033 or 86% capacity.

HS        GADOE capacity for Campbell High School is 3,300 students; enrollment is currently 2,928. The Cobb County School District Enrollment Study completed in the spring of 2024, projects Campbell enrollment will grow to 2,950 students by 2033 or 89% capacity.

The Subject Property is, itself, a declining institutional use, a small business operation and a "island" of land owned by Cobb County. The Subject Property will be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Smyrna and community recreation centers. The Applicant will work with Smyrna Transportation to implement a new signalized intersection that can be coordinated with the intersection at Windy Hill and Atlanta Road to allow traffic to flow without any significant burden on the system. In doing so Applicant believes households seeking to live in the Intended Project will, in turn, provide support for other current commercial, office and retail uses along Windy Hill and Atlanta Road, without negatively impacting existing stakeholders.