

ALLATOONA CREEK GREENWAY TRAIL STUDY

COMMUNITY WALKING TOUR #3 COURTYARDS AT CAMDEN



ATTENDEES

Name	Neighborhood/ Organization	Email	Phone Number
Laura Beall	Cobb County DOT	laura.beall@cobbcounty.org	(770) 528-1539
Amy Ma	Cobb County DOT	amy.ma@cobbcounty.org	(770) 528-1626
Patrick Gilligan	Courtyards at Camden	pgilligan2@gmail.com	(404) 683-1653
Mike Clark	Courtyards at Camden	tennisraq@aol.com	(540) 588-5957
Juliane Dixon-Crump	Cobb County DOT	juliane.dixoncrump@cobbcounty.org	(770) 528-1605
Don Schrader	Courtyards at Camden	carolschrader@gmail.com	(770) 366-4630
Scott Brown	Lumenor	sbrown@lumenorconsulting.com	(404) 680-8470
Zach Adriaenssens	Gresham Smith	zach.adriaenssens@greshamsmith.com	(404) 985-9660

HIGH-LEVEL SUMMARY:

Representatives of the Courtyards at Camden community met with members of the Allatoona Creek Greenway Scoping Study project team on Tuesday, March 25th from 11:00AM to approximately 12:30PM. The group met at the Courtyards at Camden community club house before walking to the end of Dillingham Drive (see Walking Tour Route map on the next page). The group stopped briefly outside the home located at 5022 Dillingham Drive before proceeding down the hill towards the on-site detention pond, and Allatoona Creek beyond. The group walked for roughly a mile, and descended greater than 100-feet in elevation. The walking tour discussions were largely organic - with substantive feedback provided without the need for prompts or questions.



KEY OBSERVATIONS:

- Topography is extreme: during the half-mile walk to the stream, elevation dropped 164ft (1,050ft to 886ft).
- Topography challenges and setback requirements leave remaining property within Courtyards at Camden as effectively in conservation (though not legally)¹
- Courtyards at Camden community members have already created a desire path from their property along the creek - and have installed stairs and some small erosion control measures in anticipation of a future trail connection
- There were many signs that the corridor is already a frequently used trail (worn paths, debris, refuse, etc.)
- The boundary between the Courtyards and Cobb Properties was observed

¹Historically the property was within the Open Space Conservation Overlay, but was removed during its rezoning to Residential Senior Living (RSL) in 2018

ALLATOONA CREEK GREENWAY TRAIL STUDY

COMMUNITY WALKING TOUR #3 COURTYARDS AT CAMDEN



KEY OBSERVATIONS (CONTINUED):

- Accessibility for the community could be a concern considering a steep grade on a current gravel path is the existing means of accessing the trail
- Residences directly across from Courtyards at Camden are significantly screened during low-foliage; and are likely fully screened (not visible from the creek) during late Spring, Summer and early Fall
- Current footpath along the creek is nice (flat and wide) and ends not far from Price Park, but there are some side streams, brush and elevation challenges that currently prevent full accessibility
- Several people were observed walking along the east side of the creek

WHAT WE HEARD:

- Preference from amongst the Courtyards at Camden community seems to be the Creekside alignment option (rather than Roadside option) - and with an additional preference for it being located on the west bank of the creek
- Locating the path on the east bank is not a dealbreaker, but would appreciate a bridge to access the trail from their property if that is to be the case
- One of the key priorities expressed was a desire to quickly and easily access Price Park, though quick access to Mars Hill Road was also mentioned as a potential positive
- Benches are a priority amenity; with several attendees remarking that places to enjoy the scenery would definitely be utilized frequently
- The fact that the trail was proposed as a dawn-to-dusk facility (rather than 24 hour) was met with approval; additional security measures - such as the emergency locator marker program - were also appreciated
- It was mentioned that during the time the community was being developed, the area had already been identified as the potential site of a future greenway (in the 2018 Cobb County Greenways & Trails Master Plan)
- A concern mentioned was the desire to prevent folks from parking within the neighborhood to access any proposed trail (it was noted that parking on the street is not permitted)
- Laura Beall (CCDOT Planning Division Manager) noted that the project is unfunded beyond the scoping study, but that staff may recommend the trail be included within the next SPLOST program
- Attendees noted that the potential alternative along the adjacent property to the North of Courtyards at Camden would probably not be supported by the community²



²This alternate access was seen as undesirable because it would overlook homes within Courtyards at Camden and would have a steep elevation change between the parcel and the creek