

# **ATTACHMENT TO APPLICATION FOR REZONING**

**Applicant:** Brand Properties, LLC  
**Titleholder:** The Helen Hair Stamps Revocable Trust  
**Dated July 3, 2019**

## **PROJECT IMPACT STATEMENT**

### **A. Traffic**

Applicant is proposing a mixed-use development consisting of a total of 390 multi-family units and approximately 5,500 square feet of planned retail/restaurant space, consistent with already established mixed-use developments located on River View Road located in the City of Smyrna. Applicant's traffic engineer, A & R Engineering Inc., has conducted a full Traffic Impact Study dated February 28, 2023, which is included in the Application submission. In summary, the Traffic Impact Study demonstrates that no adverse impact to traffic and surrounding road networks will occur as a result of the proposed development. Applicant, however, will be constructing certain road improvements, as identified in the Traffic Impact Study; in concert with recommendations from the City of Smyrna Public Works and Cobb County Department of Transportation.

### **B. Water and Sewer**

Pursuant to the letter from the Cobb County Water System, prepared by Tim Davidson, P.E., Plan Review Engineer, dated May 24, 2023, and submitted as part of this Application for Rezoning, water and sewer are available for the Subject Property; and, adequate capacity for both are already available without adverse impact on the existing water and sewer infrastructure.

### **C. School Impact**

Applicant has obtained the following school capacity numbers for the Cobb County schools which will service the proposed development:

City View Elementary School	- 76 under capacity;
Lindley Middle School	- 79 under capacity;
Pebblebrook High School	- 887 over capacity.

Applicant's proposed unit programming consists of primarily one- and two-bedroom units, with a minimal percentage of three-bedroom units. As a result of this unit programming, the number of school-age children to be located in the proposed community would be less than a traditional multi-family development. Based on design programming and amenities, the proposed community will be more attractive to residents without children, such as young professionals. As a result, it is anticipated the proposed community will have no adverse impact on school attendance for schools servicing the proposed community.