



March 19, 2026

Thank you for attending the Public Information Open House for the proposed improvements to South Cobb Drive from Concord Road to Windy Hill Road, PI Number 0018265. We are currently in the concept phase of this project and are here to gather information from the public as well as to share information that we have gathered.

In this handout, you will find a description of the transportation issue we are attempting to solve, a proposed solution, a location map, and a comment card for you to provide additional feedback for the project team.

Your comments are important to us. You may provide your comments today by filling out the comment card provided with this handout and dropping it in the comment box. If you wish to provide your verbal comments, a Croy Engineering employee is located onsite who will transcribe your comments and provide those to the project team.

If you prefer to comment after the meeting, you can also provide comments by **Monday, March 30, 2026** using any of the following methods:

- Mail in your comment card to Michelle McIntosh, Croy Engineering, 200 Cobb Parkway North, Building 400, Suite 413, Marietta, Georgia 30062
- Email your comments to [mmcintosh@croyeng.com](mailto:mmcintosh@croyeng.com).

The project displays seen here at the meeting will be available for review for ten days after this open house at <https://www.smyrnaga.gov/departments/administration/city-administrator/city-projects>. Hard copies will also be available at the GDOT District 7/Area 2 Office located at 1269 Kennestone Circle, Marietta, GA 30062. All comments will become part of the project's official record and will be responded to by May 15, 2026.

Again, thank you for attending this open house. If you should have any questions or need additional information, feel free to contact Andrea Worthy, Director of Economic Development, at 678-631-5348, or Michelle McIntosh of Croy Engineering at 678-588-1738, or the GDOT project manager, Rodney Leverette, at 404-424-9033 or the GDOT environmental analyst, Todd Barker, at 678-469-1600.

Sincerely,

A handwritten signature in black ink that reads "Andrea Worthy". The signature is written in a cursive, flowing style.

Andrea Worthy  
Director of Economic Development

AW/mm

### **Why are we here and what is the issue we are seeking to address within your community?**

The City of Smyrna and GDOT are seeking feedback about proposed improvements on South Cobb Drive from Windy Hill Road to Concord Road in the City of Smyrna, Cobb County, Georgia. The City of Smyrna and GDOT seek to provide improvements to the corridor and enable the SR 280/South Cobb Drive (South Cobb Drive) corridor, from Windy Hill Road to Concord Road, to be a well-functioning roadway that accommodates the needs of the traveling public and all the residents in the area, while adding value to the communities and enhancing the economic vitality of the region.

The project corridor is located completely in the City of Smyrna and is an arterial roadway that connects the City of Smyrna to the City of Marietta to the north and the City of Atlanta to the south. South Cobb Drive is an important regional corridor providing direct street connectivity between I-75 and I-285. It also plays a significant role for accessibility within the City of Smyrna by providing a major north-south connection between the major east-west roadways of Windy Hill Road and Concord Road. South Cobb Drive has primarily served as a transportation corridor while also providing a variety of commercial, retail, and office options for local citizens and commuters.

### **Current conditions on South Cobb Drive from Concord Road to Windy Hill Road:**

- The primary focus for circulation around South Cobb Drive historically has been auto-centric in nature. Nevertheless, the population of Smyrna has been on the rise, and an increasing number of residents are seeking alternatives to driving for their local destinations. As such, a need to improve South Cobb Drive between Windy Hill Road and Concord Road has been identified to provide safe and efficient travel options for all users.
- Transit service, where the Cobb LINC Route #20 operates, has limited facilities and accommodations.
- No existing shared use path within the project area to connect to both existing and proposed, nearby shared use facilities.
- The existing sidewalks in the project area do not meet GDOT standards.
- Crash rates and injury rates indicate the need for improvements.

### **Without this Project (No Build):**

- Crash and injury rates would not be reduced.
- Improved opportunities for walking and biking would not be provided along the corridor.
- Transit service along the proposed project corridor, where the Cobb LINC Route #20 operates, would not be improved.

### **Proposed Solution: (Also See Project Location Map attached)**

GDOT Project #0018265 would expand and reconstruct approximately 1.5 miles of South Cobb Drive to accommodate future travel needs, including multi-modal options such as shared-use paths and transit accommodations. Additional features include extensive landscaping, pedestrian lighting, and street lighting. The majority of the proposed upgrades would be constructed within the existing 200-foot right-of-way corridor, minimizing the need for additional property acquisition.

### **Benefits of Project Implementation:**

- This important section of South Cobb Drive has the potential to be transformed into a dynamic corridor with a viable mixture of retail, residential, and office uses while maintaining the corridor's traditional, primary transportation function.
- Provision of a shared use path along the project corridor to provide bicyclist accommodations.
- Improve existing sidewalks for walkability and safety enhancements for pedestrians.
- The project will link Windy Hill Road to the north and Concord Road to the south. At each connection point, the planned typical section, featuring 2 travel lanes plus 1 local access lane in each direction, will seamlessly integrate with the current 6-lane corridors. Beyond these tie-in locations, the existing 6-lane segment will be retained through commercial areas, extending for a distance. It will then taper down to a 4-lane section as the existing development transitions to a mix of residential and commercial properties.

- Transportation improvements for all users along South Cobb Drive will have an influencing effect on stimulating redevelopment. The proposed improvements would provide landscaping, streetscape, and other elements to enhance the sense of place of South Cobb Drive, for positive economic impact and would enable the South Cobb Drive corridor, from Windy Hill Road to Concord Road, to be a well-functioning roadway that accommodates the needs of the traveling public and all the residents in the area, while adding value to the communities and enhancing the economic vitality of the region.

### **How Can You Assist?**

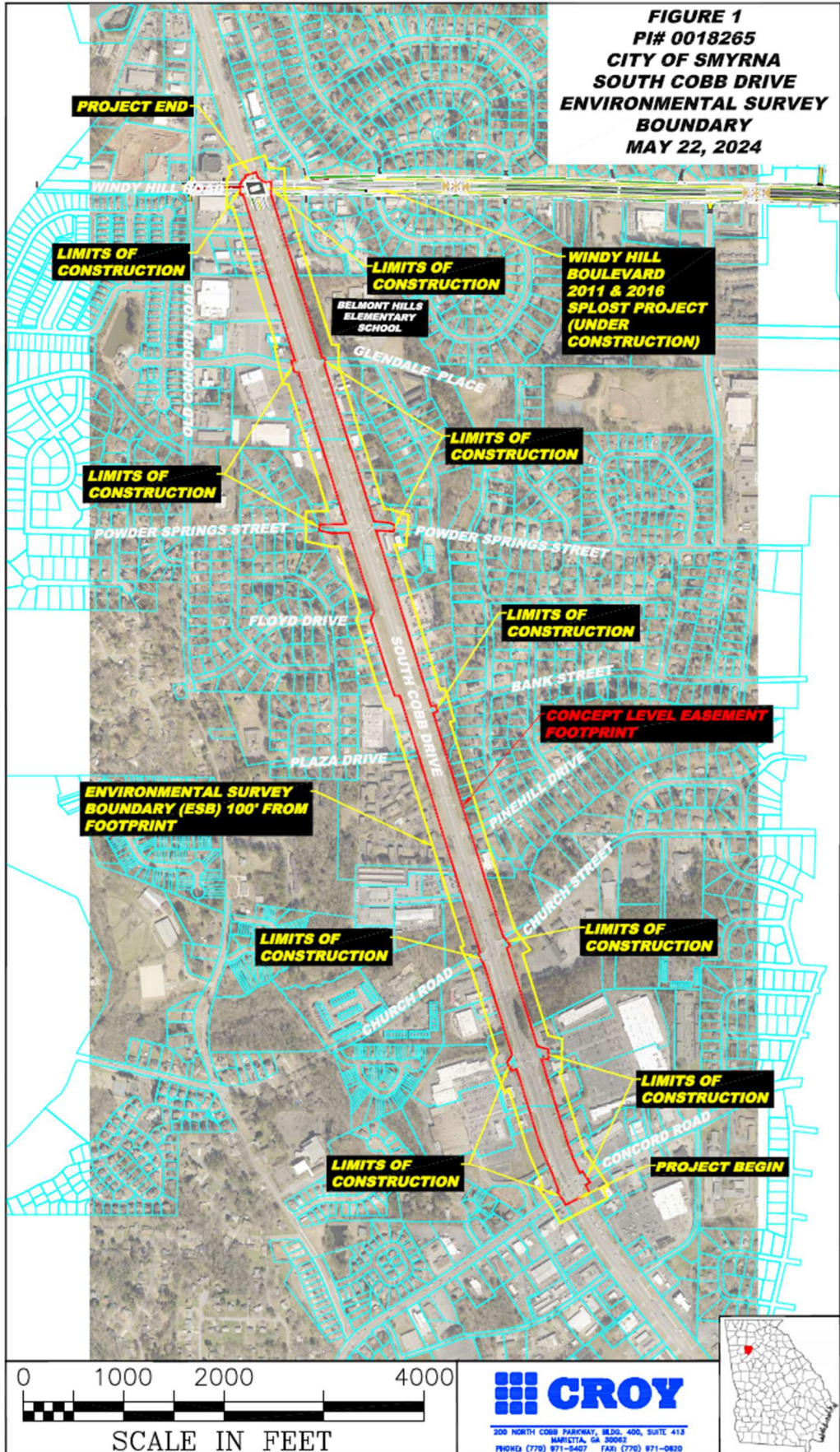
Please provide feedback about our proposed solution as well as information about any resources important to you or to the community. Are there events that future construction may affect once it begins?

### **Where is this project in the process?**

This project is currently in the concept phase. The concept phase defines the existing issue seeking to be resolved along with a proposed solution that will meet the community's needs. The public may follow the process progress online at <https://www.smyrnaga.gov/departments/administration/city-projects>.

### **What are the Next Steps?**

After the public information open house is held, feedback will be assessed, revisions may occur to the proposed plan initially brought to the public, or the no build alternative will be selected. Once a Concept Report is approved, the project alignment would be refined. If major changes occur to what was previously shown to the community, additional public outreach would occur. If no major changes are proposed, the project would advance to right-of-way acquisition and into final design. After all right-of-way acquisition occurs, project design is finalized, and the project would advance to construction.



**Comment Card**

*Please print responses.*

Name \_\_\_\_\_

Address \_\_\_\_\_

Do you support the project? (check your response)

- For**    **Against**    **Conditional (I would support this project if... describe below)**    **Uncommitted**

Comments: \_\_\_\_\_

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**Help the City of Smyrna and GDOT Improve Future Meetings:**

**Advertising:** How Did you hear about the meeting?  Newspaper    Signs    GDOT Website    Radio  
 Word of mouth    Social Media    Post card    Other \_\_\_\_\_

**Attendance:** Did you attend in person?    Yes    No

<b>Questions:</b>	<b>Answer</b>	<b>If answer is no, please provide a suggestion/comment</b>
Was the location convenient?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Was the time convenient?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Were your questions answered?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Do you understand the project?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Were Materials (in person or virtual) understandable?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Please share your suggestions on improving the ways GDOT and the City of Smyrna conduct or advertise their Open Houses:

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Mail to: Michelle McIntosh, Croy Engineering, LLC  
 200 Cobb Parkway North, Building 400, Suite 413  
 Marietta, Georgia 30062  
 Or [mmcintosh@croyeng.com](mailto:mmcintosh@croyeng.com)