



March 10, 2023

City of Smyrna Department of Community Development
Planning & Zoning Board
Mayor & Council
Via OpenGov portal

RE: Online Submission –Impact Statement for Schools
Proposed 295 Unit Multi-Family Mixed-Use Development
4840 Hanson Road, Smyrna, GA
Parcel ID: 17069000010
Land Lot 690 & 691 -17th District – 2nd Section – Cobb County – City of Smyrna

To Whom It May Concern:

This letter is in response to the required impact statement needed for the zoning application involving the above referenced property within the city limits of Smyrna.

The proposed development consists of a multi-family mixed-use development with 295 residential units. Approximately one-half of the units (147) will be designated as “55+ only” units which will have no impact on the existing school system.

Of the remaining 148 units of the multi-family development, there is a potential of school-age children residing in each unit. If there is an average of two school-aged children (ranging from pre-K to 12th grade) per unit, approximately 296 students would be added to the school system, with an average of 23 students per grade level.

It is my opinion the increase of students to the school system will have a negligible impact on the school system.

Sincerely,

Mark G. Lee, PE, PLS
President/CEO

MGL:twl

