

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Ernest Barrett Parkway	Arterial	35	Cobb County	100'
Bells Ferry Road	Arterial	45	Cobb County	100'
Piedmont Road	Arterial	45	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
Ernest Barrett Parkway	West of Bells Ferry Road	25,800	D
Bells Ferry Road	North of Rockbridge Road	10,400	D
Piedmont Road	West of Cajun Drive	19,100	C

Based on 2023 AADT count data taken by GDOT, as published on their website, for Ernest Barrett Parkway, Bells Ferry Road and Piedmont 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 roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Fuel Positions)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
945	Convenience Store/Gas Station	16	253	253	506	215	215	430	5,532

vph = vehicles per hour, vpd = vehicles per day,

\*Fuel positions is the maximum number of vehicles that can be fueled simultaneously.

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> edition.

### Comments and observations

Received Stipulation Letter (dated August 25, 2025) and revised Site Plan (dated August 25, 2025). The traffic study was revised by the applicant team based on information from the September 2<sup>nd</sup> meeting and resubmitted to Cobb DOT on September 16, 2025. The final traffic study was resubmitted to Cobb DOT on October 6, 2025. These comments are being revised based on the information received in the above meetings and submissions.

Ernest Barrett Parkway 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.

Bells Ferry 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.

Piedmont Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

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In accordance with Cobb County Code 134-121 and based on site plan dated April 29, 2025, this development does require a traffic impact study submittal. A traffic Submittal 1 (dated May 12, 2025) was received for this proposed development. Cobb DOT provided comments, and the applicant team was approved to continue to the full Submittal 2 traffic study on June 6, 2025. The full Submittal 2 was provided to Cobb DOT (dated August 26, 2025), which was after the August 12<sup>th</sup> submittal deadline. [The Submittal 2 was revised by the applicant team based on information from the September 2<sup>nd</sup> Planning Commission zoning hearing and was resubmitted to Cobb DOT on September 16, 2025. Cobb DOT provided comments \(dated October 3, 2025\) and the final revised Submittal 2 traffic study was provided to Cobb DOT on October 6, 2025.](#)

[Cobb DOT approved the traffic study as of October 3, 2025. The traffic study requirement will be considered satisfied for this zoning application.](#)

Cobb DOT has previously identified the need for an exclusive right turn lane from southbound Bells Ferry Road to westbound Ernest Barrett Parkway. The need for this right turn lane was also identified for the applicant team in the June 6<sup>th</sup> Cobb DOT Submittal 1 comments.

The site frontage on Ernest Barrett Parkway is outside the limits of the Board of Commissioners agenda item that limits new driveway access on that roadway. A new driveway location for this site is not anticipated to require a new Board of Commissioners agenda item.

Cobb County DOT has future plans to construct a 10 ft multi-use trail on the west side of Bells Ferry that will pass along the frontage of this development.

An existing retention wall parallels Ernest Barrett Parkway on the southern side of the property. This retention wall will need to be removed as part of the recommended deceleration lane installation. Any new retention structures required by the proposed development or its associated improvements should be placed on the development property. No retention structures should be located on county property as finalized after the recommended right-of-way donations.

[Text in blue includes DOT comment updates from both October 3<sup>rd</sup> and October 15<sup>th</sup>.](#)

### **Recommendations**

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant address all Plan Review comments for the concurrent application SPR-2025-00140.

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2. Recommend a traffic study pursuant to Code Section 134-121(b)(8). The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). The full Submittal 2 was provided to Cobb DOT (dated August 26, 2025), which was after the August 12<sup>th</sup> submittal deadline. [A final revised Submittal 2 traffic study was provided to Cobb DOT on October 6, 2025. The traffic study requirement is considered satisfied for this zoning application.](#)
3. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the west side of Bells Ferry Road, a minimum of 50' from the roadway centerline or 3' behind the sidewalk relocation anticipated as part of the southbound right turn lane installation project, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way. The stipulation letter (dated August 25, 2025, Stipulation 11) and revised site plan (dated August 25, 2025) appear to address this recommendation.
4. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Ernest Barrett Parkway, a minimum of 50' from the roadway centerline or 3' behind the sidewalk relocation anticipated as part of the driveway deceleration lane installation, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way. The stipulation letter (dated August 25, 2025, Stipulation 11) and revised site plan (dated August 25, 2025) appear to address this recommendation.
5. [Recommend Bells Ferry Road access be limited to right-in right-out only. This recommendation is addressed conceptually in the revised site plan dated August 25, 2025. Driveways with turn restrictions should include design elements such as, but not limited to, raised concrete guidance islands, geometric design and/or a centerline raised median. Based on the preliminary engineering review, a narrow centerline raised median should be installed at this location. Recommend the developer provide 100% of the cost for this recommended improvement within the existing county right-of-way and that the final location and design be determined during plan review, subject to Cobb County DOT approval.](#)

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6. **With** right-in access allowed at the Bells Ferry Road driveway, recommend the access point **must** include a deceleration lane. 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 Cobb County DOT approval. Based on the August 28<sup>th</sup> meeting with the applicant team, this deceleration lane is anticipated to be accommodated within existing public right-of-way. The stipulation Letter (dated August 25, 2025, Stipulation 11) addresses this recommendation. However, the conceptual turn lane shown on the revised site plan (dated August 25, 2025) does not fully conform to Standard Detail 401A. Recommend final design and approval by Cobb DOT during plan review.
7. Recommend installation of a right turn lane from the Bells Ferry Road driveway to the signalized intersection at Ernest Barrett Parkway. Recommend developer be responsible for 100% of the cost for this roadway improvement along their property frontage. Recommend location and design be determined during plan review, subject to Cobb County DOT approval. The stipulation letter (dated August 25, 2025, Stipulation 11) and revised site plan (dated August 25, 2025) appear to address this recommendation. Recommend final design and approval by Cobb DOT during plan review.
8. As necessitated by this development, recommend Ernest Barrett Parkway access point include a deceleration lane **and two exiting lanes**. 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 Cobb County DOT approval. The stipulation Letter (dated August 25, 2025, Stipulation 11) addresses this recommendation. However, the conceptual turn lane shown on the revised site plan (dated August 25, 2025) does not fully conform to Standard Detail 401A. Recommend final design and approval by Cobb DOT during plan review.
9. Recommend applicant verify that minimum intersection sight distance is available for Ernest Barrett Parkway and Bells Ferry Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. The stipulation Letter (dated August 25, 2025, Stipulation 11) addresses this recommendation.

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10. Recommend curb, gutter, and 10' trail installation along the Bells Ferry Road frontage. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project. The stipulation Letter (dated August 25, 2025, Stipulation 11) addresses this recommendation. However, the revised site plan (dated August 25, 2025) does not conform to trail width. Recommend final review and approval during plan review.
11. Recommend replacing any disturbed curb, gutter, and sidewalk along the Ernest Barrett Parkway frontage. Recommended all reconstructed sidewalks be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety 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. The stipulation letter (dated August 25, 2025, Stipulation 11) and revised site plan (dated August 25, 2025) appear to address this recommendation.
12. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.