

DATE: September 2, 2022

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: Phillip Westbrook, Senior Planner, Cobb County
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2022 Cobb County Comprehensive Plan Update

Description: A regional review of the draft 2022 Cobb County Comprehensive Plan Update.

Submitting Local Government: Cobb County

Action Under Consideration: Approval

Date Opened: September 2, 2022

Deadline for Comments: September 23, 2022

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
DOUGLAS COUNTY
CITY OF MARIETTA
CITY OF HOLLY SPRINGS
CITY OF ROSWELL
CITY OF WOODSTOCK

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
PAULDING COUNTY
CHEROKEE COUNTY
CITY OF SMYRNA
CITY OF KENNESAW
CITY OF SOUTH FULTON
CITY OF ALPHARETTA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
FULTON COUNTY
BARTOW COUNTY
CITY OF AUSTELL
CITY OF ATLANTA
CITY OF SANDY SPRINGS
CITY OF ACWORTH

Review information is attached.

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **September 23rd, 2022**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. **The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>**



COBB COUNTY
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-7000
770.528.3305 • fax: 770.528.2606

Reference No. 20618

Lisa Cupid
Chairwoman

August 9, 2022

Atlanta Regional Commission
229 Peachtree St. NE, STE 100
Atlanta, GA 30303

RE: Comprehensive Plan Update: Submittal for Regional Review

By authority of the Cobb County Board of Commissioners, we hereby submit the draft of the Cobb 2040 Comprehensive Plan 5 Year update for regional review, as mandated by the Georgia Department of Community Affairs' (DCA's) minimum standards for local comprehensive planning.

I certify that the required public hearings have been held and that a public engagement program has been conducted in a manner that (a) meets DCA's minimum standards and (b) is appropriate to Cobb's dynamics and level of resources.

I certify that appropriate staff have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and have taken them into consideration in the development of the Cobb 2040 plan 5 year update.

If you have any questions concerning this submittal, please contact Phillip Westbrook at 770-528-2018 or phillip.westbrook@cobbcounty.org

Sincerely,

A blue ink signature of Lisa N. Cupid, written over a horizontal line. To the right of the signature is the official seal of the Cobb County Board of Commissioners, which is a circular emblem with a bell in the center, surrounded by the words "COBB COUNTY GEORGIA" and "BOARD OF COMMISSIONERS" with the year "1832" at the bottom.

Lisa N. Cupid
Commission Chairwoman

Enclosures

MAIN DOCUMENT 2040 5YEAR DRAFT 08.02.22.pdf
APPENDIX 1 FUTURE LAND USE PLAN 5YEAR DRAFT 08.02.22.pdf
APPENDIX 2 COMMUNITY PROFILE 5YEAR DRAFT 08.02.22.pdf
APPENDIX 3 COMMUNITY ENGAGEMENT 5YEAR DRAFT 08.02.22.pdf
APPENDIX 4 REPORT OF ACCOMPLISHMENTS 5YEAR DRAFT 08.02.22.pdf
APPENDIX 5 SUPPLEMENTAL PLANS 5YEAR DRAFT 08.02.22.pdf
APPENDIX 6 REGIONAL WATER PLAN & ENVIRONMENTAL CRITERIA 5YEAR DRAFT 08.02.22.pdf
2040 5YEAR PROPOSED LAND USE CHANGES DRAFT 08.02.22.pdf

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS

8/9/22

COVER PAGE
2040 COMPREHENSIVE PLAN 5-YEAR UPDATE
MAIN DOCUMENT
(DRAFT)

2040 COMPREHENSIVE PLAN

VISION FOR A NEW ERA

5-Year Update



Cobb County...Expect the Best!



DRAFT

AUGUST 2022

Community Development Agency

P.O. Box 649

Marietta, Georgia 30061-0649

www.cobbcounty.org

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Phillip Westbrook, Senior Planner/Project Manager
Mandy Elliott, Planner III
Sharon Qin, Planner III

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INTRODUCTION

Cobb County has thrived in recent decades. Its natural resources, location, economy, education and most, importantly, its people, have made Cobb County a desirable place to live, work and play. These attributes have contributed to sustained growth over the past few decades and will continue to attract visitors, residents and business interests for years to come.

As Cobb County continues to flourish, changes are inevitable. As new development and redevelopment emerges, the provision of public services and adequate infrastructure continue to become increasingly important. Creating a sense of place by promoting positive community characteristics is also a significant aspect of moving Cobb toward its vision.



The existing 2040 Comprehensive Plan was adopted in 2017 and is the long-range planning document that has helped guide Cobb County over the last 5-years. As mandated by the 1989 Georgia Planning Act, the Comprehensive Plan is a policy document that assists decision-making and administrative actions in an effort to steer Cobb County towards the community's preferred future.

The Comprehensive Plan is designed to be dynamic and capable of being revised based on the changing needs and desires of the community. This limited scope 5-year update is mandated by the State in order to maintain Qualified Local Government Status.

As the County continues to grow, changes are inevitable. Based on the state's minimum standards and procedures, certain components of the Comprehensive Plan should be updated every 5-years. Cobb County's 2040 Comprehensive Plan 5-Year Update focuses on the following:

- Determining if existing needs are still relevant and if there are any new needs that should be addressed;
- Gathering feedback and potential changes related to future land use guidelines and policy;
- Include a Broadband element;
- Provide a Report of Accomplishments;
- Establish a new 5-year work program;

**Qualified Local Government
Provides eligibility to participate
and receive state and federal
funding for many different
programs that are critical to the
operations of the County**

PURPOSE

In the interest of providing healthy and vibrant communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for development, management and implementation of local comprehensive plans.

The purpose of the 2040 Comprehensive Plan is to bring together all sectors within the County, including residents, the business community, and non-profit organizations, to develop a growth strategy that aims to make Cobb County an attractive place to invest, conduct business, and raise a family. The Comprehensive Plan is

intentionally broad, providing policy direction and guidance for elected officials, appointed officials, and the public at-large. It informs and guides decision-making processes, articulates the County's vision in a manner that creates an environment of predictability for residents, property owners, investors, businesses and industry, and anyone interested in the County's future. The plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives.

PLAN ORGANIZATION

The 2040 Comprehensive Plan consists of three core elements and twelve planning elements. The three core elements are required by the Department of Community Affairs' minimum standards and procedures and are integrated into each of the planning elements. The planning elements include four required elements based on factors unique to Cobb County and eight optional elements that have been chosen to supplement the comprehensive plan based on policy consistency and value.

CORE ELEMENTS

- Needs and Opportunities
List of needs and issues that Cobb intends to address via the plan
- Community Goals
Vision and goals the community seeks to work toward and policies that provide guidance and direction
- Community Work Program
Prioritized action items that the County and community partners intend to undertake over the next five years

PLANNING ELEMENTS

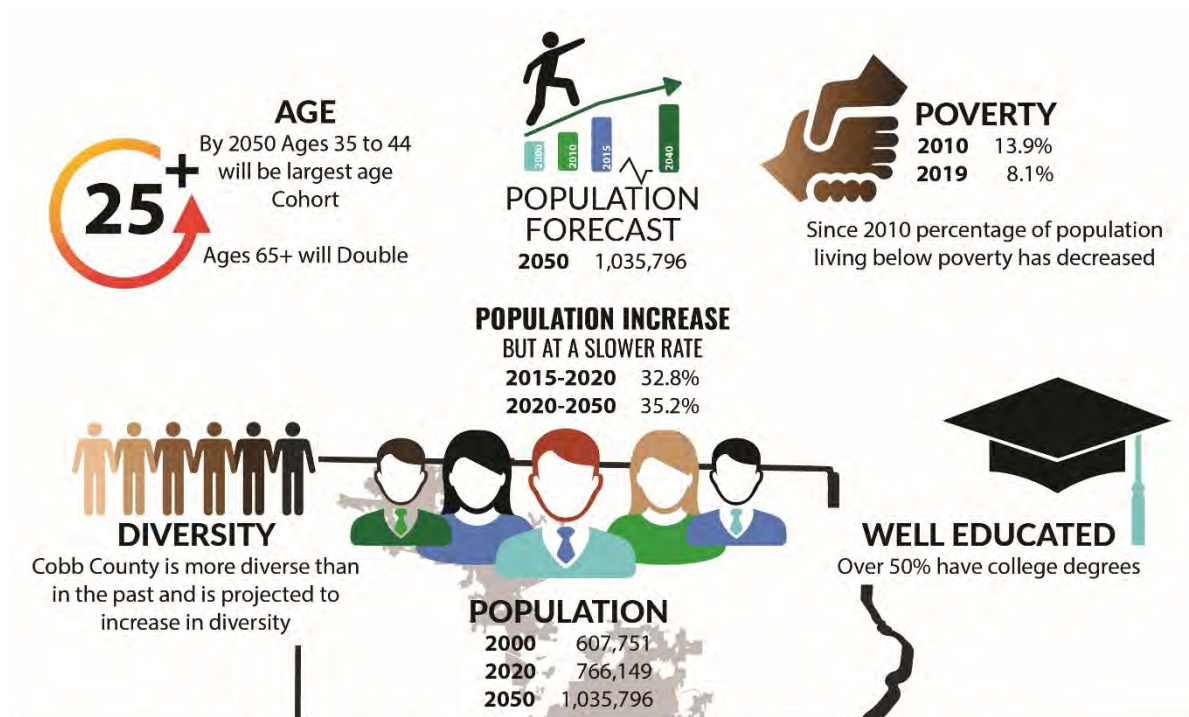
Required:

- Land Use
- Transportation
- Housing
- Broadband

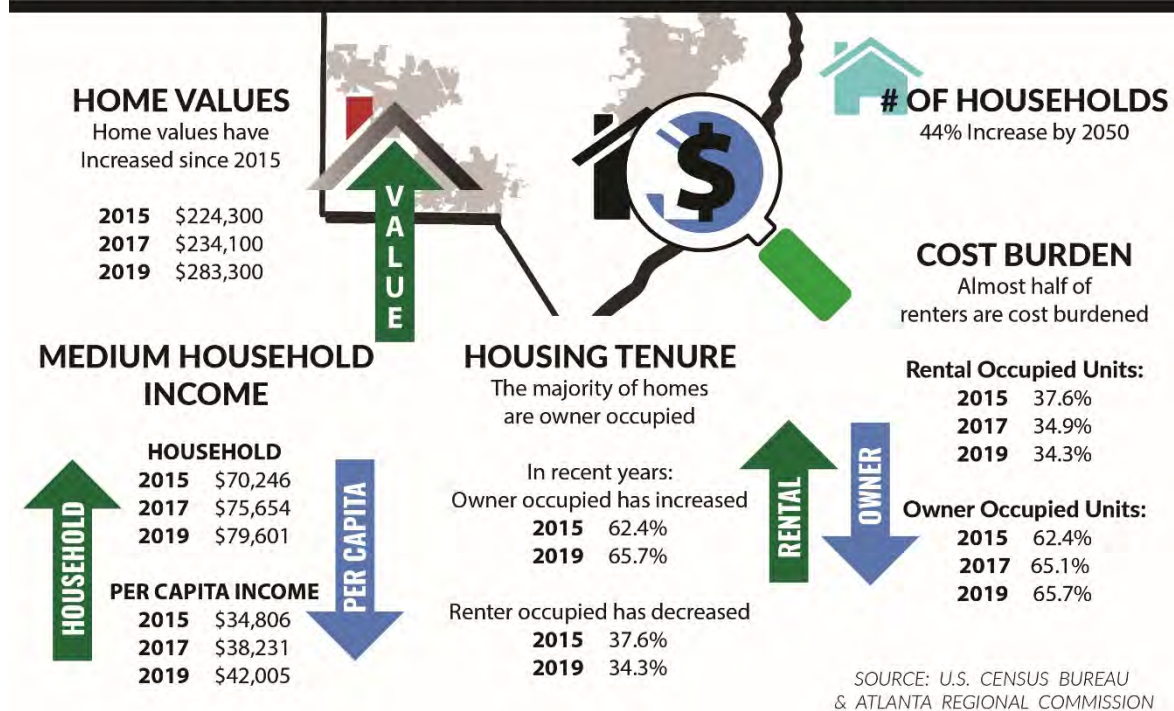
Optional:

- Economic Development
- Intergovernmental Coordination
- Senior Services
- Natural & Historic Resources
- Parks
- Library
- Public Safety
- Place Making

COMMUNITY PROFILE



COBB COUNTY DEMOGRAPHIC DATA SUMMARY



HISTORICAL CONTEXT & DEVELOPMENT PATTERNS

The abundance of railroads and early industrial development helped establish Cobb County and its incorporated cities in the late 1800s and early 1900s. During that time, unincorporated Cobb County experienced little growth, with Marietta being the only area with a significant population.

During the early 1900s, the County's total population slowly grew to around 38,000 people. Later, during World War II, Cobb experienced an onset of growth. Marietta Army Airfield was built in 1943, bringing with it the opening of the Bell Aircraft Corporation bomber plant and nearly 30,000 jobs. The end of the war led Bell to close the plant. However, the subsequent Korean War led Lockheed, an aircraft manufacturing company, to reopen the plant in 1951. Around the same time, Marietta Army Airfield became Dobbins Air Force Reserve Base, with Naval Air Station Atlanta added to the campus a short time later. The combination of the three helped drive the economic engine of the County and set the stage for rapid growth that was to come.

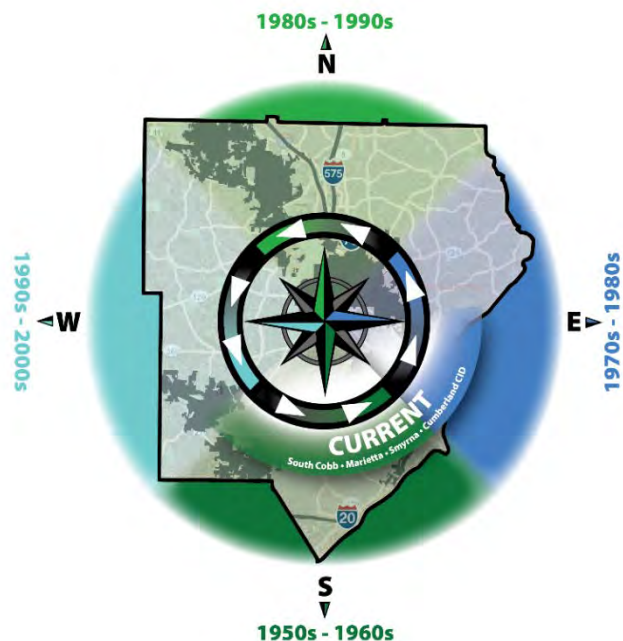
Because of jobs that were available in the 1950s and 1960s, combined with the lack of a robust transportation network, there was a need for housing near employment. The southern and central areas of Cobb, which served as the commercial/industrial core of the County, began to experience rapid residential growth in a traditional neighborhood development pattern with affordable homes, well-connected streets and pedestrian scale blocks. At that time, there was still considerable separation between Cobb County and the City of Atlanta.

The completion of Interstate 75 in the 1970s significantly decreased travel times, altering growth and development patterns. A second phase of intense growth began, and Cobb became more integrated into the Atlanta Metropolitan area. Through the 1970s, 1980s and 1990s, east Cobb and later north Cobb experienced character changes through the arrival of automobile-oriented, higher density, cul-de-sac subdivisions and strip commercial developments along transecting arterial roadways.

As land availability in east and north Cobb became scarce, the County's residential growth continued to progress in a seemingly counterclockwise fashion toward west Cobb in the 1990s and 2000s. During this time, large-lot residential subdivisions were being developed in relatively rural areas. Learning from the inadequacies of strip commercial corridors that had occurred in previous decades in other parts of the county, commercial centers in west Cobb are mostly characterized by well-defined, compact commercial nodes at strategic intersections of arterial roadways.

Development pressures in west Cobb continue to put a strain on services and infrastructure in the area.

Throughout this period, Cobb County led the state of Georgia by creating two Community Improvement Districts (CID), the Cumberland CID (1988) and the Town Center CID (1997).



Cobb County Growth Patterns

These quasi-governmental entities aid in developing infrastructure within the County's two largest commercial activity areas to support the intense development that has been experienced near the junctions of two major freeways.

As the "counterclockwise" development progression of Cobb County has come full circle, redevelopment initiatives have started to renew the southern region of the County, along with revitalization in the cities of Marietta and Smyrna. As these locations were the first to experience the rapid growth of Cobb, they are now the first to experience the redevelopment and revitalization of underperforming commercial centers and destabilized neighborhoods

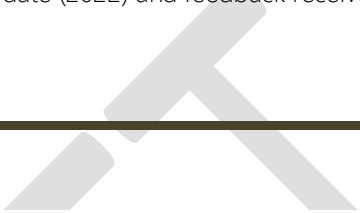
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VISION 2040

The Community Vision has dual significance.

- Vision statement, which articulates the long-term ideals and desires of the community
- Future Land Use plan and associated guidelines that guide future development patterns.

The Vision Statement was initially drafted following a series of public meetings and community engagement activities in 2017. Based on the most recent 5-Year update (2022) and feedback received from the community the current Vision remains applicable.



OUR GOVERNMENT WILL PROVIDE ALL
STATUTORY PUBLIC SERVICES IN AN
ATMOSPHERE THAT UNLEASHES THE
HUMAN SPIRIT AND CREATIVITY, IS
MARKED BY OPENNESS AND
TRANSPARENCY, AND MAKES US THE
CHOICE DESTINATION FOR PEOPLE TO
SAFELY WORK, LIVE, RECREATE AND
PURSUE THEIR DREAMS

COMMUNITY GOALS & POLICIES

LAND USE	LU
TRANSPORTATION	TR
HOUSING	HO
BROADBAND	BB
ECONOMIC DEVELOPMENT	ED
INTERGOVERNMENTAL COORDINATION	IC
SENIOR SERVICES	SS
NATURAL & HISTORIC RESOURCES	NH
LIBRARY	LI
PUBLIC SAFETY	PS
PARKS	PR
PLACE MAKING	PM

LAND USE

LU



The purpose of the Land Use element is to manage growth in a way that provides for the enhancement of existing neighborhoods, commercial nodes, corridors, and job centers. This is achieved through goals and policies, the community work program, and the Future Land Use Plan (Appendix 1). In addition, the Land Use element includes a list of Supplemental Plans that have been accepted or approved by the Board of Commissioners. Those guidelines and recommendations associated with the Supplemental Plans are incorporated in the 2040 Comprehensive Plan 5-Year update by reference.

While the population growth rate in Cobb County is anticipated to slow, the county is still expected to reach one million people by 2050. Employment is expected to grow as well. To ensure the County can meet future population and employment demands and preserve the existing character of the distinct areas, growth management policies are highly encouraged. These policies should meet the needs and desires of an entire community to ensure prosperity and to improve overall quality of life. This means ensuring the availability of housing, employment, services and entertainment options for existing and future residents with a variety of ideas, values and cultures.

For the community to grow and provide a high level of service to all residents, property owners, and businesses, the County needs to constantly seek a balance through quality redevelopment, new greenfield development, and the preservation of stable suburban neighborhoods. The County's past growth transformed it from a small rural community into an integral part of one the fastest-growing metropolitan regions in the United States. As Cobb continues to mature and embrace a combination of urban, suburban and rural development patterns, more emphasis will need to be placed on redevelopment, neighborhood revitalization and infill development due to constraints on land availability and the desires of the community to preserve existing suburban neighborhoods and increase protected greenspace.

The following Needs reflect the desires of the community and help guide the Community Work Program.



LU – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Land Use needs were deemed a priority moving forward.

Need:

- ❖ **Growth management**
- ❖ **Redevelopment / revitalization**
- ❖ **Land use and transportation coordination**
- ❖ **Protect uses that provide jobs**



LU – GOALS & POLICIES

KEY STRATEGIES

Grow responsibly
Protect existing communities
Redevelop
Build safe and active communities

LU-GOAL 1

Manage growth by promoting compatible land uses, while preserving established suburban and rural communities and respecting individual property rights

POLICIES

LU1-P1	Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
LU1-P2	Guide growth to areas that have infrastructure in place
LU1-P3	Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple access points
LU1-P4	Promote development, redevelopment, and mixed use within Regional and Community Activity Centers as a means to protecting existing stable suburban and rural areas from development pressure

LU1-P5	Ensure that new development/redevelopment incorporates necessary on-site enhancements to improve infrastructure
LU1-P6	Consider ways a revised zoning code can help mitigate stormwater management issues
LU1-P7	Encourage uses in locations where necessary public facilities can be located
LU1-P8	Consider impacts to area residents and address compatibility between land uses when making land use decisions
LU1-P9	Coordinate land use and transportation decisions to improve mobility and reduce demand for long-distance vehicular travel while creating opportunities for walking, biking and transit use
LU1-P10	Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population
LU1-P11	Promote infill development and ensure compatibility with adjacent land uses
LU1-P12	Encourage appropriate transitions between lower and higher density residential uses and from residential to non-residential uses

LU-GOAL 2

Encourage safe, attractive, and well-maintained neighborhoods and activity centers that promote a healthy active lifestyle by fostering quality, safe, pedestrian-oriented and environmentally friendly elements

POLICIES

LU2-P1	Promote mixed-use development patterns within Regional Activity Centers and other areas as designated by Master Plans and Small Area Policy Guidelines
LU2-P2	Encourage strategies and creative design to accommodate innovative land development techniques that promote an active lifestyle
LU2-P3	Provide Code Enforcement strategies that promote safety, property preservation and community enhancement
LU2-P4	Coordinate with Department of Transportation and Keep Cobb Beautiful on landscaping opportunities along newly created or improved roadway infrastructure projects

LU2-P5	Encourage walkable, nodal developments at strategic locations
LU2-P6	Promote development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses
LU2-P7	Encourage land use strategies that allow for live-work opportunities in applicable areas
LU2-P8	Support development patterns designed to improve safety and the well-being of the community
LU2-P9	Encourage the preservation of environmentally sensitive natural resources and open space
LU2-P10	Explore opportunities of creating a more active lifestyle and improved quality of life through land use and transportation coordination
LU2-P11	Encourage development flexibility to protect and preserve open space and sensitive natural resources
LU2-P12	Continue to support the preservation of floodplains and wetlands
LU2-P13	Encourage relationships between developers and neighborhoods to address neighborhood concerns
LU2-P15	Consider the Chattahoochee Riverlands project when new development or redevelopment occurs along the Chattahoochee River

LU-GOAL 3

Encourage the re-investment and redevelopment of deteriorating, under-utilized, blighted, and abandoned sites to accommodate future economic and population growth

POLICIES

LU3-P1	Support efforts to revitalize and/or redevelop abandoned or blighted commercial areas
LU3-P2	Promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites

- LU3-P3 Encourage incentivized regulatory strategies that assist the redevelopment of underperforming commercial areas and neighborhoods
- LU3-P4 Evaluate development proposals in underserved areas to ensure services are provided in a manner consistent with existing and future infrastructure demands
- LU3-P5 Encourage collaborative planning and seek opportunities to leverage public/private partnerships for the revitalization of communities
- LU3-P6 Strengthen underperforming sites by encouraging landscaping and beautification efforts and façade programs
- LU3-P7 Coordinate with economic development on complimentary uses that could help redevelop sites
- LU3-P8 Encourage and consider incentives for clean-up of sites with known toxic containments to allow for the utilization of productive commercial and/or industrial uses
- LU3-P9 Promote mixed-use developments in appropriate revitalization or redevelopment areas
- LU3-P10 Leverage transportation projects in areas that can assist redevelopment or revitalization of land uses
- LU3-P11 Support and regularly evaluate redevelopment sites within new and existing small area plans, corridor studies, design guidelines and other appropriate projects

TRANSPORTATION

TR



Residents and visitors alike rely on transportation to access education, health care, and jobs, while surrounding cities and industries rely on the functional network to keep the region moving. The County's Comprehensive Transportation Plan (CTP), considers how Cobb County will grow in the next 30 years to 2050. Cobb County last completed a Comprehensive Transportation Plan (CTP) in 2015 and much has changed in that time. Population has increased, and transportation needs, and opinions have shifted within the County and region. At the same time, new technologies and transportation solutions are now available that can enhance and transform Cobb's future transportation system. To leverage these new tools and strategies the County and the Cities have updated the County's CTP for 2050. The update is known as CobbForward.

CobbForward offers a program of policies and multimodal improvements to the transportation network and helps position Cobb County for implementation through local, state, and federal funding strategies. The CTP process included three overarching steps: Existing Conditions, Needs Assessment, and Recommendations. The policy chapter of CobbForward provides policy direction and recommendations that influence all aspects of transportation in Cobb County. Maintaining a high level of coordination among government agencies and stakeholder groups is increasingly important as the County's transportation infrastructure continues to promote multimodal travel. The Recommendations Report reflects the results of the CobbForward development process and includes a variety of transportation projects identified and prioritized through substantial technical analyses and a robust public engagement effort. Stakeholder and community engagement played an important role in guiding the process - from the initial visioning and development of goals to the determination of needs and the vetting of draft recommendations.

CobbForward will serve as the blueprint for transportation investment in Cobb, including roadways, public transit, freight, and bicycle/pedestrian mobility, for the next 30 years. The plan links land use and transportation within the County and the cities to efficiently and effectively address the needs identified for the transportation network through 2050. It is the intent of the 2040 Comprehensive Plan 5-Year Update, to incorporate the analytical aspects of CobbForward by reference and integrate the needs, goals and policies, and action items into the 2040 Comprehensive Plan. In doing so, CobbForward will serve as the Transportation Element.



TR – NEEDS

Part of the CobbForward planning process included an Existing Conditions and Needs Assessment Report. The needs are the results of collaboration between technical stakeholder groups, the Project Management Team (PMT), and the public.



Improve Health and Safety



Enhance Mobility



Use Innovative Technology



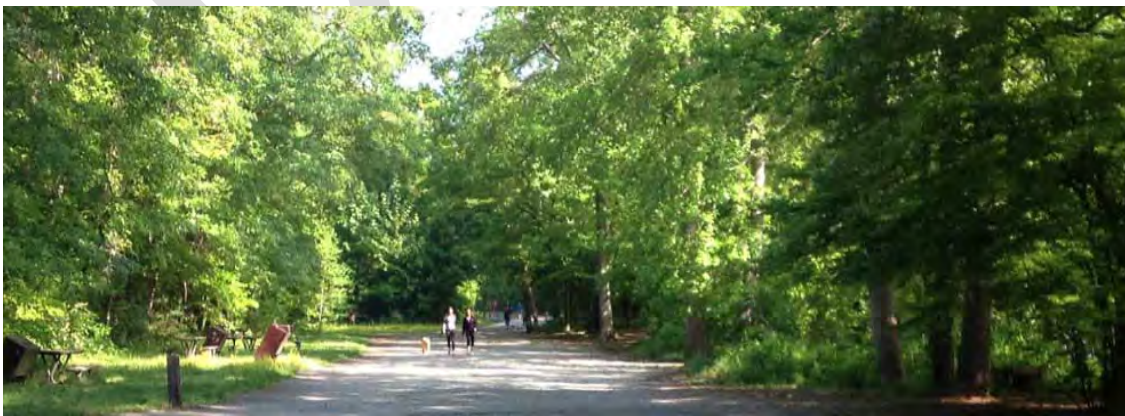
Be Cost Effective



Support Equitable Access



Integrate Land Use/Design



TR – GOALS & POLICIES

KEY STRATEGIES

Safety
Multi-Modal
Accessibility
Connectivity



TR-GOAL 1

Provide a transportation system that is safe and supports healthy living for all users



TR-GOAL 2

Improve travel times for all users with multi-modal solutions



TR-GOAL 3

Use innovative transportation technologies and access to information to enhance the efficiency of the transportation network



TR-GOAL 4

Prioritize investments that maintain reliable transportation infrastructure and maximizes return on investment



TR-GOAL 5

Provide mobility choices that are accessible and equitable for all communities and users



TR-GOAL 6

Support land use and urban design that enhances accessibility and connectivity between land uses for all users



POLICIES

	TR-POLICY 1	Smart Cities: Leverage technology focusing on priority, opportunity, and resources
	TR-POLICY 2	Emerging technologies: Strategically integrate advanced technologies to existing and future developments
	TR-POLICY 3	Freight: Provide freight policy recommendations for truck route designations, freight lane restrictions, freight demand management, rail, and truck parking.
	TR-POLICY 4	Transportation and Land Use: Coordinate land use and transportation decisions to improve mobility and reduce demand for long distance vehicular travel while creating opportunities for walking, biking, and transit usage
	TR-POLICY 5	Asset Management: Focus on maintaining transportation as-sets at a rate that stays ahead of deterioration and plans for end-of-life replacement and upgrades
	TR-POLICY 6	Transportation Demand Management (TDM): Co-ordinated effort to shift trips away from single occupancy vehicle trips toward alternative modes of transportation
	TR-POLICY 7	Safety: Provide transportation options that are safe and efficient for all users of the system
	TR-POLICY 8	Sidewalk Framework: Prioritize new sidewalk infrastructure based on readily available data and input from the public

HOUSING

HO



Housing is an essential element of the community and plays a critical role in opportunities for individuals, families, employees, and employers. The mix of housing types, age, condition, tenure, and cost of housing can impact the health and economic prosperity of the community. As the population in Cobb continues to increase along with diversity, and with economic development policies attracting corporate businesses and working to establish small businesses, it is critical to ensure the county is equipped with a balance mix of housing types and price points. The policies described below, in conjunction with partnerships via federal programs, non-profits and development interests, will guide the progression towards achieving these goals.

Cobb County citizens should have access to housing that is safe, affordable and suitable for their household and location preferences. These housing choices should be in safe, livable neighborhoods and they should provide a sense of connection to the community with convenient access to schools, parks, shopping, amenities and jobs. Characteristics that enhance livability, such as walkability, access to transit, low maintenance, and convenient access to goods and services, are becoming more valued by a large segment of the population. In order to establish neighborhoods of choice, a range of housing options should be available to complement community facilities, including the following: schools, parks, community centers and compatible neighborhood-oriented commercial uses that contribute to the neighborhood livability. Finally, safe and sustainable housing served by housing programs, which aid those who live in the community (including the most vulnerable), should be available. This includes services and provisions for low- and moderate-income persons, youth, seniors and the physically disabled.

The Housing Element establishes a vision for housing development, redevelopment and affordability. This element is closely related to Cobb's Five-Year Consolidated Plan that is maintained by Cobb's Community Development Block Grant Program (CDBG) office. The Consolidated Plan, which is required by the U.S. Department of Housing and Urban Development due to receiving federal grant funds, was last updated in 2021 and is effective through 2025. The plan identifies the community's affordable housing, community development and economic development needs and outlines comprehensive and coordinated strategies for addressing them. Along with other goals, policies and work program items identified in this housing element, the 2021-2025 Consolidated & Action Plan will be incorporated into the 2040 Comprehensive Plan 5-Year update plan by reference



HO – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Housing needs were deemed a priority moving forward.

Need:

- ❖ **Variety of Housing Types**
- ❖ **Workforce Housing**
- ❖ **Neighborhood Revitalization and Reinvestment**

HO – GOALS & POLICIES

KEY STRATEGIES

Mix of Housing Types
 Attainable Housing
 Equitable housing
 Safe Housing
 Convenient Housing

HO-GOAL 1

Ensure the provision of adequate, attainable, and safe housing for all existing and future residents of Cobb County

Policies

HO-P1	Encourage the distribution of all housing types while preserving the character of the surrounding neighborhoods
HO-P2	Ensure future land use designations are adequate to accommodate projected household growth
HO-P3	Promote equal-housing opportunities for all persons
HO-P4	Focus housing near locations accessible to services and employment
HO-P5	Encourage quality, attainable housing options for all people
HO-P6	Ensure residential uses are compatible with surrounding neighborhoods
HO-P7	Encourage new and innovative housing types that meet the needs of a diverse community



- HO-P8 Encourage an adequate supply of housing for a growing senior population while considering unintended consequences of an oversupply senior housing
- HO-P9 Promote development of higher density housing, including attainable housing, as part of redevelopment efforts within Regional Activity Centers
- HO-P10 Coordinate and collaborate with the Marietta Housing Authority and Community Development Block Grant program on creative ways to increase the supply of affordable housing
- HO-P11 Promote a diverse supply of attainable and accessible housing that meets the needs of older adults and people with disabilities, especially in activity centers and other places that are near services and public transit
- HO-P12 Coordinate and collaborate with Cobb County's Community Development Block Grant (CDBG) program and other organizations whose mission is to enhance the quality of life for low- to moderate-income residents and the homeless
- HO-P13 Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts
- HO-P14 Promote continued viability of established neighborhoods

BROADBAND

BB



In today's society, access to high-speed internet, computer processing, and information storage is the backbone to information and economic growth. Broadband can provide a community access to services such as healthcare, public safety, educational and economic opportunities, e-commerce, social connectivity, and other information resources. It is also vital to the success of businesses, whether they are operating within the regional, national or global economy.

In 2018, the Comprehensive Plan Minimum Standards and Procedures were modified in response to the Georgia General Assembly amending provisions of the Georgia Planning Act aimed at facilitating the enhancement and extension of high-speed internet infrastructure, known as the "Achieving Connectivity Everywhere (ACE) Act". The amended statutes require all jurisdictions to include a Broadband element within their Comprehensive Plans.

According to the minimum standards, local governments must address the availability of broadband services within the community and the deployment of broadband by service providers into unserved areas. The Broadband element must provide steps for the promotion of reasonable and cost-effective access to broadband in parts of the county designated as unserved areas.

Broadband service is based on a fixed, terrestrial, wired or wireless service at minimum download speeds of at least 25 Mbps and uploading speeds of at least 3 Mbps. Broadband can provide high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite.

Percentage of Population with Access to Broadband			
	25 Mbps	100 Mbps	1 Gig
Cobb County	100%	97.90%	60.82%

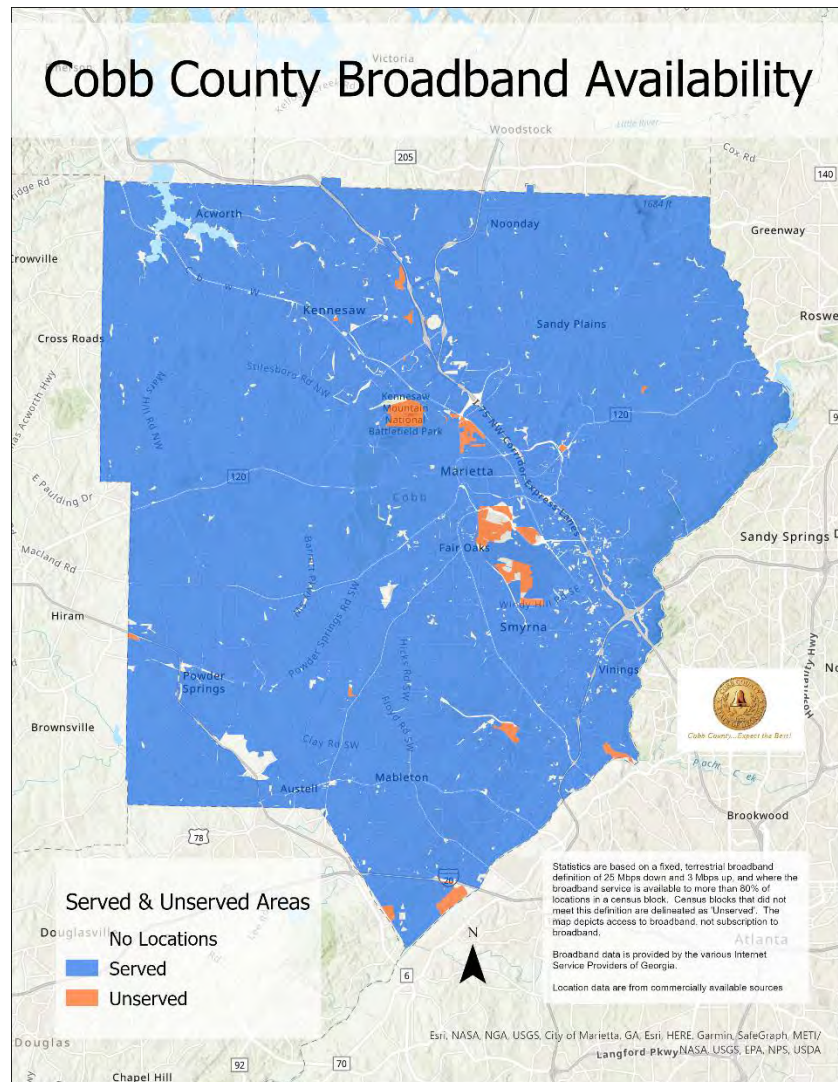
Source: Federal Communications Commission (FCC) Form 477

There does not appear to be any deficiencies in the availability of broadband services in Cobb County. Residents and businesses enjoy widespread access to broadband. According to the Federal Communications Commission (FCC), as of June 2021, one hundred percent of Cobb's population has access to the minimum speeds as defined by broadband services.

Download / Upload Speeds of 25 Mbps / 3 Mbps (25Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	0.00%	100%	100%	98.09%
Download / Upload Speeds of 100 Mbps / 10 Mbps (100 Mbps)				
Cobb County	2.10%	97.90%	83.55%	11.81%
Download / Upload Speeds of 1000 Mbps / 100 Mbps (1 Gig)				
Cobb County	39.18%	60.82%	23.90%	0.00%

Source: Federal Communications Commission (FCC) Form 477

Not only does the entire County has access to minimum broadband services, they have at least two broadband service providers to choose from and most have access to three or more broadband service providers. Overall, Cobb is sufficiently served with broadband availability and service providers throughout the County.



BB – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine Broadband needs. The following Broadband needs were deemed a priority moving forward.

Need:

- ❖ **Expand higher-speed broadband services**
- ❖ **Reliable broadband services**
- ❖ **Affordable broadband access**
- ❖ **Consistency in broadband service**

BB – GOALS & POLICIES**KEY STRATEGIES**

Affordable service
Reliable
Consistent

BB-GOAL 1

Ensure the availability of broadband and communications in a manner that satisfies the current and future needs of residents, businesses, industries, and public safety

Policies

BB-P1	Identify unserved areas and target them through collaboration with public/private partnerships
BB-P2	Promote broadband services that enable greater opportunity for redevelopment efforts and businesses
BB-P3	Work to establish public/private partnerships that could develop consistent and affordable broadband coverage for all
BB-P4	Coordinate with city and state governments to seek certification as a Broadband Ready Community
BB-P5	Consider broadband infrastructure in roadway projects where necessary infrastructure may be included in the right-of-way
BB-P6	Maintain and widen broadband access to wireless platforms to improve productivity at all public facilities

BB-P7 Ensure consistent broadband availability for businesses as part of economic development efforts

ECONOMIC DEVELOPMENT

ED



The Economic Development Element for Cobb County is an optional element that is designed to supplement the 2040 Comprehensive Plan. The Economic Development element provides an overview of the strategies, programs and projects to improve the economy as well as policy direction to promote job growth.

From global corporations to the home-based entrepreneur, Cobb County's Economic Development division is the liaison to the business community. The Economic Development division works with elected officials and other economic development partners with the shared mission of growing jobs and expanding Cobb County's economic growth. Current economic development strategies include attracting and retaining businesses, growing small business/entrepreneurship, targeting strategic industries, creating a more educated workforce and revitalizing communities and infrastructure.

Understanding employment rates, labor force trends, occupations and the make-up of the industries that call Cobb home is important to help identify needs in housing, infrastructure, land use and other services. Insight and awareness of employment characteristics in the County help guide policies involving job creation, industry diversification, business retention and expansion. Overall, economic development is a critical component that drives economic growth. It creates jobs, leads to increased tax revenue and improves the overall quality of life for the community. The analytical data pertaining the Cobb's economy can be found in the Community Profile - Appendix 2.



ED – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Economic Development needs were deemed a priority moving forward.

Need:

- ❖ **Support small businesses & entrepreneurs**
- ❖ **Revitalization of abandoned and under-utilized buildings**
- ❖ **Incentives**
- ❖ **Remain active in international economic affairs**

ED – GOAL & POLICIES

KEY STRATEGIES

Increase Jobs
Maintain low taxes
Focus on Targeted Industries

ED-GOAL 1

Promote the retention, expansion and creation of small businesses and targeted industries in order to provide job opportunities for a growing and diverse community

POLICIES

- ED-P1: Collaborate with economic development partners in their efforts to reinforce and strengthen the economic vitality of Cobb County
- ED-P2: Participate in regional economic development planning with the public and private sectors
- ED-P3: Promote workforce development programs to target the needs of expanding and relocating businesses with the local area technical and post-secondary educational institutions
- ED-P4: Encourage and promote environmentally clean industries
- ED-P5: Create economic development opportunities utilizing tools that will foster growth
- ED-P6: Develop programs that leverage capital for small business growth and development
- ED-P7: Support opportunities to expand and increase the number of locally owned businesses
- ED-P10: Encourage, promote, and guide small business startups and enable them to expand
- ED-P11: Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods, services and jobs
- ED-P12: Provide incentives to encourage the redevelopment and revitalization of older commercial sites/buildings
- ED-P13: Encourage reinvestment in existing industrial areas while minimizing impacts to surrounding

residential areas

ED-P14: Maintain redevelopment site inventory

ED-P15: Ensure land use opportunities for locating a variety of desirable, livable wage industries that are compatible with adjacent land uses and support a range of employment types

ED-P16: Promote continued development of major business districts that serve as a hub for the community to support employment growth and retail services

INTERGOVERNMENTAL COORDINATION IC



A concerted coordination effort between local governmental entities is essential to the effective delivery of services to the general public. Cobb County maintains working relationships with the six (6) municipal governments within the County. Collaborative partnerships exist with other authorities, agencies, and non-profits at the local, state, and federal level. By including this element, it ensures that intergovernmental relations are consistent and in the best interest of the communities they serve.



Cobb County...Expect the Best!



IC – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Intergovernmental Coordination needs were deemed a priority moving forward.

Need:

- ❖ **Proactively engage in multi-jurisdictional coordination**
- ❖ **Improve governmental and community relations**
- ❖ **Coordinate with Cobb School District on land use and population growth**
- ❖ **Understand the impact of incorporations and annexations**



IC – GOALS & POLICIES
KEY STRATEGIES

Coordinate service delivery

Communicate

Cultivate partnerships

IC-GOAL 1

Coordinate planning and policy making between the County, cities, regional, state, federal agencies and other special authorities to ensure consistency in provisions of services and compatibility with adjacent developments

POLICIES

- IC-P1:** Maintain and comply with the Service Delivery Strategy and monitor new or revised legislative actions
- IC-P2:** Coordinate planning and government services to address common issues of growth management, resource conservation and provision of public facilities and services
- IC-P3:** Assess existing intergovernmental agreements across all County agencies and revise as needed
- IC-P4:** Ensure all County agencies and departments are aware of Service Delivery Strategies and changes
- IC-P5:** Support and collaborate economic development efforts across county municipalities and other special authorities
- IC-P6:** Coordinate and collaborate with the Cobb School District on planning efforts, Service Delivery Strategy and the development review process
- IC-P7:** Seek innovative ways to communicate and inform communities on public initiatives
- IC-P8:** Leverage services provided through the Atlanta Regional Commission (ARC) and other regional and state agencies
- IC-P9:** Engage appropriate groups and agencies in dialog on regional issues
- IC-P10:** Evaluate plans and investments from adjacent counties and municipalities to ensure
-

compatibility with the County's land use goals and policies

IC-P11: Partner with adjacent jurisdictions on planning issues that help manage growth

IC-P12: Communicate and coordinate appropriate land use planning functions with the Cobb County School District, Dobbins Air Reserve Bases, cities, adjacent counties and regional partners

IC-P13: Evaluate the impact that new incorporations and annexations will have on unincorporated Cobb County.

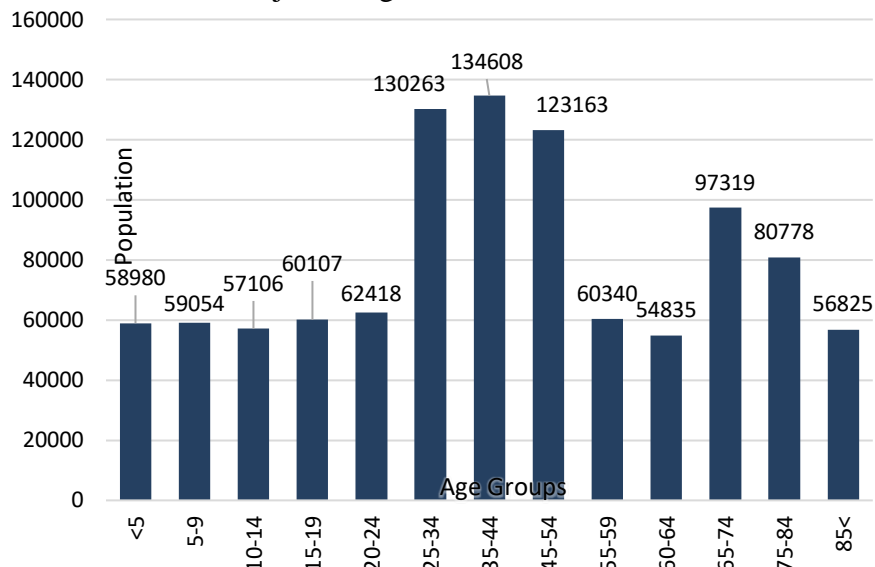
SENIOR SERVICES

SS



The purpose of Senior Services is to improve the quality of life of Cobb's older population. As of 2019, the senior population (65 years and up) was more than 89,040 strong and expected to reach a population of 234,922 by 2050. This trend is not unique to Cobb but is a trend across the entire nation. Over the next 30 years, Senior Services will become more and more important as the senior population continues to grow and become more diverse. Cobb Senior Services already provides an array of services to meet the needs of today's seniors and continues to work toward solutions to the challenges of tomorrow.

Projected Age Distribution - 2050



Source: Atlanta Regional Commission

SS – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Senior Services needs were deemed a priority moving forward.

Need:

- ❖ Adequate senior service facilities
- ❖ Senior mobility services
- ❖ Senior programming
- ❖ Easier access to health care facilities
- ❖ Advocacy & volunteerism



SS – GOALS & POLICIES

KEY STRATEGIES

Improve Quality of Life
Mobility Options
Health & Wellness
Caregiving
Information & Advocacy

SS-GOAL 1

Improve the quality of life of senior citizens through innovative programs and state-of-art facilities that meet all levels of need

POLICIES

- SS-P1: Design and locate senior service facilities with good access to major roadways and public transit routes, where available
- SS-P2: Monitor and assess senior services needs/demands and consider improvements/additions where necessary
- SS-P3: Ensure the provisions of services that will meet the demand of a more diverse and growing older adult population
- SS-P4: Identify innovative funding techniques to provide for future senior services facilities and programs
- SS-P5: Consider cooperative agreements with public/private organizations for adaptive reuse and joint use of senior facilities
- SS-P6: Coordinate with other public/private organizations that provide similar services
- SS-P7: Maintain a focus on educating the senior community, staff and volunteers on all services and programs available
- SS-P8: Seek innovative ways to recruit volunteers
- SS-P9: Monitor the changing needs of the senior community and adjust services and programming to meet those needs

- SS-P10: Coordinate public/private, local/regional transportation services for seniors
- SS-P11: Ensure senior transit routes are well-connected to all medical facilities and wellness centers

NATURAL & HISTORIC RESOURCES

NH



The Natural & Historic Resources element is an optional element chosen and designed to supplement the core elements of the 2040 Comprehensive Plan. Its intent is to establish goals and policies that support the need to protect the County's unique natural and historic identity, while planning for orderly development in appropriate areas throughout the County. These sensitive community features cannot be regained once destroyed.

Over the past three decades, there has been a steady increase in growth of new businesses and residential communities; while that development may slow somewhat, progress is still anticipated in the next 30 years. The inevitable increase in new residents will need to be accommodated, and it will be important that Cobb's natural and historic resources are considered in the planning process. This allows future growth without destroying the rich cultural heritage of the County that makes it a desirable place to live.



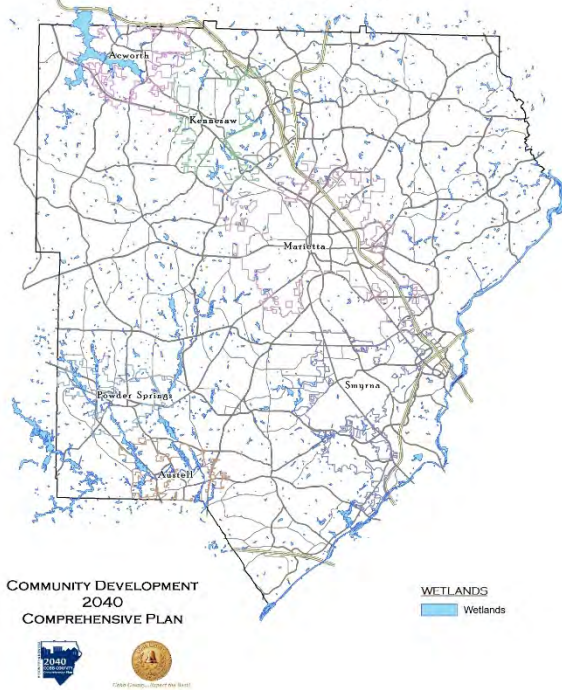
NH – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Natural & Historic Resource needs were deemed a priority moving forward.

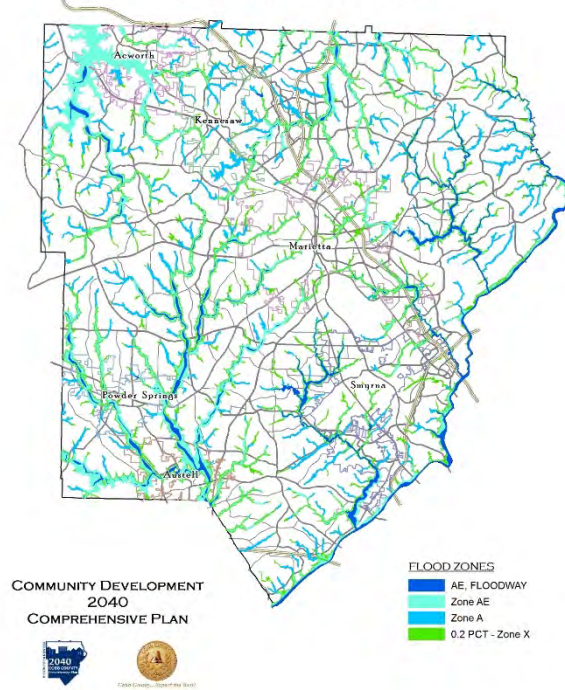
Need:

- ❖ **Protect, preserve, and provide greenspace**
- ❖ **Protect, preserve, and maintain historic resources and cemeteries**
- ❖ **Preserve environmentally sensitive areas**
- ❖ **Protect plant and wildlife habitats, especially trees and tree canopies**
- ❖ **Protect water resources**

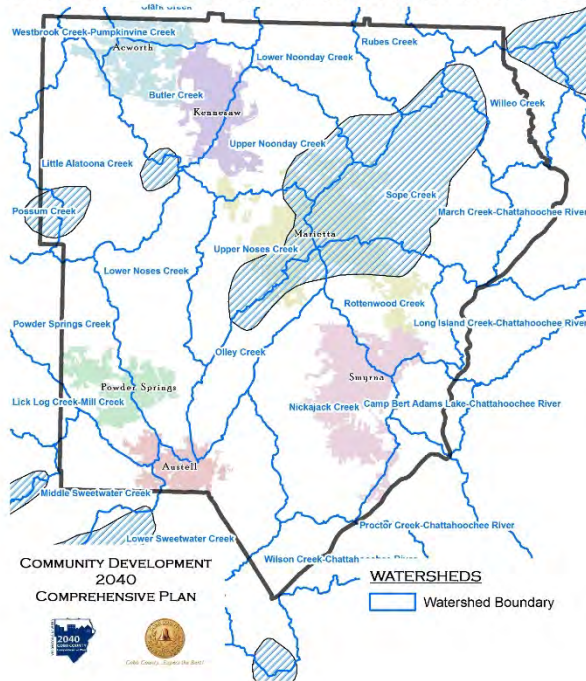
WETLANDS



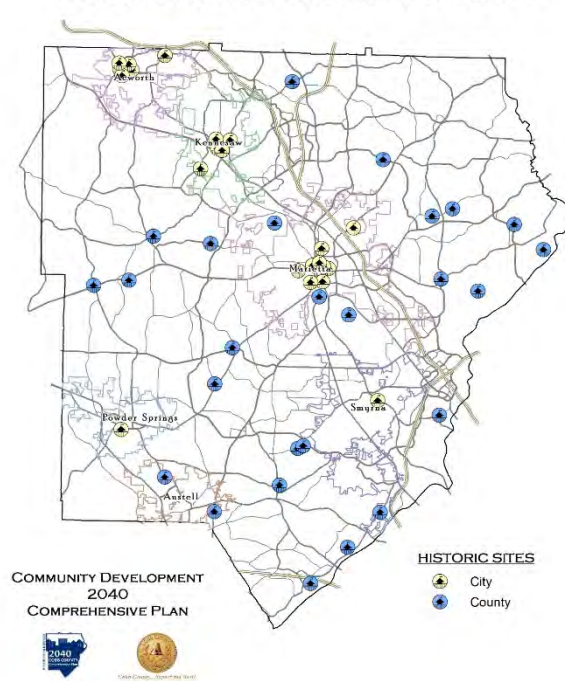
FLOOD ZONES



WATERSHEDS AND GROUND WATER RECHARGE AREAS



COBB COUNTY AND NATIONAL RECOGNIZED HISTORIC SITES



NH – GOALS & POLICIES

KEY STRATEGIES

Stewardship
Promote Local Heritage
Preserve Local Heritage

NH-GOAL 1

Protect sensitive natural resources while allowing for growth and development

POLICIES

- NH1-P1: Actively protect floodplains, wetlands, creeks, streams, rivers and other environmentally sensitive lands
- NH1-P2: Identify funding mechanisms that could assist in the purchase of property for greenspace
- NH1-P3: Proactively plan for the preservation of greenspace/open space throughout the County
- NH1-P4: Monitor and revise policies that utilize best management practices to improve the management of natural resources
- NH1-P5: Continue to support water conservation education, enforcement and outreach efforts and create new programs to target large water users
- NH1-P6: Identify and monitor sensitive plant and wildlife habitats and encourage the preservation of native plants and animals
- NH1-P7: Promote awareness and protection of sensitive steep slopes and ridgelines
- NH1-P8: Adhere to state and federal regulations related to environmental protection when considering development, redevelopment and transportation goals
- NH1-P9: Encourage the development of multi-use greenways in floodplains and easements to all for the maintenance of natural open space while accommodating citizens needs for passive recreation opportunities, bicycle networks, and public access to lakes and streams for low intensity recreation

NH-GOAL 2

Protect, promote, educate, document and maintain historic, archeological, and cultural resources

POLICIES

- NH2-P1: Encourage developers to preserve and/or document historic, archeological and cultural significant resources when considering new developments and/or redevelopments
- NH2-P3: Encourage the preservation of natural, historic, archeological and cultural resources when considering County projects
- NH2-P4: Protect and preserve buildings, neighborhoods or sites of historical, architectural or cultural significance
- NH2-P5: Work with individuals who may be interested in having their potentially historic property listed in the Cobb County and/or National Registers of Historic Places
- NH2-P6: Maintain an inventory of properties that may be eligible for the Cobb County and/or National Registers of Historic Places
- NH2-P7: Update when necessary, design guidelines for properties listed in the local register and aid those required to follow approved guidelines
- NH2-P8: Encourage the preservation and maintenance of significant Civil War earthworks and other archaeological features located in the County
- NH2-P9: Educate citizens, local officials and land developers as to the value of natural, historic, archaeological and cultural resources, and the consequences of their destruction and alternatives for protection
- NH2-P10: Encourage the protection of cemeteries

LIBRARY

LI



Public libraries are important public facilities for residents of Cobb County. With an increase in the senior population, the library system will continue to experience increasing demands from patrons with more leisure time and rising expectations for educational and personal achievement.

The Library System vision is to move beyond traditional library services by strategically integrating new technology services, creating engaging community centers, and providing life enriching library and cultural experiences for all who enter our doors.

Recent Library Facility Projects

- The Switzer Library - \$9.6 million project - funded through the 2011 and 2016 SPLOST and grants from the Georgia Public Library Service (GPLS), and appropriations from the Cobb County Board of Commissioners
- The South Cobb Regional Library underwent a three-month renovation that included interior and exterior repairs.
- Gritters Library is currently under construction. It is being rebuilt using 2016 SPLOST and GPLS funds. The new Gritters Library is expected to be complete in 2023.



LI – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Library needs were deemed a priority moving forward.

Need:

- ❖ **Adequate library facilities**
- ❖ **Access to library facilities**

LI – GOALS & POLICIES

KEY STRATEGIES

Technology Services
Engaging Community Centers
Enriching Cultural Experiences

LI-GOAL 1

Provide equitable access to and utilization of library facilities, information, materials, and services to enrich people's lives

POLICIES

- LI-P1: Monitor and assess library usage, regional service potential and growth patterns for necessary facility improvements
- LI-P2: Consider co-locations with other public facilities
- LI-P3: Develop innovative funding techniques to support future library facilities and programming
- LI-P4: Improve accessibility to all libraries and their resources, including business hours, programming and technology
- LI-P5: Identify adequate funding to implement library facility plan
- LI-P6: Implement the facility plan that identifies current conditions and future needs
- LI-P7: Expand and efficiently deliver library services and programs to county residents
- LI-P8: Achieve the highest level of efficiency and flexibility through layout and management of library facilities to meet the demands and needs of the community as well as changing technology
- LI-P9: Continue to improve and update library technology and information services

PUBLIC SAFETY

PS



Public Safety is vital to the development of a vibrant and growing community. Effective delivery of Public Safety services impacts economic development, population growth, and ultimately, the fiscal well-being of Cobb County. The fear of crime and/or the perception of crime is often cited as a primary factor in the quality of life within communities as well as a contributing factor in business and family relocation decisions.

As mentioned throughout the 2040 Comprehensive Plan, the County will continue to see population and economic growth in coming decades. This growth will impact resources required to provide the desired level of public safety response and protection. Careful assessment, innovative approaches to service delivery, incorporation of viable emerging technologies, community outreach and strategic planning will lead the public safety efforts to properly allocate staff, direct resources, and ensure adequate facilities and training resources. Cobb County Public Safety will strive to provide a safe and secure community through highly trained and qualified personnel, innovative equipment and facilities, as well as operations emphasizing community outreach.



PS – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Public Safety needs were deemed a priority moving forward.

Need:

- ❖ **Quality Public Safety Personnel**
- ❖ **Crime Prevention Programs**
- ❖ **Community Outreach**
- ❖ **Public Safety Facility Planning**
- ❖ **Multi-Jurisdictional Coordination**
- ❖ **Maintain Investments in Public Safety Technology and Equipment**

PS – GOALS & POLICIES

KEY STRATEGIES

Safe and Secure Cobb
Build Community Relationships
Leverage Innovation and Technology

PS-GOAL 1

Provide a safe and secure community through highly trained, compassionate personnel, state of the art equipment systems, and educational services and programs

POLICIES

- | | |
|--------|--|
| PS-P1: | Ensure adequate public safety personnel as growth-related demand for services occurs |
| PS-P2: | Evaluate public safety personnel to ensure a diverse and effective allocation of highly trained and equipped workforce |
| PS-P3: | Emphasize training, educational programs, and certification levels |
| PS-P4: | Focus on response times to ensure efficient distribution of public safety facilities, equipment, and services |
| PS-P5: | Prioritize purchase of equipment, apparatus, and personnel needs with respect to changing technology |
| PS-P6: | Continue to build trust within all communities |
| PS-P7: | Create collaborative and creative partnerships to reduce and prevent crime through community outreach |
| PS-P8: | Continue to provide advanced comprehensive safety training and educational |

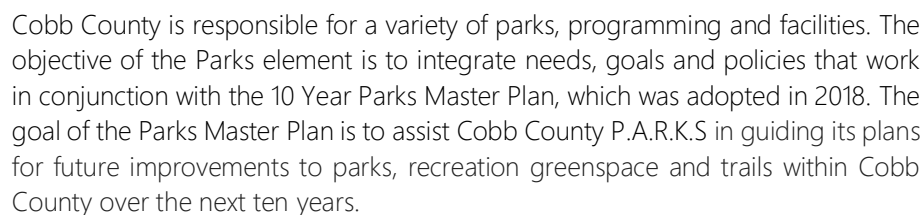


environment for all residents

PS-P9: Coordinate with neighboring jurisdictions, including state and regional agencies

PS-P10: Establish and maintain innovative programs that promote crime prevention

PS-P11: Coordinate with Community Development, as relates to the design of major development proposals, in order to promote crime prevention type design



Engagement was an important part of the plan, with input sought through various public meetings and community survey.

The information gleaned from these steps are necessary in determining the facilities and programs the agency should provide. While a variety of programming, facilities and opportunities are currently provided by the county, making certain that appropriate planning is in place for continued growth is essential.



PR – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Parks needs were deemed a priority moving forward.

Need:

- ❖ **More park land (both active & passive)**
- ❖ **Park connectivity**
- ❖ **Recreational programming services for all ages**
- ❖ **Maintenance of existing facilities**
- ❖ **Development of park master plan sites**
- ❖ **Cost effective Park operations**
- ❖ **Staffing levels to support demand**

PR – GOALS & POLICIES

KEY STRATEGIES

Marketing and Branding
 Program Development
 Health and Wellness
 Facility Development & Maintenance

PR-GOAL 1

Provide active and passive parks, facilities, and programming for recreational opportunities, arts, and cultural activities

POLICIES

- | | |
|--------|---|
| PR-P1: | Provide recreational and arts programming to meet the needs of existing and future residents of all ages |
| PR-P2: | Ensure adequate funding for maintenance and improvements of existing recreational and cultural facilities |
| PR-P3: | Seek opportunities for land and funding for future park needs and the development of future facilities and programs |
-

- PR-P4:** Strategically target areas where facilities and services are lacking or do not exist
- PR-P5:** Consider co-locations with other public facilities when considering new parks and programming
- PR-P6:** Assess recreational facility needs and consider new facilities, improvements, and/or additions that are flexible
- PR-P7:** Provide both active and passive park experiences that enhances wellness and fosters healthy attitudes
- PR-P8:** Leverage partnerships with other County departments and outside groups to provide opportunities for healthy lifestyle options
- PR-P9:** Improve connectivity between trails, parks, recreational facilities and surrounding neighborhoods
- PR-P10:** Ensure access to major roadways and public transit routes where available
- PR-P11:** Work to expand audiences for arts and recreational programming and activities
- PR-P12:** Maximize the use of public land and facilities for recreation and cultural activities
- PR-P13:** Develop innovative funding techniques to provide for the upkeep of existing and the development of future park facilities and programs
- PR-P14:** Improve the condition of existing recreational facilities to a consistent standard of high quality
- PR-P15:** Develop diverse arts programming to meet the various needs of the community
- PR-P16:** Encourage the development of multi-use greenways in floodplains and easements to accommodate citizens' needs for passive recreation and public health benefit, while allowing for the preservation of greenspace
- PR-P17:** Coordinate with community groups, local schools and other appropriate organizations to promote the arts
- PR-P18:** Coordinate with Community Development in creating a sense of place for identified areas by providing opportunities for parks, plazas, and public art

- PR-P19:** Provide venues, and when feasible, financial support for performing and visual arts and music events
- PR-P20:** Encourage expansion of parks and the trail network into low- and moderate-income residential areas
- PR-P21:** Support exiting community gardens through public/private partnerships, including schools, neighborhoods groups, Friends groups, senior services, businesses, and civic and gardening organizations
- PR-P22:** Consider the Chattahoochee Riverlands Project when developing or redeveloping park infrastructure along the Chattahoochee River
- PR-P23:** Ensure all facilities, whether new or redeveloped, are inclusive to disabled individuals and ADA compliant.

PLACE MAKING

PM



Place-Making is the physical design and management of public space and the way that space is experienced and used. Public space includes the totality of spaces used freely on a day-to-day basis by the general public, such as streets, sidewalks, plazas, parks and public infrastructure.

The Place-Making Element for Cobb County is an optional element intended to supplement the 2040 Comprehensive Plan. The objective is to establish broad policies that support the need for a design tool that enhances the livability and vitality of Cobb's residents.

The intent of this element is to promote and guide decisions toward a healthy, safe and sustainable community by encouraging walkable neighborhoods and active commercial centers.

As Cobb County continues to grow and change, place-making will become increasingly important. Place-making policies help conserve and enhance aspects of the physical environment, guide growth to fit the old with the new and provide for healthy lifestyles. Place-making strategies can raise the standards for how public and private developments contribute to the holistic appearance and functionality of the built and natural environment and provide positive impacts to the overall quality of an area.



PM – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Place Making needs were deemed a priority moving forward.

Need:

- ❖ **Pedestrian and Bike Friendly development**
- ❖ **Circulation and Connectivity**
- ❖ **Public Places**
- ❖ **Landscaping**

PM – GOALS & POLICIES
KEY STRATEGIES

Sense of Place

Connectivity

Active Living

PM-GOAL

Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

POLICIES

- PM-P1:** Employ place-making design principles within small area plans
- PM-P2:** Promote multi-modal circulation and connectivity of the transportation network
- PM-P3:** Coordinate with DOT to develop effective strategies on creating pedestrian and bike-oriented place-making standards
- PM-P4:** Encourage uses and amenities that create an active and vibrant environment to create community sense of place
- PM-P5:** Promote pedestrian-friendly connectivity between public spaces
- PM-P6:** Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place
- PM-P7:** Establish unique place-making standards within appropriate activity center districts that are architecturally compatible with the physical characteristics and boundaries for the areas
- PM-P8:** Consider the needs of a diverse and aging population in the design of public space
- PM-P9:** Integrate practices aimed at improving environmental quality with innovative green
-

infrastructure approaches

PM-P10: Encourage unique landscaping features and art that exhibit local culture and values in the design of public space

PM-P11: Consider connecting large parks and open spaces to each other and to activity centers

PM-P12: Consider strengthening the applicability of existing and new design guidelines and ensuring their focus is on the functional interrelationships between land uses, site design, neighborhood character and transportation systems

2040 COMMUNITY WORK PROGRAM 2022-2027

The purpose of the Community Work Program is to identify specific implementation actions the local government, or other entities, intend to undertake over the course of the next five (5) year planning period. This includes, but is not limited to, new facilities, expansion of facilities, new ordinances, revisions of existing ordinances, administrative actions, community improvements or investments, infrastructure, financing arrangements, or other programs or initiatives to be put in place to implement the plan. To facilitate the division of work among various County Divisions, the community work program is segmented by the following elements: Land Use, Transportation, Housing, Community Facilities, Natural and Historic Resources, Human Services, Economic Development, Public Safety, Disaster Resilience, Intergovernmental Coordination, Military Compatibility, and Place-Making.

The following are abbreviations that are used throughout the Community Work Program

ACFB	Atlanta Community Food Bank	COM	Cobb County Communications	LI	Library
ACS	American Cancer Society	CTT	Cobb Travel & Tourism	MHA	Marietta Housing Authority
AHA	American Heart Association	DA	Development Authority	NPS	National Park Service
ALA	American Lung Association	DARB	Dobbins Air Reserve Base	P.A.R.K.S.	Parks, Recreation, & Cultural Affairs
ARC	Atlanta Regional Commission	DCA	Department of Community Affairs	PC	Planning Commission
BOC	Board of Commissioners	DOT	Department of Transportation	PM	Property Management
CAO	County Attorney's Office	ED	Economic Development	PS	Public Safety
CCES	Cobb County Extension Services	TAP	Technical Advisory Panel	SCRA	South Cobb Redevelopment Authority
CCID	Cumberland Community Improvement District	EMA	Emergency Management Agency	SKCC	Safe Kids Cobb County
CCSD	Cobb County School District	ESG	Emergency Solutions Grant	SPLOST	Special Local Option Sales Tax
CCWS	Cobb County Water System	GDOT	Georgia Department of Transportation	SS	Senior Services
CD	Community Development	HOME	Home Investment Partnership Act	SW	Solid Waste
CDBG	Community Development Block Grant	HPC	Historic Preservation Commission	TBD	To Be Determined
CDHO	Community Development Housing Organizations	COM	Cobb County Communications	TCCID	Town Center Community Improvement District
CDPH	Cobb Douglas Public Health	CTT	Cobb Travel & Tourism	UGA	University of Georgia
Cobb 2020	Community organizations dedicated to public health	IS	Information Services	WA	Water
COC	Chamber of Commerce	KCB	Keep Cobb Beautiful	ULI	Urban Land Institute
CCPS	Cobb County Public Service	KSU	Kennesaw State University	ARPA	American Rescue Plan Act

LAND USE - LU

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LU-1	Create a Unified Development Code (UDC) that preserves the character of surrounding areas			X				CD	?	?
LU-2	Ensure appropriate zoning categories are compatible with the future land use classifications			X				CD	Staff Resources	General Fund
LU-3	Reevaluate redevelopment site criteria		X					CD	Staff Resources	General Fund
LU-4	Update Redevelopment Inventory on annual basis	X						CD, ED	Staff Resources	General Fund
LU-5	Integrate permitting and business license geographical information systems dataset into data management software		X					CD	Staff Resources	General Fund
LU-6	Transition data management from Central Address Repository (CAR) to ESRI's address data management solution				X			CD, GIS	Staff Resources	General Fund
LU-7	Provide high-level 3-dimensional land use data based on land use regulations and guidelines for analysis					X		CD, GIS	Staff Resources	General Fund
LU-8	Update the Northwest Cobb Vulnerability Study			X				CD, Community	Staff Resources	General Fund
LU-9	Develop a Small Area Master Plan around the Due West Rd., Acworth Due West Rd., and Kennesaw Due West Rd. commercial node				X			CD, Community	Staff Resources	General Fund
LU-10	Consider healthy living code language within appropriate zoning districts when creating UDC			X				CD	Staff Resources	General Fund
LU-11	Update undeveloped land inventory		X					CD	Staff Resources	General Fund

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LU-12	Update industrial land inventory					X		CD, ED	Staff Resources	General Fund
LU-13	Implement recommendations from the Mableton Technical Advisory Panel						X	CD	TBD	General Fund
LU-14	Update Central Addressing Repository to include input of multi-unit addressing and parcel polygon data	X						CD, IS	\$100,000	General Fund
LU-15	Coordinate, collaborate and consider LCI studies, small area plans and/or other Master Plans conducted and sponsored by Cobb's CIDs	X						CD, CCID, TCCID	Staff resources	General Fund
LU-16	Update and amend the Community Work Program on an annual basis to include implementation items from approved Master Plans and other studies as necessary, related to each of the 2040 Comprehensive Plan Elements	X						CD, DOT, CDBG, ED, PARKS, SS, LI, PS, EMA, WA	Staff resources	General Fund
LU-17	Consider implementation of items from the Mableton TAP that would assist in creating more private sector involvement in Mableton's redevelopment	X						ED, CD, SCRA	Staff resources	General Fund
LU-18	Prepare 3D renderings throughout the county based on zoning designations and regulations, including existing structures and terrain	X						CD, IS	\$4,000	General Fund
LU-19	Continue to coordinate development plan review and rezoning applications with Dobbins ARB	X						CD, DARB	\$30,000	General Fund/Grant
LU-20	Implement as necessary recommendations from the JLUS	X						CD, DARB	\$30,000	General Fund/Grant
LU-21	Pursue grants associated with implementing the Dobbins JLUS	X						CD, DARB	Staff resources	General Fund

TRANSPORTATION - TR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS										
TR-1	Lake Acworth Dr./Cowan Rd (SR 92) – N Cobb Pkwy (SR 3/US 41) to Glade Rd – Widen to 4 Lane Divided (D4190/CO-301/0006862)		X					GDOT	TBD	SPLOST GDOT
TR-2	Metro Arterial Connector/Dallas Acworth Hwy (SR 92) - Paulding Co to U.S. 41 - Widen to 4 Lane Divided (D4200/CO-329/0006866)	X						GDOT	TBD	SPLOST GDOT
TR-3	Windy Hill Rd - Boulevard concept from S Cobb Dr. to Atlanta Rd that includes widening, addition of medians and pedestrian improvements, includes engineering (City of Smyrna) (E4040)		X					DOT	\$40,000,000	SPLOST GDOT
TR-4	Windy Hill Road/Terrell Mill Road Connector		X					DOT	\$32,164,893	SPLOST & GDOT
TR-5	Windy Hill Road		X					DOT	\$18,000,000	SPLOST GDOT
TR-6	South Barrett Reliever Phase 3			X				DOT	\$31,505,248	SPLOST, GDOT, TCCID
TR-7	I-75 / Akers Mill Road Managed Land Ramp (CO-AR-308/0015051)		X					DOT, GDOT	\$25,000,000	SPLOST, CCID, GDOT
TR-8	SR 92 widen from 2 to 4 lanes, from US 41 to Glade Road		X					GDOT	\$50,541,677	GDOT
TR-9	Macland Rd (SR 360)- widen from 2 to 4 lanes (CO-367/0006049)			X				DOT, GDOT	TBD (GDOT)	SPLOST
TR-10	RESURFACING						X	DOT	\$213,067,821.87	2022 SPLOST

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SAFETY & OPERATIONAL IMPROVEMENTS										
TR-11	BIG SHANTY RD CHASTAIN RD		X					DOT	\$2,500,000	SPLOST
TR-12	CANTON RD AT SHALLOWFORD RD HIGHLAND TER SOUTHERN INTERSECTION		X					DOT	\$800,000	SPLOST
TR-13	DALLAS HWY AT LOST MOUNTAIN RD/MARS HILL RD			X				DOT	\$2,900,000	SPLOST
TR-14	RAILROAD QUIET ZONE IMPROVEMENTS		X					DOT	\$400,000	SPLOST
TR-15	SHILOH RD AT ROYAL DR APARTMENT DR			X				DOT	\$400,000	SPLOST
TR-16	CANTON RD CORRIDOR		X					DOT	\$3,000,000	SPLOST
TR-17	MACK DOBBS RD			X				DOT	\$1,000,000	SPLOST
TR-18	OLD 41 HWY				X			DOT	\$4,300,000	SPLOST
TR-19	OLD STILESBORO RD @ COUNTY LINE RD						X	DOT	2,840,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-20	DUE WEST ROAD @ ANTIOCH ROAD						X	DOT	2,960,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-21	HOLLY SPRINGS CORRIDOR IMPROVEMENTS						X	DOT	\$3,910,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-22	CUMBERLAND PKWY FROM PACES WALK TO PACES FERRY RD						X	DOT	\$370,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SAFETY & OPERATIONAL IMPROVEMENTS (CONT.)										
TR-23	CHURCH RD PLANT/ATKINSON RD @ N CHURCH LANE						X	DOT	\$2,645,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-24	SHALLOWFORD ROAD @ GORDY PKWY WEST						X	DOT	\$700,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-25	CANTON RD CORRIDOR IMPROVEMENTS						X	DOT	\$2,415,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-26	E/W CONNECTOR CORRIDOR IMPROVEMENTS						X	DOT	\$670,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-27	RIVERSIDE PKWY @ WHITE ROAD						X	DOT	\$1,465,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-28	S GORDON ROAD @ PISGAH ROAD						X	DOT	\$3,220,000	SPLOST, FEDERAL, STATE, & GRANTS
SIDEWALK AND TRAILS										
TR-29	SIDEWALK IMPROVEMENTS – LOCATIONS TO BE DETERMINED (\$2,875,000 per District)						X	DOT	\$11,500,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SIDEWALK AND TRAILS (CONT.)										
TR-30	TOWN CENTER MALL/NOONDAY CREEK TRAIL/KSUBIKE/PEDESTRIAN CONNECTOR				X			DOT	TBD	Federal Funding
TR-31	BOB CALLAN TRUNK TRAIL PHASE II, SECTION B			X				DOT	\$7,278,000	SPLOST, CCID, GDOT
TR-32	MABLETON PKWY TRAIL, FACTORY SHOALS TO CHATTAHOOCHEE RIVER		X					DOT	\$4,000,000	SPLOST GDOT
TR-33	WEST ATLANTA TRAIL, DUNN AVE. TO PEARL STREET		X					DOT	\$2,000,000	SPLOST GDOT
TR-34	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 3		X					DOT	\$1,600,000	SPLOST
TR-35	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 4		X					DOT	\$18,500,000	SPLOST
TR-36	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 1-4		X					DOT	\$15,000,000	SPLOST
TR-37	CHATTAHOOCHEE RIVER TRAIL						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-38	TRAILS						X	DOT	\$4,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-39	PACES MILL UNIT REHABILITATION TRAILS						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-40	TRANSIT ORIENTED SIDEWALKS						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-41	Expand and implement trail networks throughout Cobb County	X					X	DOT	TBD	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TRANSIT										
TR-42	IMPLEMENT TRAVEL TRAINING PROGRAM	X						DOT	TBD	TBD
TR-43	TRANSIT CAPITAL IMPROVEMENTS						X	DOT	\$4,600,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-44	TRANSIT FACILITIES						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-45	AUSTELL TRANSFER CENTER						X	DOT	\$1,600,000 (Local Match)	SPLOST, FEDERAL, STATE
BRIDGES & CULVERTS										
TR-46	BELLS FERRY RD OVER NOONDAY CREEK			X				DOT	\$2,800,000	2022 SPLOST
TR-47	COLLINS RD OVER LITTLE ALLATOONA CREEK				X			DOT	\$2,800,000	2022 SPLOST
TR-48	JAMES RD OVER PINE CREEK		X					DOT	\$2,400,000	2022 SPLOST
TR-49	ERNEST BARRETT PKWY OVER NOSES/WARD CREEK					X		DOT	\$1,200,000	2022 SPLOST
TR-50	BELLS FERRY ROAD OVER TATE CREEK		X					DOT	\$300,000	2022 SPLOST
TR-51	MANER RD OVER CHATTAHOOCHEE RIVER TRIBUTARY					X		DOT	\$300,000	2022 SPLOST
TR-52	MAXHAM ROAD OVER BUTTERMILK CREEK				X			DOT	\$300,000	2022 SPLOST
TR-53	MCDUFFIE RD OVER OLLEY CREEK TRIBUTARY		X					DOT	\$300,000	2022 SPLOST

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
BRIDGES & CULVERTS (CONT.)										
TR-54	MURDOCK RD OVER SEWELL MILL CREEK				X			DOT	\$300,000	2022 SPLOST
TR-55	NORTH ELIZABETH LANE OVER GILMORE CREEK			X				DOT	\$300,000	2022 SPLOST
TR-56	STILLHOUSE ROAD OVER CAMP BERT ADAMS CREEK						X	DOT	\$300,000	2022 SPLOST
TR-57	ADDITIONAL LOCATIONS TO BE DETERMINED						X	DOT	\$300,000	2022 SPLOST
DRAINAGE SYSTEM										
TR-57	DRAINAGE SYSTEM	X						DOT, SWM	\$10,350,000	2022 SPLOST
TRANSPORTATION PLANNING										
TR-58	Implement Safe Routes to School Program	X						DOT, GDOT	TBD	SPLOST
TR-59	Implement Complete Streets Program for 40% of Cobb's Major Thoroughfares	X						DOT, GDOT	TBD	SPLOST, STATE, FEDERAL
TR-60	COBB PARKWAY TRANSIT SIGNAL PRIORITY PLAN	X						DOT	\$3,500,000	SPLOST, FEDERAL
TR-61	Demand Response Service Improvements	X						DOT	\$3,500,000	SPLOST, FEDERAL
TR-62	Multimodal Transportation Plans	X						DOT	\$3,500,000	SPLOST, FEDERAL
TRAFFIC MANAGEMENT, TRANSPORTATION TECHNOLOGY, & PLANNING										
TR-63	TRAFFIC SIGNAL SYSTEM PRESERVATION						X	DOT	\$3,115,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TRAFFIC MANAGEMENT, TRANSPORTATION TECHNOLOGY, & PLANNING (CONT.)										
TR-64	ADVANCED TRANSPORTATION MANAGEMENT SYSTEMS						X	DOT	\$4,500,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-65	INCIDENT MANAGEMENT						X	DOT	\$3,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-66	INTEGRATED CORRIDOR MANAGEMENT						X	DOT	\$2,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-67	PLANNING STUDIES						X	DOT	\$2,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-68	TRAFFIC SIGNAL TIMING						X	DOT	3,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-69	TRAFFIC SIGNALS						X	DOT	\$2,500,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-70	TRANSPORTATION TECHNOLOGY						X	DOT	\$3,000,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SCHOOL ZONE IMPROVEMENTS										
TR-71	SCHOOL ZONE IMPROVEMENTS – LOCATIONS TO BE DETERMINED						X	DOT	\$4,140,000	SPLOST, FEDERAL, STATE, & GRANTS
DEPARTMENT OF TRANSPORTATION FACILITY IMPROVEMENTS										
TR-72	DOT FACILITY IMPROVEMENTS – CONSTRUCTION OF NEW SIGNAL & SIGN SHOP						X	DOT	\$3,100,000	SPLOST, FEDERAL, STATE, & GRANTS
MCCOLLUM AIRPORT IMPROVEMENTS										
TR-73	MCCOLLUM AIRPORT TAXIWAY IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST
CORRIDOR IMPROVEMENTS										
TR-74	OAKDALE ROAD CORRIDOR IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	2022 SPLOST
TR-75	CUMBERLAND CORE LOOP						X	DOT	\$2,600,000 (Local Match)	2022 SPLOST
TR-76	I-285 @ SOUTH COBB DRIVE INTERCHANGE						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST
TR-77	EAST WEST CONNECTOR IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST
TR-78	ROADWAY SAFETY AUDITS						X	DOT	\$2,000,000 (Local Match)	2022 SPLOST
TR-79	BELLS FERRY ROAD IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-80	BIG SHANTY ROAD IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CORRIDOR IMPROVEMENTS (CONT.)										
TR-81	HICKORY GROVE ROAD IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-82	CH JAMES PKWY/SR6/US278 IMPROVEMENTS						X	DOT	\$6,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-83	CIRCLE 75 PKWY IMPROVEMENTS						X	DOT	\$4,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-84	COBB PKWY/US41/SR3 IMPROVEMENTS						X	DOT	\$8,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-85	DALLAS HWY/SR120 IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-86	GATEWAY IMPROVEMENTS						X	DOT	\$400,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-87	I-285 EB / WB AUXILLIARY LANES						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-88	ROSWELL ROAD/SR120 WIDENING						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-89	CORRIDOR IMPROVEMENTS TO ADDRESS I-285 EXPRESS LANE TRAFFIC						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-90	BARRETT LAKES BOULEVARD CORRIDOR IMPROVEMENTS						X	DOT	\$1,400,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CORRIDOR IMPROVEMENTS (CONT.)										
TR-91	GEORGE BUSBEE PKWY CORRIDOR IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
INTERSECTION IMPROVEMENTS										
TR-92	JOHNSON FERRY ROAD @ ROSWELL ROAD INTERSECTION						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-93	ACWORTH DUE WEST ROAD @ COBB PKWY AND MCCLURE ROAD INTERSECTIONS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-94	COBB PKWY @ MCCOLLUM PKWY/KENNESAW DUE WEST ROAD/OLD 41 HIGHWAY REALIGNMENT						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-95	SOUTH COBB DRIVE @ FAIRGROUND STREET INTERSECTION						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-96	AUSTELL ROAD @ HOSPITAL DRIVE SOUTH INTERSECTION						X	DOT	\$200,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-97	AUSTELL ROAD @ MULKEY DRIVE INTERSECTION						X	DOT	\$200,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-98	COBB PARKWAY @ WINDY HILL ROAD INTERSECTION						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-99	SOUTH COBB DRIVE @ WINDY HILL ROAD INTERSECTION						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-100	GENERAL INTERSECTION IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TECHNOLOGY										
TR-101	TRANSPORTATION TECHNOLOGY						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-102	CONNECTED/AUTONOMOUS VEHICLES						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-103	TRAFFIC MANAGEMENT CENTER (TMC) UPGRADES						X	DOT	\$800,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-104	TRAFFIC SIGNAL TIMING						X	DOT	\$800,000 (Local Match)	SPLOST, FEDERAL, STATE
DEPARTMENT OF TRANSPORTATION COMMUNITY IMPACT PROJECTS										
TR-105	EWING ROAD SIDEWALK						X	DOT	\$800,000	2022 SPLOST
TR-106	SCHAFER ROAD SIDEWALK						X	DOT	\$350,000	2022 SPLOST
TR-107	HOLLYDALE GATEWAY SIGN REPLACEMENT						X	DOT	\$50,000	2022 SPLOST
TR-108	Cobb Pkwy Signal Pre-Emption Upgrades - Cumberland Galleria area to Town Center area (E10B0)	X						DOT, CCT		
TR-109	Cobb Pkwy Queue Jumper Lanes - Cumberland Galleria area to Town Center area (E10B0)	X						DOT, CCT		
TR-110	Coordinate programs between Cobb DOT, KCB, and local volunteers to assist in roadside litter pick-up	X						DOT, KCB, Volunteers	Staff Resources	General Fund

HOUSING - HO

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
HO-1	Housing Assessment through the Community Development Assistance Program		X					CD	\$10,000	General Fund
HO-1	Strategic Housing Plan <ul style="list-style-type: none"> Identify housing characteristics and inventory of Cobb's housing supply Provide information regarding housing supply and demand Analyze housing data and provide recommendations that will help provide safe and diverse housing opportunities to the needs of current and future residents Provide data and analysis to inform about future housing planning and budgeting activities 			X				CD, BOC	TBD	ARPA
HO-2	Establish program to inspect multi-family and rental properties to ensure residential code compliance			X				CD	Staff Resources	General Fund

BROADBAND - BB

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
BB-1	Seek certified “Broadband Ready Community” designation through DCA				X			CD, IT, BOC	TBD	TBD
BB-2	Develop a Broadband Masterplan						X	CD, IT, BOC	TBD	TBD
BB-3	Technology Infrastructure upgrades						X	IT	\$6,000,000	2022 SPLOST
BB-4	Cyber Security						X	IT	\$2,000,000	2022 SPLOST
BB-5	Digital Government/Smart Community						X	IT	\$9,000,000	2022 SPLOST

ECONOMIC DEVELOPMENT - ED

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
ED-1	Coordinate with Chamber on marketing small businesses and large corporations	X						CD, ED, COC	TBD	TBD
ED-2	Re-evaluate census tracts to determine if new areas could benefit from local, state, and federal economic development incentives			X				CD, CAO, Cities, & BOC	Staff Resources	General Fund
ED-3	Provide annual or quarterly reports on compliance with incentive agreements and economic development activities	X						CD	Staff Resources	General Fund
ED-4	Create interactive web-based application for quick identification of potential industrial sites for prospective businesses and industries			X				CD, ED	Staff Resources	General Fund
ED-5	Create a quick reference, interactive industrial land application for prospective industrial developers or builders			X				CD, ED	Staff Resources	General Fund
ED-6	Establish system to highlight South Cobb Implementation strategy success; consider GIS storybook implementation				X			CD, SCRA, ED	Staff Resources	General Fund
ED-7	Update and enhance the South Cobb marketing website to ensure accuracy and communication with local businesses and the community		X					CD, SCRA, ED	Staff Resources	General Fund
ED-8	Create arts initiative (Arts Triangle) that supports a structure for art communities in order to broaden their reach and improve economic development					X		CD, P.A.R.K.S.	TBD	TBD
ED-9	Reevaluate areas throughout the county that would benefit from an Enterprise/Opportunity Zone designation		X					ED	Staff resources	General Fund
ED-10	Assist with the creation of CIDs in appropriate areas	X						ED, CD, BOC	Staff resources	General Fund

INTERGOVERNMENTAL COORDINATION - IC

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
IC-1	Conduct impact analysis on new annexations/de-annexations				X			CD	TBD	TBD
IC-2	Work with cities to revise Service Delivery Strategy to ensure an effective and cost-efficient delivery of services			X				CD, CAO, Cities, & BOC	Staff Resources	General Fund
IC-3	Institute a more streamline filing system for annexations/de-annexations, city zoning notices, DRI files, MRPA files, and other intergovernmental coordination work-flows		X					CD	Staff Resources	General Fund
IC-4	Coordinate with CCS on ED-SPLOST V Projects, when necessary (2019-2023)		X					CCS	TBD	Ed-SPLOST

SENIOR SERVICES– SS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SS-1	Implement Senior Service 10-Year Plan						X	SS	Staff Resources	General Fund
SS-2	Complete upgrades at various facilities						X	CCPS, SS	\$578,000	2022 SPLOST
SS-3	Work with Cobb cities to establish agreement on Senior Service initiatives to reduce duplication of services			X				CD, SS, Cities	Staff Resources	General Fund
SS-4	Addition of portico to provide covered drop offs and covered walkway to connect to new portico to the front entrance of North Cobb Senior Center						X	CCPS, SS	\$200,000	2022 SPLOST
SS-5	Senior Wellness Center renovations, replacement of furniture, and parking lot reconfiguration						X	CCPS, SS	\$300,000	2022 SPLOST
SS-6	West Cobb Senior Center; Kitchen renovation and Restroom renovation						X	CCPS, SS	\$78,000	2022 SPLOST
SS-7	Construct a new portico to provide for covered drop offs at the pre-function area and covered walkway to connect the new portico to the front entrance at the North Cobb Senior Center				X			CCPS, SS	\$200,000.00	2022 SPLOST
SS-8	Conduct necessary interior and exterior renovations for the Senior Wellness Center to include installation of new exhaust fan in art room, lobby renovations, replacement of furniture and fixtures, and parking lot reconfiguration,				X			CCPS, SS	\$300,000.00	2022 SPLOST
SS-9	Convert existing warming kitchen into a teaching kitchen to offer cooking classes to Cobb Senior Citizens, and upgrade restroom fixtures to better meet the needs of the aging population at the West Cobb Senior Center				X			CCPS, SS	\$78,000.00	2022 SPLOST

NATURAL & HISTORIC RESOURCES– NH

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
NH-1	Update existing historic resources survey	X						HPC, CD	\$12,000	General Fund/Grant
NH-2	Research the historic significance of residential structure on Elizabeth Lane for inclusion to the Cobb and/or National Register of Historic Places		X					CD, HPC	Staff Resources	General Fund
NH-3	Research the historic significance of residential structure at corner of Bells Ferry Road and Barrett Parkway for includes to the Cobb and/or National Register of Historic Places		X					CD, HPC	Staff Resources	General Fund
NH-4	Research and document the historic significance of the Rose Garden are of Cobb County			X				CD, HPC	Staff Resources	General Fund
NH-5	Research and work to create an historic battlefield sites trail that connects all historic battle sites				X			CD	TBD	TBD

LIBRARY– LI

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LI-1	Complete renovations of Gritters Library		X					LI	\$2,900,000	2016 SPLOST
LI-2	Expand access to technology, specifically computer stations	X						LI/IS	TBD	General Fund
LI-3	Expand digital collection	X						LI	TBD	General Fund
LI-4	Expand online programming and digital access to materials	X						LI	TBD	General Fund
LI-5	Library Renovations & Video Surveillance; Renovations; teen spaces, flexible/adaptable spaces, updated infrastructure, computer stations, and interior design @ Mountain View, South Cobb, West Cobb, Lewis A. Ray, Stratton, Kemp Memorial, and Vinings; Video Surveillance Equipment; 12 locations to promote safety of customers and staff						X	LI	\$3,850,000	2022 SPLOST
LI-6	Complete necessary interior and exterior renovations for the North Cobb Regional Library to include installation of window blinds, sound baffles, automated material handling systems, and community room sound equipment.				X			LI	\$200,000.00	2022 SPLOST
LI-7	East Cobb Library AV equipment		x					LI	TBD	TBD
LI-8	East Cobb Library new location						x	LI/Property Management	\$10,634,898.00	2022 SPLOST

PUBLIC SAFETY – PS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PS-1	Police Headquarters & Training Center (firing range & additional infrastructure not covered under 2016 SPLOST)						X	PS	\$82,000,000	2022 SPLOST
PS-2	Police Vehicle Replacement						X	PS	\$10,000,000	2022 SPLOST
PS-3	New E-911 Call Center						X	PS	\$14,000,000	2022 SPLOST
PS-4	Radio Equipment Replacement						X	PS	\$16,000,000	2022 SPLOST
PS-5	Fire Facility Replacement/Renovations <ul style="list-style-type: none"> Fire Training Renovation Fire Station #12 						X	PS	\$24,000,000	2022 SPLOST
PS-6	New 800 MHz Radio Towers						X	PS	\$7,000,000	2022 SPLOST
PS-7	New Animal Services Facility						X	PS	\$15,000,000	2022 SPLOST
PS-8	Adult Detention Center Access Control System Replacement						X	PS	\$6,000,000	2022 SPLOST
PS-9	Sheriff's office exterior maintenance						X	PS	\$4,000,000	2022 SPLOST
PS-10	Complete staffing of Public Safety personnel for new Precinct 6						X	PS	TBD	General Fund
PS-11	Increase staffing levels at Precinct 4						X	PS	TBD	General Fund

PARKS, RECREATION, & CULTURAL AFFAIRS – PR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-1	Install or upgrade technological features that will improve communication, recordkeeping, and safety for visitors and staff as well as security improvements to protect county's investments in its park system.				X			P.A.R.K.S.	\$750,000.00	2022 SPLOST
PR-2	Complete PARKS building renovations and improvements to replace or upgrade structures that have reached their intended service life. Examples include metal roofs, gym floors, restroom renovations, shade structures, and playgrounds.					X		P.A.R.K.S.	\$4,500,000.00	2022 SPLOST
PR-3	Convert existing natural turf fields to lower maintenance synthetic turf and replace existing synthetic turf fields at the end of their useful life.				X			P.A.R.K.S.	\$7,480,000.00	2022 SPLOST
PR-4	Utilize LED lighting technology to replace old and inefficient metal halide lights on athletic fields, tennis courts, and high bay lighting in recreation and aquatic centers.					X		P.A.R.K.S.	\$3,430,000	2022 SPLOST
PR-5	Replace HVAC and Dehumidification systems that have reached the end of their useful life in buildings throughout PARKS system.		X					P.A.R.K.S.	\$3,420,000.00	2022 SPLOST
PR-6	Resurface existing facility roadways and parking lots to maintain quality and avoid more expensive future repairs. And identify certain park trails and sidewalks that will benefit from reconstruction or fortification with concrete or crushed slate materials.	X						P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-7	Provide for safe and more enjoyable recreation experience for all park visitors through installation and replacement of park site amenities such as bleachers, pavilions, shade structures, water fountains, and playground safety surfaces.	X						P.A.R.K.S.	\$500,000.00	2022 SPLOST

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-8	Provide storm water management and unique recreation opportunities by addressing erosion and drainage issues on park properties. This includes renovating existing dams and expanding streambank stabilization measures.						X	P.A.R.K.S.	\$500,000.00	2022 SPLOST
PR-9	Install new, renovate, or replace existing sanitary sewer, stormwater management, potable water, irrigation, and fire protection piping throughout the counties park system.						X	P.A.R.K.S., CCWS, DOT	\$1,500,000.00	2022 SPLOST
PR-10	Establish and implement a consistent and coordinated park signage and wayfinding system to allow better locating of park entrances and navigation of various facilities in the park system		X					P.A.R.K.S., DOT	\$920,000.000	2022 SPLOST
PR-11	Complete first phase of development for Kemp Family Park including parking, walking trails, and a restroom.				X			P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-12	Construct additional parking and a pedestrian bridge for Price Park			X				P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-13	Install synthetic turf and LED lighting at Al Bishop Park				X			P.A.R.K.S.	\$1,750,000.00	2022 SPLOST
PR-14	Install Synthetic Turf and LED field lighting at Lost Mountain Complex				X			P.A.R.K.S.	\$2,172,000.00	2022 SPLOST
PR-15	Construct additional parking to service the Art Station and Tennis Courts at Big Shanty Park					X		P.A.R.K.S.	\$300,000.00	2022 SPLOST
PR-16	Conduct necessary interior and exterior renovations for the Ward Recreation Center			X				P.A.R.K.S.	\$750,000.00	2022 SPLOST
PR-17	Complete necessary repairs and activities to restore the safety and stability of cart paths at Cobblestone Golf Course.		X					P.A.R.K.S.	\$250,000.00	2022 SPLOST
PR-18	Purchase the remaining 20 acres of property adjacent to East Cobb Park and Fullers Park to expand the usable amenities and offer a mix of active and passive recreation opportunities for the citizens of East Cobb County	X						P.A.R.K.S.	\$8,000,000.00	2022 SPLOST

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-19	Repurpose Shaw Park to better meet the recreational needs and desires of the surrounding community.						X	P.A.R.K.S.	\$4,000,000.00	2022 SPLOST
PR-20	Based on public input included in the 2018 PARKS Comprehensive Master Plan, develop a passive park in Northern Cobb County located at Ebenezer Downs Park					X		P.A.R.K.S.	\$3,000,000.00	2022 SPLOST
PR-21	Construct a County Veterans Memorial to honor veterans from all branches of the military who protect our nation's freedom during all major conflicts.	X						P.A.R.K.S., Other Boards	\$1,000,000.00	2022 SPLOST
PR-22	Construct new Recreation Center in Osborne Area				X			P.A.R.K.S.	12,000,000.00	2016 & 2022 SPLOST
PR-23	Construct new restroom facility at Mable House Complex					X		P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-24	Construct new passive park elements for Powder Springs Park			X				P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-25	Initiate new Park Master Plan for Bartlett Park to include trails, archery, restroom facility, and parking.				X			P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-26	Initiate new Park Master Plan for Furr Park to include playground, pavilion, dog park, trails, and restroom facility					X		P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-27	Construct new facility improvements for Heritage Park				X			P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-28	Expand Adult Athletics Programs to attract participation by young professionals.	X						P.A.R.K.S., Volunteers	Staff Resources	General Fund
PR-29	Identify gaps in youth sports programs and develop programs to fill those gaps	X						P.A.R.K.S., Volunteers	Staff Resources	General Fund
PR-30	Target and develop active programs for baby boomer demographic offered outside the operating hours of Senior Service Centers	X						P.A.R.K.S., SS, Volunteers	Staff Resources	General Fund
PR-31	Develop small scale, unique special events that maximize community impact and require minimal resources	X						P.A.R.K.S.	Staff Resources	General Fund
PR-32	Develop and implement strategies to expand therapeutic recreation programs.	X						P.A.R.K.S.	Staff Resources	General Fund

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-33	Collaborate with Senior Services to identify gaps in senior programs, and develop strategies for new program development	X						P.A.R.K.S., SS, Volunteers	Staff Resources	General Fund
PR-34	Expand programming, special events, concerts, and festivals at Mable House Amphitheatre, Civic Center, and Jim R. Miller Park with an emphasis on tourism Development	X						P.A.R.K.S., CTT, Other Boards	Staff Resources	General Fund
PR-35	Create an arts festival as a community wide signature special event. Develop a volunteer committee and sponsors to support the event.				X			P.A.R.K.S., CTT, Other Boards	Staff Resources	General Fund
PR-36	Conduct an ADA Site Assessment and Transitional Plan for all County PARKS facilities						X	P.A.R.K.S.	TBD	General Fund
PR-37	Conduct Phase 1 construction at Stout Park to include renovation of existing barn, entrance improvements, Sweetwater Creek bridge, parking, public restrooms, horse arena, and access road improvements.			X				P.A.R.K.S., DOT	\$3,121,000.00	2016 SPLOST, Endowment Fund
PR-38	Develop new Community Center at Old Clarkdale Park.			X				P.A.R.K.S.	\$700,000.00	2016 SPLOST
PR-39	Construct new LAND / Construction Division Operations Building at PARKS Administrative Complex.			X				P.A.R.K.S.	\$1,000,000.00	2016 SPLOST
PR-40	Convert existing natural turf baseball/softball fields to synthetic turf.		X					P.A.R.K.S.	\$1,000,000.00	2016 SPLOST
PR-41	Complete National Accreditation through the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)						X	P.A.R.K.S.	TBD	General Fund
PR-42	Establish Schmidt-Anderson Park Friends Group with goal of fundraising and developing master plan concept						X	P.A.R.K.S. COMMUNITY	TBD	General Fund
PR-43	Complete 2016 PARKS SPLOST projects						X	P.A.R.K.S.	TBD	2016 SPLOST
PR-44	Begin prioritized 2022 PARKS SPLOST projects		X					P.A.R.K.S.	\$27,850,000	2022 SPLOST

PLACE MAKING – PM

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PM-1	Integrate Dallas Highway Design Guidelines into Unified Development Code				X			CD	Staff Resources	General Fund
PM-2	Integrate Atlanta Road Design Guidelines into Unified Development Code				X			CD	Staff Resources	General Fund
PM-3	Modify zoning code to reinforce implementation of Design Guidelines				X			CD	Staff Resources	General Fund
PM-4	Update and integrate new Architectural Design Guidelines into Unified Development Code				X			CD	Staff Resources	General Fund
PM-5	Track Canton Road development for inclusion into pedestrian light district implementation	X						CD	Staff Resources	General Fund

WATER - WA

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
WA-1	Continue to acquire wetlands and other environmentally sensitive areas.	X						CCWS	TBD	General Fund/Grants
WA-2	Comply with requirements of sewer system Capacity, Maintenance, Operation, and Management program	X						CCWS	Staff resources	General Fund
WA-3	Work with CCMWA to ensure quality of potable water provided to customers meets regulations	X						CCWS	Staff resources	General Fund
WA-4	Continue the replacement of aging and substandard water mains.	X						CCWS	\$10,000,000 / Year	General Fund
WA-5	Conduct condition assessments of appropriate county sewers and pump stations each year in accordance with the CCWS Asset Management Program and make appropriate repairs or replacements.	X						CCWS	\$8,000,000 / Year	General Fund
WA-6	Partner with private entities for replacement of non-conserving water fixtures in commercial establishments.	X						CCWS	\$1,000,000 / Year	Private
WA-7	Reduce reliance on private septic systems where possible through ongoing sewer extensions	X						CCWS	\$1,000,000 / Year	General Fund
WA-8	Continue to operate and maintain the Watershed Stewardship Program	X						CCWS	Staff resources	General Fund
WA-9	Continue to support Water supply and Water conservation programs and educational outreach initiatives	X						CCWS	Staff resources	General Fund
WA-10	Evaluate opportunities to own and retrofit existing impoundment facilities for regional detention to create additional storage volume to store flood flows and mitigate downstream flooding.	X						CCWS	Staff resources	General Fund/Grants

DISASTER RESILIENCE - DR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
DR-1	Acquisitions of residential and commercial structures in the floodplain.	X						EMA & Cities	\$2,000,000	Water Fund/ Grant
DR-2	Acquisition of vacant floodplain land.	X						EMA & Cities	\$1,000,000	Grant
DR-3	Promote floodplain mapping including updates / enhancements using GIS.	X						EMA & Cities	\$1,000	General Fund
DR-4	Promote educational opportunities for county and city floodplain managers.	X						EMA & Cities	\$1,000	General Fund/Water Fund
DR-5	Increase network of stream monitoring gauges.	X						EMA & Cities	\$25,000	Federal Government
DR-6	Increase monitoring and enforcement of routine maintenance at private-owned stormwater detention facilities.	X						EMA & Cities	\$1,000	Water Fund
DR-7	Promote structural adjustments such as elevation for homes in floodplain areas.	X						EMA & Cities	\$25,000	General Fund/Water Fund
DR-8	Install major upgrades to warning sirens throughout.	X						EMA & Cities	\$1,000,000	SPLOST/ Grant
DR-9	Identify safer areas within county government buildings for people in the event of a tornado.	X						EMA & Cities	Staff resources	General Fund
DR-10	Provide weather radios to vulnerable populations to provide warning of approaching severe thunderstorms.	X						EMA & Cities	\$50,000	General Fund/Grant
DR-11	Promote the use of lightning rods and surge protectors as part of a public awareness initiative.	X						EMA & Cities	Staff resources	General Fund
DR-12	Retrofit existing dams using Cobb County's Storage Volume Purchase Program to create additional freeboard and volume to store flood waters.	X						EMA & Cities	TBD	Water Fund/ Grant

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
DR-13	Fund ongoing HAZMAT training to help maintain the required skills, knowledge, and abilities of the Cobb HAZMAT Response Team.	x						EMA & Cities	\$10,000	General Fund, Grant, FEMA



2040 Comprehensive Plan: *Vision for a New Era*

2022 Comprehensive Plan and Future Land Use Amendments

Part of the 2040 Comprehensive Plan 5-Year Update

Public Hearing Dates: TBD

2022



COMMUNITY DEVELOPMENT AGENCY

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Cobb County Comprehensive Plan Amendment Process

Background on the Cobb County Comprehensive Plan

The Comprehensive Plan is mandated by the Georgia Planning Act (Georgia Law 1989, pp. 1317 – 1391), as amended. This Act requires that each local jurisdiction in the State prepare and implement a comprehensive plan, which is reviewed by its respective Regional Development Center (RDC). The RDC that services Cobb County is the Atlanta Regional Commission (ARC). The rules and regulations of the Act “are intended to provide a framework to facilitate and encourage coordinated, comprehensive planning and development at the local, regional and state government levels”. Chapter 110-12-1 of the “Minimum Standards and Procedures for Local Comprehensive Planning” sets local planning standards for each jurisdiction.

In 2017, Cobb County adopted the 2040 Comprehensive Plan, which meets the minimum standards and procedures for local comprehensive planning. During the plan development process, residents and staff developed the following vision statement for Cobb County:

Our Government will provide all statutory public services in an atmosphere that unleashes the human spirit and creativity, is marked by openness and transparency, and makes us the choice destination for people to safely work, live, recreate and pursue their dreams.

The 2040 Comprehensive Plan is currently undergoing a 5-year update. The proposed amendments in this document will be a part of the 5-Year update and will be under consideration during the adoption process in October 2022.

The Cobb 2040 Comprehensive Plan does not serve as a development ordinance; rather, it is a guide intended to direct future growth and development in appropriate areas of unincorporated Cobb County.

Elements of the Cobb County Comprehensive Plan

- Identifies any needs the County may have to address in the next 20 years
- Lists goals and policies for the County to consider in order to realize its vision statement
- Identifies short term projects that could assist the County in addressing a need or in implementing its goals and policies
- Provides a future land use plan and associated map, that complements the goals and policy objectives and indicates locations for a wide variety of land uses

Procedure to modify and update the Comprehensive Plan

In order to allow for timely, small-scale changes to the Comprehensive Plan and Future Land Use Plan, an annual plan amendment process has been established.

The annual plan amendment process begins in October and ends in January of the following year, with the final public hearing. During this time, staff members study proposed changes to the text and land use map that have arisen throughout the year. The changes may be the result of direction from the Board of Commissioners due to a rezoning action, approval of a study or master plan, and/or suggestions from the Planning Commission, residents, business community, or staff. Any site which was not previously posted for a rezoning, land use permit, special land use permit or study/master plan hearing, is posted to notify the

public of the proposed amendments. The posting consists of signs on the main roads with general area notifications that alert the public about changes to the plan impacting a particular area. Letters are mailed to property owners informing them of the possible changes to the Comprehensive Plan, and the amendment package is posted online at www.cobbcounty.org for public review.

The process concludes with public hearings with the Planning Commission (PC) and the Board of Commissioners (BOC), respectively. The Planning Commission must make recommendations to the Board of Commissioners, who must approve or deny the amendments to the Comprehensive Plan text or Future Land Use Map. These hearings serve as a forum to gather community input regarding the potential amendments and for the PC and the BOC to vote on adoption of the amendments. The approval process is described below:

- After site visits and analysis, staff briefs the PC and BOC, respectively, on the facts surrounding each proposed amendment.
- The PC, serving in its official role as a recommending body to the BOC, makes its recommendations by way of a vote.
- The BOC is briefed on the facts of each proposed amendment and is informed of the recommendation from the PC. The BOC then accepts the recommendation, rejects it, or modifies it by way of a vote. This vote is the final action that confirms the amendments to the Comprehensive Plan.

Terminology Guide to Proposed Amendments

BOC	Cobb County Board of Commissioners																														
Corridor	For the purposes of the Cobb Comprehensive Plan, corridor refers to an area of development that extends along a major roadway, such as Windy Hill Road or Mableton Parkway.																														
District	For the purposes of the Cobb County Comprehensive Plan and zoning ordinance, district refers to Commissioner areas and a classification of zoning. For example, “Commission District 3” and “R-20 district.”																														
dua	Dwelling units per acre.																														
FLU	Future Land Use. A recommendation for future use of the property per the Cobb County Future Land Use Map, part of the Comprehensive Plan. FLU is guidance based on projection of anticipated future community needs, not a zoning classification.																														
FLU Categories	<table> <tr> <td>RR</td><td>Rural Residential (0 - 1 dua)</td></tr> <tr> <td>VLDR</td><td>Very Low Density Residential (0 - 2 dua)</td></tr> <tr> <td>LDR</td><td>Low Density Residential (1 - 2.5 dua)</td></tr> <tr> <td>MDR</td><td>Medium Density Residential (2.5 - 5 dua)</td></tr> <tr> <td>HDR</td><td>High Density Residential (5 - 12 dua)</td></tr> <tr> <td>RAC</td><td>Regional Activity Center</td></tr> <tr> <td>CAC</td><td>Community Activity Center</td></tr> <tr> <td>NAC</td><td>Neighborhood Activity Center</td></tr> <tr> <td>IC</td><td>Industrial Compatible</td></tr> <tr> <td>IND</td><td>Industrial</td></tr> <tr> <td>PIA</td><td>Priority Industrial Area</td></tr> <tr> <td>PI</td><td>Public/Institutional</td></tr> <tr> <td>PRC</td><td>Park/Recreation/Conservation</td></tr> <tr> <td>TCU</td><td>Transportation/Communication/Utilities</td></tr> <tr> <td>MTC</td><td>Mableton Town Center</td></tr> </table>	RR	Rural Residential (0 - 1 dua)	VLDR	Very Low Density Residential (0 - 2 dua)	LDR	Low Density Residential (1 - 2.5 dua)	MDR	Medium Density Residential (2.5 - 5 dua)	HDR	High Density Residential (5 - 12 dua)	RAC	Regional Activity Center	CAC	Community Activity Center	NAC	Neighborhood Activity Center	IC	Industrial Compatible	IND	Industrial	PIA	Priority Industrial Area	PI	Public/Institutional	PRC	Park/Recreation/Conservation	TCU	Transportation/Communication/Utilities	MTC	Mableton Town Center
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PI	Public/Institutional																														
PRC	Park/Recreation/Conservation																														
TCU	Transportation/Communication/Utilities																														
MTC	Mableton Town Center																														
Node	For the purposes of the Cobb County Comprehensive Plan, node refers to areas of commercial development built or planned around roadway intersections. Nodes vary in size based on similar uses and conditions of the surrounding area.																														
PC	Cobb County Planning Commission																														
Rezoning	A change in use classification from one zoning district to another. Rezoning can take place monthly at regularly scheduled hearings of the Planning Commission and Cobb Board of Commissioners.																														
Zoning	Zoning refers to the designated use of specific parcels of property. The zoning district designation governs what is eligible to be developed on a particular piece of property.																														

Cobb County Zoning Sections and Districts

Sec. 134-193.	R-80	Single-family residential district, Min. 80,000-square-foot lot size
Sec. 134-194.	RR	Rural residential district, agricultural, park and open space / single-family
Sec. 134-195.	R-40	Single-family residential district, Min. 40,000-square-foot lot size
Sec. 134-196.	R-30	Single-family residential district, Min. 30,000-square-foot lot size
Sec. 134-197.	R-20	Single-family residential district, Min. 20,000-square-foot lot size
Sec. 134-198.	R-15	Single-family residential district, Min. 15,000-square-foot lot size
Sec. 134-198.1.	OSC	Open space community overlay district
Sec. 134-199.	R-12	Single-family residential district, Min. 12,000-square-foot lot size
Sec. 134-200.	RD	Residential duplex district
Sec. 134-201.	RA-4	Single-family attached/detached residential district, maximum 4 units per acre
Sec. 134-201.1.	PRD	Planned residential development district
Sec. 134-201.2.	RA-5	Single-family attached/detached residential district, maximum 5 units per acre
Sec. 134-201.3.	SC	Suburban condominium residential district
Sec. 134-202.	RA-6	Single-family attached/detached residential district, maximum 6 units per acre
Sec. 134-203.	RSL	Residential senior living district
Sec. 134-204.	RM-8	Residential multifamily district, maximum 8 units per acre
Sec. 134-205.	FST	Fee simple townhouse residential district
Sec. 134-206.	RM-12	Residential multifamily district, maximum 12 units per acre
Sec. 134-207.	RM-16	Residential multifamily district, maximum 16 units per acre
Sec. 134-208.	MHP/S	Mobile home subdivision district
Sec. 134-209.	RDR	Recreational outdoor golf driving range district
Sec. 134-210.	MHP	Mobile home park district
Sec. 134-211.	LRO	Low-rise office district
Sec. 134-212.	CF	Future commercial district
Sec. 134-213.	NRC	Neighborhood retail commercial district
Sec. 134-214.	LRC	Limited retail commercial district
Sec. 134-215.	O&I	Office and institutional district
Sec. 134-216.	UVC	Urban village commercial district
Sec. 134-217.	PVC	Planned village community district
Sec. 134-218.	CRC	Community retail commercial district
Sec. 134-219.	RMR	Residential mid-rise district
Sec. 134-220.	OMR	Office mid-rise district
Sec. 134-221.	RHR	Residential high-rise district
Sec. 134-221.1.	UC	Urban condominium residential district
Sec. 134-221.2	ROD	Redevelopment overlay district
Sec. 134-222.	OHR	Office high-rise district
Sec. 134-223.	OS	Office/service district
Sec. 134-224.	NS	Neighborhood shopping district
Sec. 134-225.	PSC	Planned shopping center district
Sec. 134-226.	TS	Tourist services district
Sec. 134-227.	GC	General commercial district
Sec. 134-228.	RRC	Regional retail commercial district
Sec. 134-229.	IF	Future industrial district
Sec. 134-230.	LI	Light industrial district
Sec. 134-231.	HI	Heavy industrial district

Future Land Use and Zoning Compatibility

FLU	Compatible Zoning / Uses
RAC	RA-6, RM-8, RM-12, RM-16, FST, RSL, UC, LRO, O&I, OHR, OMR, OS, CRC, GC, LRC, NRC, PSC, RRC, TS, PVC, UVC, NS
CAC	SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL
NAC	SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL
IC	OS, TS, LI
IND	OS, TS, LI, HI
PIA	Industrial zoning categories that allow for technology and biomedical development and non-polluting manufacturing centers- as well as uses within the PIA sub-categories.
RR	RR, R-80, R-40, PRD
VLDR	RR, R-80, R-40, R-30, R-20, OSC, PRD
LDR	RR, R-80, R-40, R-30, R-20, R-15, OSC, RSL (non-supportive)
MDR	R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)
HDR	RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)
PI	State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, or churches
PRC	Permanently protected land dedicated to passive or active recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views, and historic or archaeological resources.
TCU	Power generation plants, railroad facilities, telephone switching stations, airports, etc.

COMPREHENSIVE PLAN AMENDMENTS 2022

PROPOSED AMENDMENT LOCATION MAP

Map Labels:

- Highways:** I-75, I-285, I-20, SR-575, SR-41, SR-42, SR-44, SR-46, SR-48, SR-54, SR-56, SR-58, SR-60, SR-62, SR-64, SR-66, SR-68, SR-70, SR-72, SR-74, SR-76, SR-78, SR-80, SR-82, SR-84, SR-86, SR-88, SR-90, SR-92, SR-94, SR-96, SR-98, SR-100.
- Local Roads:** Baker Rd, Shallowford Rd, Jamerson Rd, Trickett Rd, Ebenezer Rd, North Booth Rd, Jiles Rd, New McEver Rd, Nance Rd, Old 41 Hwy, Frey Rd, Bells Ferry Rd, Piedmont Rd, East Canton Rd, Old Canton Rd, Roswell Rd, Johnson Ferry Rd, Lower Roswell Rd, Powers Ferry Rd, Village Pkwy, South Cobb Dr, Atlanta Rd, South Cobb Dr, Oakdale Rd, Mableton Pkwy, Thornton Rd, Old Alabama Rd, Veterans Memorial Hwy, Clay Rd, Hicks Rd, Church Rd, Hurt Rd, Pat Mell Rd, Powder Springs St, Whitlock Ave, Polk St, North Marietta Pkwy, Allgood Rd, Cobb Pkwy, Old 41 Hwy, Kennesaw Due West Rd, Stilesboro Rd, Die West Rd, Ernest Barrett Pkwy, Midway Rd, Dallas Hwy, Macland Rd, Hopkins Rd, Brownsville Rd, Burnt Hickory Rd, Humphries Hill Rd.
- Proposed Amendments:** ZD-2, ZD-3, ZD-4, ZD-5, ZD-6, ZD-7, ZD-8, ZD-9, ZD-10, ZD-11, ZD-12, ZD-13, ZD-14, ZD-15, ZD-16, ZD-17, ZD-18.

Scale: 0 2 4 6 Miles

North Arrow: N

Cobb County Seal: COBB COUNTY, GEORGIA

Cobb County Slogan: Cobb County...Expect the Best!

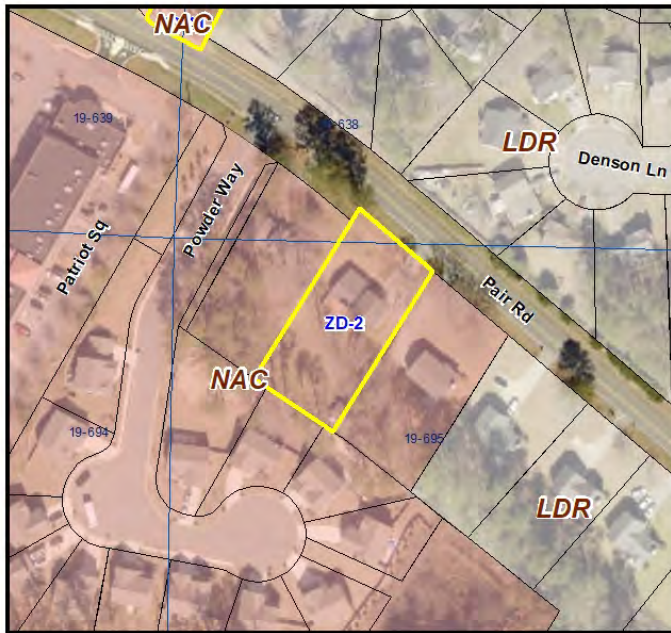
2040 Comprehensive Plan 5-Year Update Land Use Changes Zoning Decisions (ZDs)

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
ZD-2	2/2021	Z-2/2021	NAC	LDR	4	Single-family residence	Southwest side of Pair Road, southeast of the intersection of Pair Road and Powder Way	10
ZD-3	2/2021	Z-70/2020	LDR & PI	LDR	4	Single-family residential	North side of Gaydon Road, west of Old Lost Mountain Road	14
ZD-4	4/2021	Z-12/2021	CAC	HDR	4	Townhomes	West side of Austell Road, south of Waymar Drive	17
ZD-5	5/2021	Z-20/2021	PI	NAC	1	Retail and/or office	East side of Mars Hill Road, south of Stilesboro Road	20
ZD-6	6/2021	Z-8/2021	CAC & VLDR	VLDR	1	Single-family residential	South side of Dallas Highway, on the east side of McConnell Road, and on the west side of Lost Mountain Road	23
ZD-7	8/2021	Z-30/2021	CAC	HDR	4	Multi-family residential	South side of Cityview Drive, on the north side of I-20, northeast of Riverside Parkway	26
ZD-8	8/2021	Z-32/2021	PI	MDR	4	Townhomes	South side of Hurt Road, north of the terminus of Story Drive	29
ZD-9	9/2021	Z-28/2021	NAC & LDR	HDR	4	Multi-family residential and retail	South side of White Boulevard, on the west side of Floyd Road, at the terminus of Nickajack Road, and at the terminus of Green Valley Road	32
ZD-10	10/2021	Z-72/2020	NAC and LDR	NAC and MDR	2	Residential, church and retail	South side of Shallowford Road, the west side of Johnson Ferry Road, the north and south sides of Waterfront Drive, and the east side of Waterfront Circle	36
ZD-11	10/2021	Z-54/2020	NAC	NAC and MDR	4	Townhomes and retail	East side of Powder Springs Road, on the northeast side of Pair Road	40
ZD-12	11/2021	Z-76/2021	NAC	MDR	2	Two single-family homes	North side of Lassiter Road, west of Johnson Ferry Road	43
ZD-13	11/2021	Z-53/2021	RAC-rs	RAC-hdr	3	Multi-family residential	Terminus of Roberts Court, west of I-575, east of I-75	46
ZD-14	11/2021	Z-57/2021	MDR	NAC	4	Mixed-use	Northeast side of East Callaway Road, south of Austell Road	49

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
ZD-16	12/2021	Z-72/2021	PIA	NAC	4	Tree processing	North side of Flint Hill Road, and on the west side of Sanders Road	52
ZD-17	12/2021	Z-84/2021	VLDR, RR & PRC	VLDR, RR & PRC	1	Single-family residential	South side of Fords Road, west of Red Rock Road	56
ZD-18	4/2022	OB-10/ 2022	CAC	MDR	4	Townhomes	Southeasterly side of Powder Springs Road and northeasterly side of Brandon Lee Drive	59

COMPREHENSIVE PLAN AMENDMENTS 2022

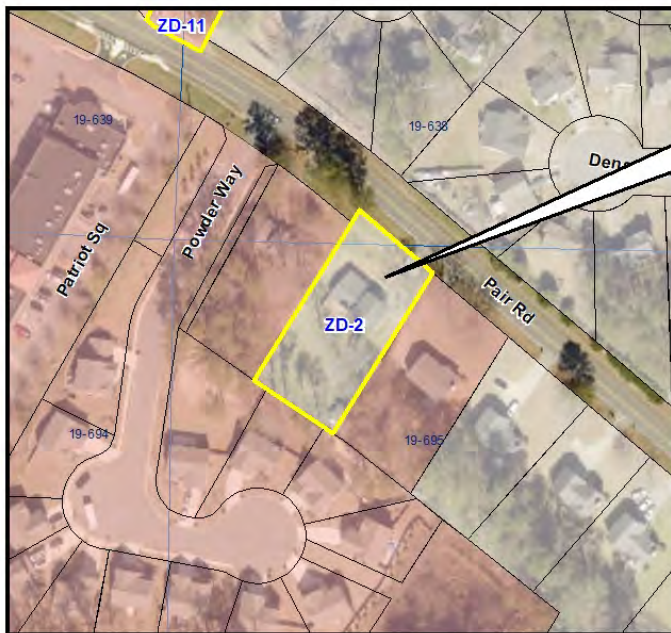
ZD-2 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

**ZD-2
Neighborhood Activity Center
to
Low Density Residential**



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0 100 200
Feet



ZD-2

REZONING CASE: Z-2 (Date Effect: February 2021; Changed from NS to R-15)

COMMISSIONER DISTRICT: 4

ACREAGE: 0.46

PARCEL ID NUMBER: 19069500190 (D 19/LL 695)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: Southwest side of Pair Road, southeast of the intersection of Pair Road and Powder Way

ADDRESS: 2229 Pair Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-15) that was approved in February 2021.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from NS to R-15 for the purpose of adding a 900-square foot building structure onto an existing single-family home. The current future land use is Neighborhood Activity Center (NAC).

Considering the approved rezoning and the residential nature of the proposed project and adjacent tracts, the future land use would be more suited towards Low Density Residential (LDR).

The site has a road frontage on Pair Road and is located among other single-family homes. On the same side of the road, the site is surrounded by NAC to the west, east and south. There is LDR across Pair Road to the north.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

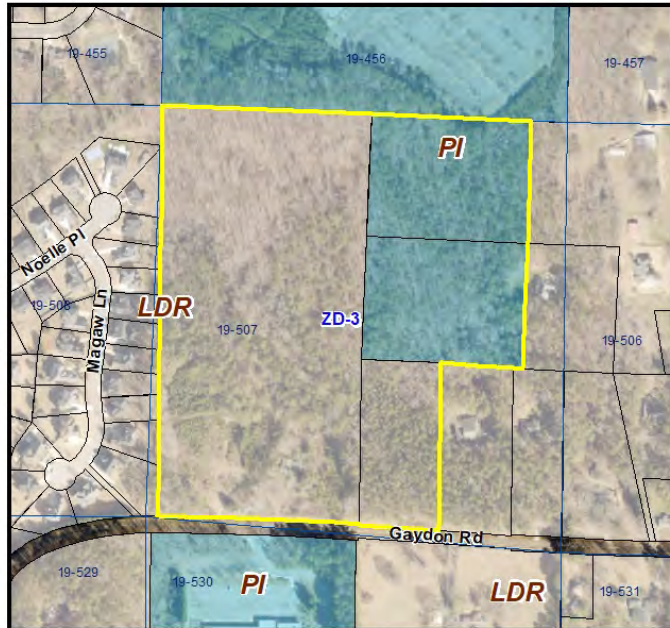
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

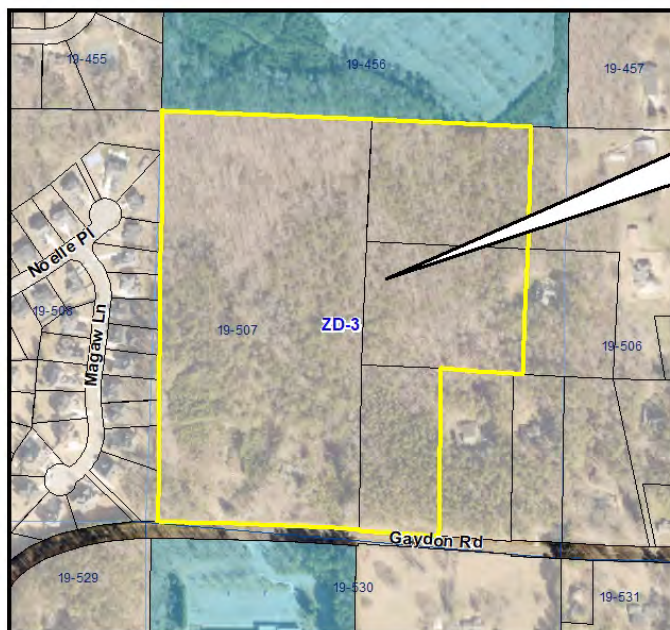
ZD-3 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-3
Low Density Residential
Public Institutional
to
Low Density Residential



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0 300 600
Feet



ZD-3

REZONING CASE: Z-70 (2020) (Date Effect: February 2021; Changed from R-30 to R-20)

COMMISSIONER DISTRICT: 4

ACREAGE: 30.459

PARCEL ID NUMBER: 19050700020, 19050700070, 19050700080, 19050700170 (D 19/LL 507)

EXISTING FUTURE LAND USE: Low Density Residential (LDR) and Public Institutional (PI)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: North side of Gaydon Road, west of Old Lost Mountain Road

ADDRESS: 4760 Gaydon Road and unaddressed parcels

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-20) that was approved in February 2021.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from R-30 to R-20 for the purpose of a 43-lot single-family residential subdivision. The current future land use of this property contains two parts, Low Density Residential (LDR) and Public/Institutional (PI). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward LDR.

The site has road frontage on Gaydon Road and it is located among all single-family homes except an elementary school to the south and a church to the north. Development is not within walking distance to any entertainment and retail shops nearby. The closest retail shops are located 1.5 mile away to the northeast on Macland Road.

The surrounding future land uses are mainly LDR except PI to the north, northeast, and south for the school and the church uses.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

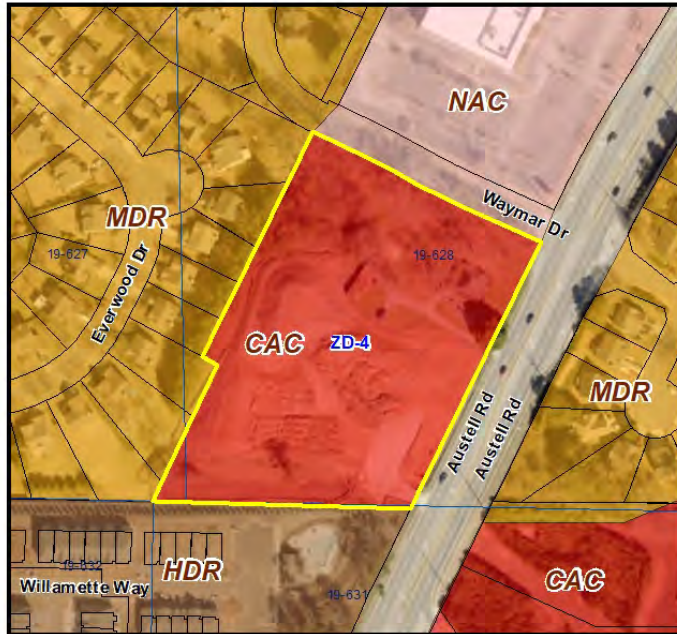
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

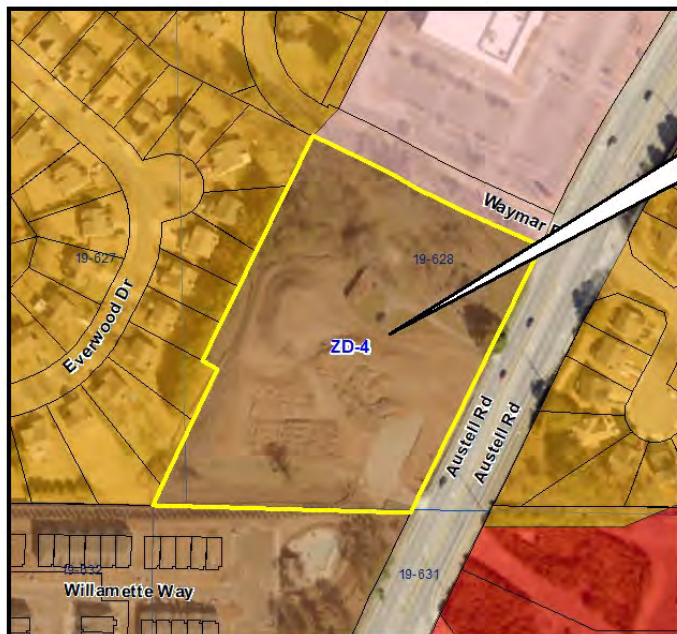
ZD-4 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

**ZD-4
Community Activity Center
to
High Density Residential**



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0 150 300
Feet



ZD-4

REZONING CASE: Z-12 (Date Effect: April 2021; Changed from NRC to RM-8)

COMMISSIONER DISTRICT: 4

ACREAGE: 5.04

PARCEL ID NUMBER: 19062800030 (D 19/LL 628)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: West side of Austell Road, south of Waymar Drive

ADDRESS: 2818 Austell Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-8) that was approved in April 2021.

Definitions:

The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the High Density Residential (HDR) category is to provide for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density on any particular site should be sensitive to surrounding areas and should offer a reasonable transition of use intensity.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from NRC to RM-8 for the purpose of a 36-unit townhome community. The current future land use is Community Activity Center (CAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward High Density Residential (HDR).

The site has road frontage on Austell Road. It is surrounded by single- family homes zoned PRD to the west and RA-5 to the east across Austell Road. Townhomes zoned RM-8 are located to the south and commercial uses zoned GC are located to the north.

The development is within walking distance to entertainment and retail shops along Austell Road as well as potential jobs. The surrounding future land use are Neighborhood Activity Center (NAC) to the north, Medium Density Residential (MDR) to the west and east, and HDR to the south.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of Austell Road Corridor Study area and Austell Road Design Guidelines area.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

5. Consistency with Revitalization Goals:

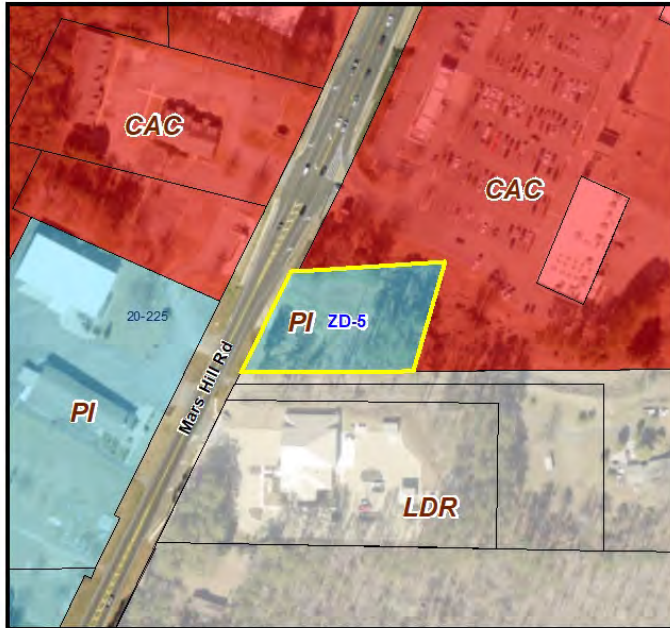
This property is within Smyrna Osborne Enterprise Zone, Less Development Census Tract 310.05, and Façade Improvement Sites 704 and 794.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

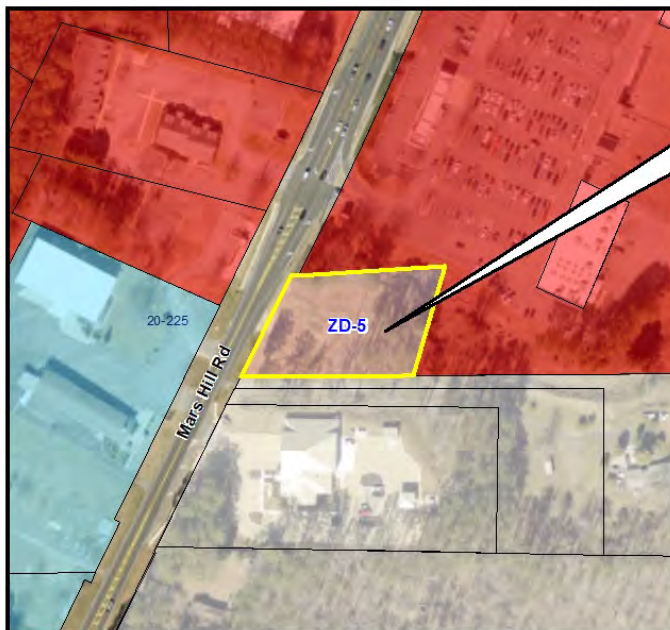
ZD-5 District 1



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

**ZD-5
Public Institutional
to
Neighborhood Activity Center**



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0 150 300
Feet



ZD-5

REZONING CASE: Z-20 (2021) (Date Effective: May 2021; Changed from R-30 to LRC)

COMMISSIONER DISTRICT: 1

ACREAGE: .90

PARCEL ID NUMBER: 20022500130 (D 20/LL 225)

EXISTING FUTURE LAND USE: Public/Institutional (PI)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: East side of Mars Hill Road, south of Stilesboro Road

ADDRESS: 1660 Mars Hill Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (LRC) that was approved in May 2021.

Definitions:

The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The subject property was rezoned to LRC for the purposes of a small office or retail establishment. At the time of rezoning, the property was owned by Cobb County and the property was rezoned in order to facilitate sale of the property. The property is currently under the Public/Institutional (PI) future land use category due to county ownership and previous use as a fire station.

Due to the rezoning and potential future uses of the property, Neighborhood Activity Center (NAC) would be a more appropriate future land use category. The property is surrounded by Community Activity

Center (CAC) to the north, east and west across Mars Hill Road. A church in PI is also located to the west across Mars Hill Road. A fire station is located to the south, along with residential uses in Low Density Residential (LDR). The NAC category would accommodate a proposed office or retail use and would provide a transition from the CAC to the north and the more low-density residential uses to the south.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights

2. Applicable Policies from the Comprehensive Plan:

- Guide growth to areas that have infrastructure in place
- Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways Provide sufficient opportunities for each future land use designation
- Provide sufficient opportunities for each future land use designation

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would provide essential uses to fit the community needs.

5. Consistency with Revitalization Goals:

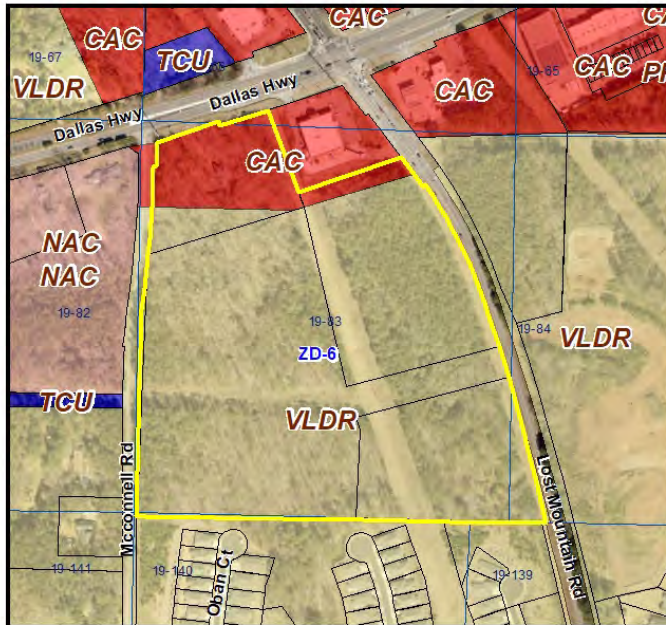
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

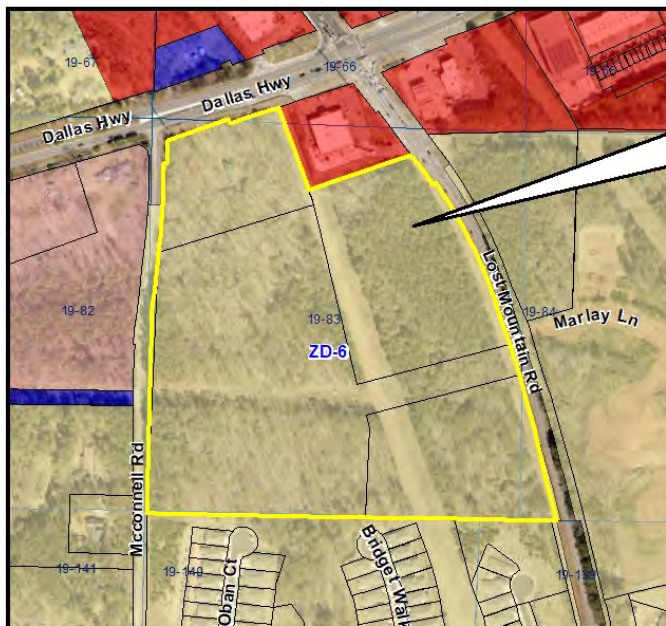
ZD-6 District 1



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-6
Community Activity Center
Very Low Density Residential
to
Very Low Density Residential



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0 325 650
Feet



ZD-6

REZONING CASE: Z-8 (Date Effect: June 2021; Changed from R-30, NRC, PSC, GC to R-20/OSC)

COMMISSIONER DISTRICT: 1

ACREAGE: 33.76

PARCEL ID NUMBER: 19008300010, 19008300020, 19008300030, 19008300040 (D 19/LL 83)

EXISTING FUTURE LAND USE: Community Activity Center (CAC), Very Low Density Residential (VLDR)

PROPOSED FUTURE LAND USE: Very Low Density Residential (VLDR)

GENERAL LOCATION: South side of Dallas Highway, on the east side of McConnell Road, and on the west side of Lost Mountain Road

ADDRESS: 691 McConnell Road and unaddressed parcels

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-20/OSC) that was approved in June 2021.

Definitions:

The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property contains four parcels that was rezoned from R-30, NRC, PSC, GC to R-20/OSC for the purpose of a 56-lot single-family subdivision. The current future land use is Community Activity Center (CAC) for one parcel along Dallas Highway and Very Low Density Residential (VLDR) for the other three parcels. Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward VLDR.

The site has road frontage on Dallas Highway, Lost Mountain Road and McConnell Road. The access road to the subdivision is on Lost Mountain Road. The site is surrounded by single-family homes to the south and east, undeveloped land to the west, and retail stores to the north along Dallas Highway. The surrounding future land uses are CAC to the north along Dallas Highway, Neighborhood Activity Center (NAC) and VLDR to the west, south and east.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundary of Dallas Highway Design Guidelines area.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

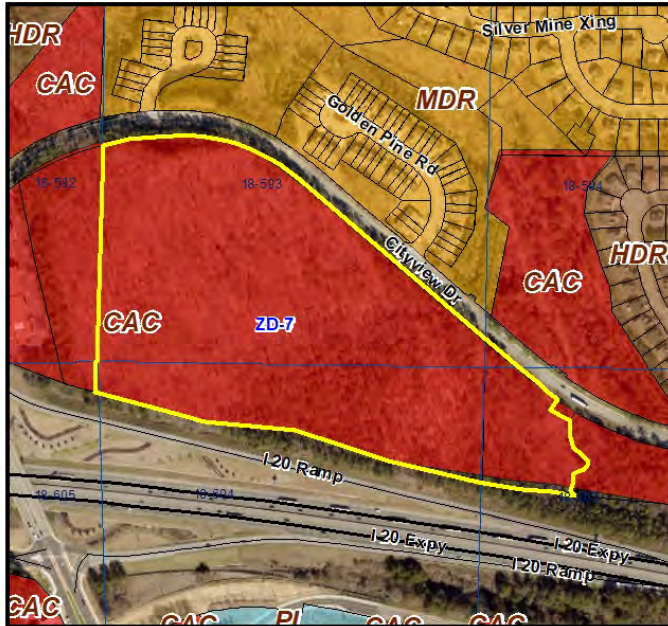
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

ZD-7 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

**ZD-7
Community Activity Center
to
High Density Residential**



Cobb County...Expect the Best!

0 325 650
Feet



ZD-7

REZONING CASE: Z-30 (Date Effect: August 2021; Changed from R-20, TS, NS and LI to RM-12)

COMMISSIONER DISTRICT: 4

ACREAGE: 26.66

PARCEL ID NUMBER: 18059300020 (D 18/LL 593), 18060400010 (D 18/LL 604)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: West of Six Flags Parkway, between I-20 and Cityview Drive

ADDRESS: Unaddressed parcels

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-12) that was approved in August 2021.

Definitions:

The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the High Density Residential (HDR) category is to provide for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density on any particular site should be sensitive to surrounding areas and should offer a reasonable transition of use intensity.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from O&I to UC for the purpose of 305-unit apartment development. The current future land use is Community Activity Center (CAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited towards High Density Residential (HDR).

The site has road frontage on Cityview Drive. The surrounding properties include vacant lots to the west and east, both zoned commercial. The properties to the north across Cityview Drive are townhomes zoned FST and an empty lot zoned R-20. The site is directly adjacent to I-20 to the south.

The nearby future land uses include CAC to the west and east and Medium Density Residential (MDR) to the north across Cityview Drive. Some HDR developments are close by in the area along Cityview Drive and Riverside Parkway.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore it is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

5. Consistency with Revitalization Goals:

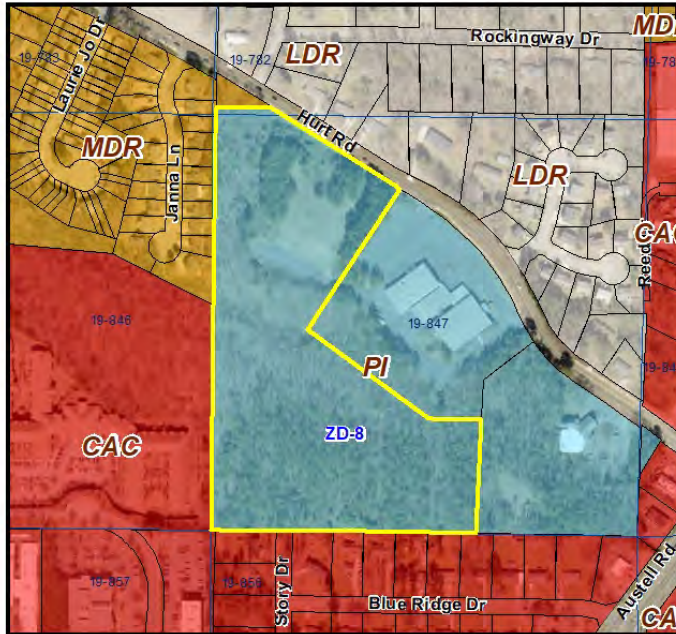
The site is within the South Cobb Enterprise Zone, South Cobb Redevelopment Authority area, Less Developed Census Tract 313.11, Six Flags Tax Abatement Program Area and Six Flag Special Service District.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

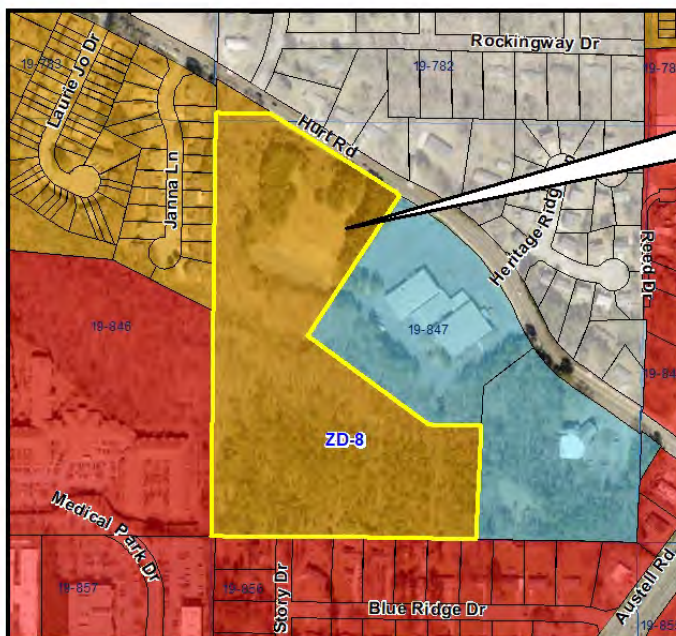
ZD-8 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-8
Public Institutional
to
Medium Density Residential



Cobb County...Expect the Best!

0 300 600
Feet



ZD-8

REZONING CASE: Z-32 (2021) (Date Effective: August 2021; Changed from R-20 to RA-5)

COMMISSIONER DISTRICT: 4

ACREAGE: 16.09

PARCEL ID NUMBER: 19084700300 (D 19/LL 847)

EXISTING FUTURE LAND USE: Public/Institutional (PI)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: South side of Hurt Road, north of the terminus of Story Drive

ADDRESS: Unaddressed parcel

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RA-5) that was approved in August 2021.

Definitions:

The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

The subject property was part of a Comprehensive Plan Amendment in 2016 (CP-4-3) that removed a text amendment that contained recommendations from the Austell Road LCI Study.

ANALYSIS:

The subject property, located on Hurt Road west of Austell Road, was rezoned to RA-5 for a townhome community. The proposed development is to have 80 townhomes at a density of 4.97 units-per-acre. The property is currently under the Public/Institutional (PI) future land use category as it was owned by a church. Considering the approved rezoning, the residential nature of the proposed project and the proposed density, the future land use is more suited to Medium Density Residential (MDR).

The property is surrounded by Community Activity Center (CAC) to the south and to the west. MDR is also located to the west. PI is located to the east. To the north, across Hurt Road, is Low Density Residential (LDR). Residential uses can be found to the south, west and north. Office uses are located to the west. A church is located to the east. The proposed development has road frontage along Hurt Road. The MDR category provides a step-down in intensity between the CAC and the low-density residential uses.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Austell Road LCI Study and the Austell Road Design Guidelines.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

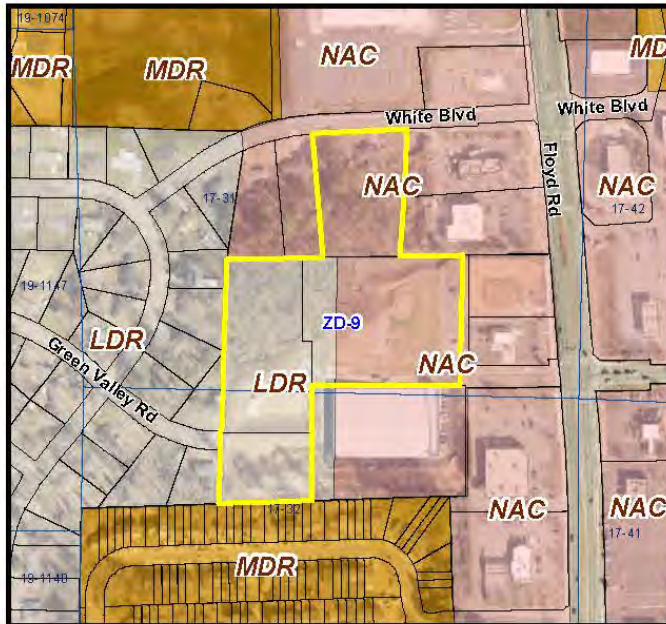
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

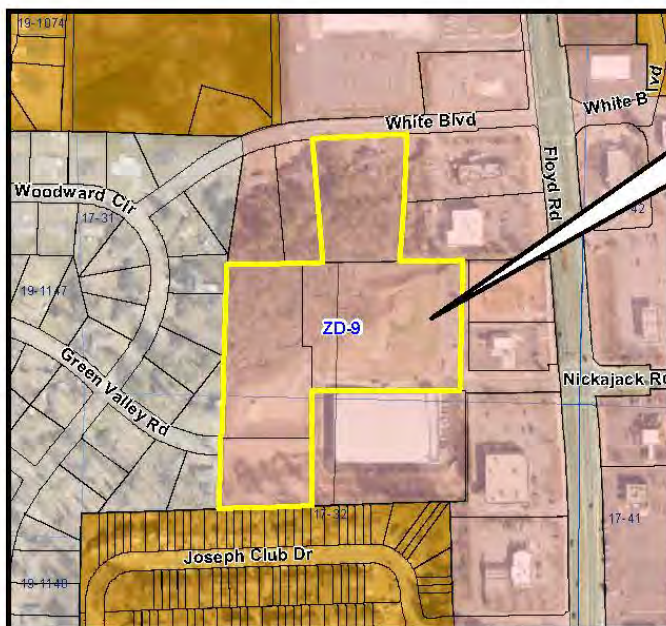
ZD-9 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-9
Neighborhood Activity Center
Low Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!

0 250 500
Feet



ZD-9

REZONING CASE: Z-28 (2021) (Date Effective: September 2021; Changed from R-20 and NRC to RM-12)

COMMISSIONER DISTRICT: 4

ACREAGE: 8.32

PARCEL ID NUMBER: 17003100280, 17003200010, 17003100050 (D 17/LL 31 and 32)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: South side of White Boulevard, on the west side of Floyd Road, at the terminus of Nickajack Road, and at the terminus of Green Valley Road

ADDRESS: 4900 Floyd Road and 4915 White Boulevard

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish more compatible future land use guidelines that reflect the existing and changing conditions on the subject site.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The subject property consists of 8.32 acres, located on the south side of White Boulevard, west of Floyd Road and east of the terminus of Green Valley Road. Most of the site is within the confines of the Floyd Road Neighborhood Activity Center (NAC) commercial node with a portion under the Low Density Residential (LDR) classification.

The subject site is situated between commercial development to the east, single-family residential to the west, a mix of single-family and attached housing to the north, and multi-family residential to the south.

The subject site was rezoned to RM-12 for the purpose of a multi-family residential development. South of the subject site is a multi-family development that is also zoned RM-12. To the east along Floyd Road is NRC, and to the north is NRC and RM-8. Property to the west of the subject south is zoned R-15.

Based on existing and changing conditions around the site, the land use character of the area, and the transitional use from commercial to residential, a more compatible future use category for this site would be to convert the LDR portion of the site to NAC. The NAC is consistent with future guidelines that are already established in the area and it provides transitional use opportunities around the perimeter of the activity node. Policy guidelines within the NAC states that transitional land uses could include low-intensity office or higher density residential.

NAC-P56 The Board of Commissioners encourages the Neighborhood Activity Center and the unique residential intensity that has been approve for the tract of land depicted in Figure x.x), to not set a precedent for other Neighborhood Activity Centers across the County.
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements

2. Applicable Policies from the Comprehensive Plan:

- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Promote a mix of housing design and materials in new residential areas through the rezoning process
- Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

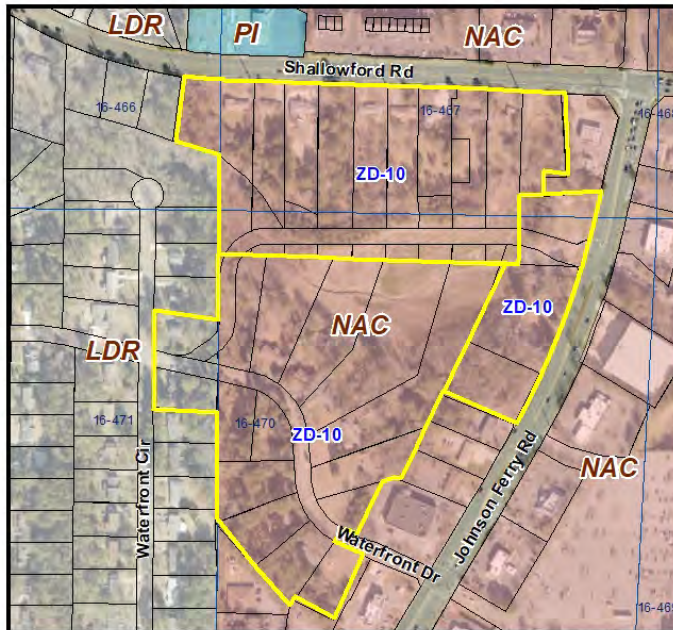
The property is within the boundaries of the South Cobb Enterprise Zone.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

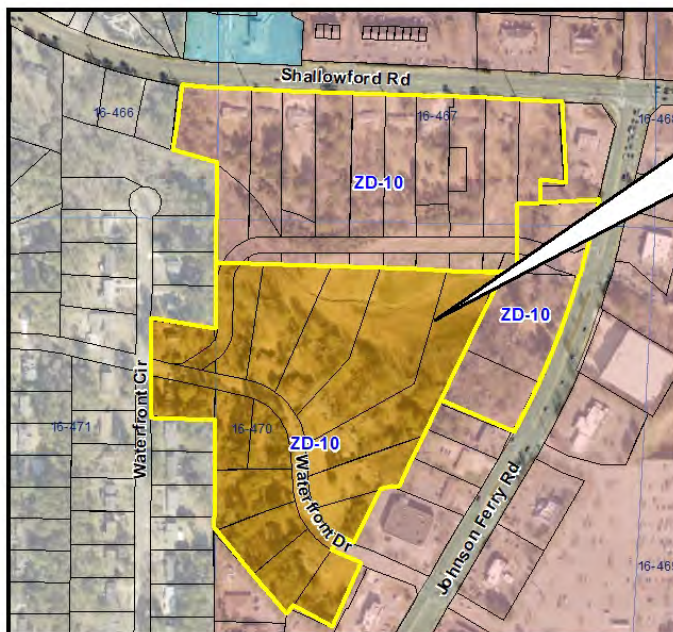
ZD-10 District 2



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-10
Neighborhood Activity Center
Low Density Residential
to
Medium Density Residential
Neighborhood Activity Center



Cobb County...Expect the Best!

0 300 600
Feet



ZD-10

REZONING CASE: Z-72 (2020) (Date Effective: October 2021; Changed from LRO, NRC, R-20 to LRO, NRC, RA-5)

COMMISSIONER DISTRICT: 2

ACREAGE: 33.13

PARCEL ID NUMBER: Multiple parcels (D 16/LL 466, 467, 470, 471)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) and Medium Density Residential (MDR)

GENERAL LOCATION: South side of Shallowford Road, the west side of Johnson Ferry Road, the north and south sides of Waterfront Drive, and the east side of Waterfront Circle

ADDRESS: Multiple addresses

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish more compatible future land use guidelines that reflect the existing and changing conditions on the subject site.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

This site is located within the confines of the Johnson Ferry/Shallowford Road (JOSH) Small Area Plan.

ANALYSIS:

The subject property consists of 33.13 acres, located on the southwest corner of Shallowford Road and Johnson Ferry Road, including a section of Waterfront Drive. The entire site is within the confines of the Johnson Ferry Road and Shallowford Road Neighborhood Activity Center (NAC).

The JOSH Small Area Plan recommends this site for office, retail, and restaurants along Shallowford and parts of Johnson Ferry Road and residential development up to 5 units per acre along Waterfront Drive.

The subject site is situated between commercial development to the east and single-family residential to the west.

The subject site was rezoned to LRO, NRC, and RA-5 for the purpose of a church building, park, professional offices, neighborhood retail use, and residential development. Along Shallowford Road, the tract is zoned LRO and NRC. The approved use is a church and professional offices. Along Johnson Ferry Road the tract was zoned NRC. Both LRO and NRC zoning categories are compatible with the existing NAC future land use designation. The RA-5 portion will make up the southern sector of the development and will be developed at no more than 5 units per acre, which is compatible with Medium Density Residential (MDR). It also provides a step down in intensity from the more intense commercial along Johnson Ferry Road to the lower-density residential of the Waterfront and Marlanta Neighborhoods.

Based on existing and changing conditions around the site, the land use character of the area, and the transitional use from commercial to residential, a more compatible future use category for this site would be to convert the LRO and NRC portion of the site to NAC and the residential portion of the site to MDR. Both the NAC and MDR are consistent with future guidelines that are already established in the area, as well as the policy guidance established through the JOSH Small Area Plan.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements
- Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality
- Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2. Applicable Policies from the Comprehensive Plan:

- Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- Support efforts to revitalize and/or redevelop struggling commercial and residential areas
- Encourage walkable, nodal developments at strategic locations
- Encourage housing construction in locations where necessary public facilities can be economically provided
- Encourage housing construction in locations accessible to services and employment

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the JOSH Small Area Plan and the proposed future land use changes are compatible with the JOSH Small Area Plan.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

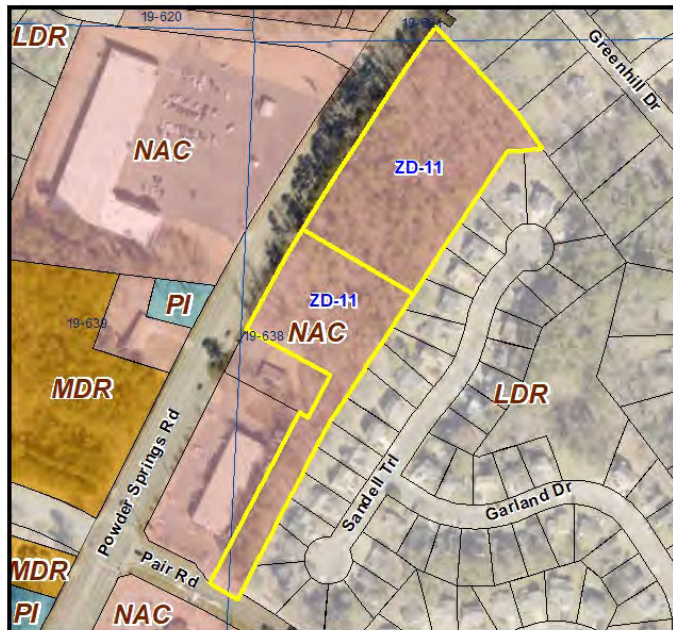
5. Consistency with Revitalization Goals:

Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

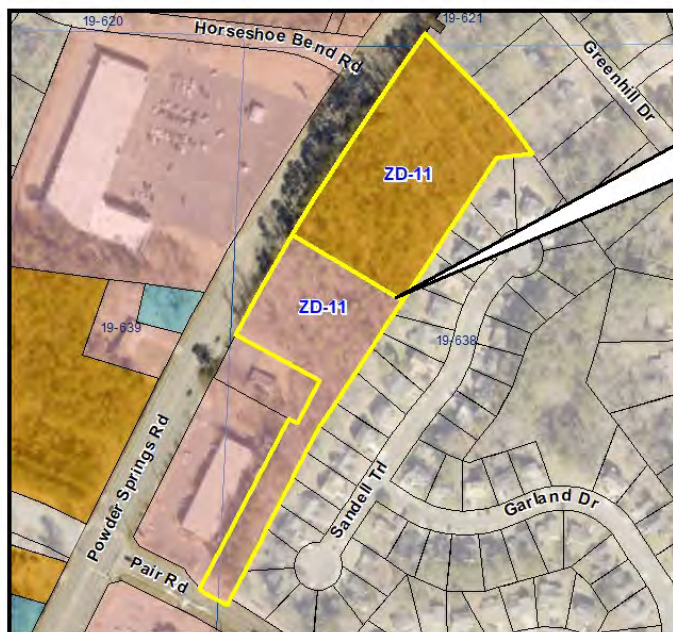


CURRENT

ZD-11 District 4

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

**ZD-11
Neighborhood Activity Center
to
Neighborhood Activity Center
Medium Density Residential**



Cobb County...Expect the Best!

0 200 400
Feet



ZD-11

REZONING CASE: Z-54 (2021) (Date Effective: October 2021; Changed from PSC to NRC and RA-6)

COMMISSIONER DISTRICT: 4

ACREAGE: 5.1

PARCEL ID NUMBER: 19063800350 (D 19/LL 621, 638, 639)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) and Medium Density Residential (MDR)

GENERAL LOCATION: East side of Powder Springs Road, on the northeast side of Pair Road

ADDRESS: Unaddressed parcel

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning categories (NRC and RA-6) that were approved in October 2021.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned for the purposes of a daycare and a townhome community. The daycare is to be built on one acre of the 5.01 acres. The remainder of the property was approved for 22 townhomes for a density of 5.49 units-per-acre. The current future land use of the property is Neighborhood Activity Center (NAC). Considering the approved rezoning, the future land use for the RA-6 portion of the property is more suited to Medium Density Residential (MDR), even though the proposed density is slightly above the MDR range. The proposed MDR is more compatible to the surrounding low-density single-family

residential neighborhoods. No changes are proposed to the NRC portion of the property and it will remain in NAC.

The property is surrounded by Low Density Residential (LDR) to the north and east. NAC is located to the south and west across Powder Springs Road. The property has road frontage along Powder Springs Road and is accessible to a variety of commercial centers. Commercial uses are located to the south and across Powder Springs Road. Residential uses are located to the north and east.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents
- Promote the retention, expansion and creation of businesses and tourism/entertainment options in order to provide job opportunities and improved quality of life for a growing diverse community

2. Applicable Policies from the Comprehensive Plan:

- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth
- Enhance underperforming corridors or redevelopment sites

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

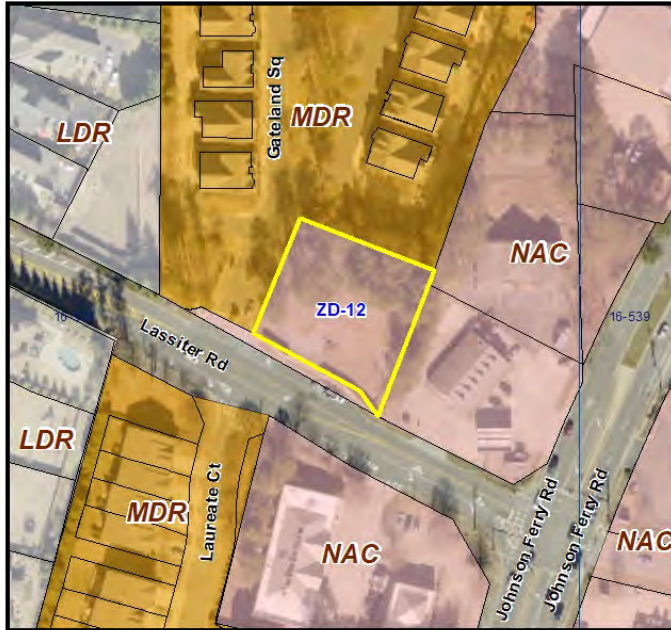
The property is within the boundaries of the Smyrna-Osborne Enterprise Zone.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

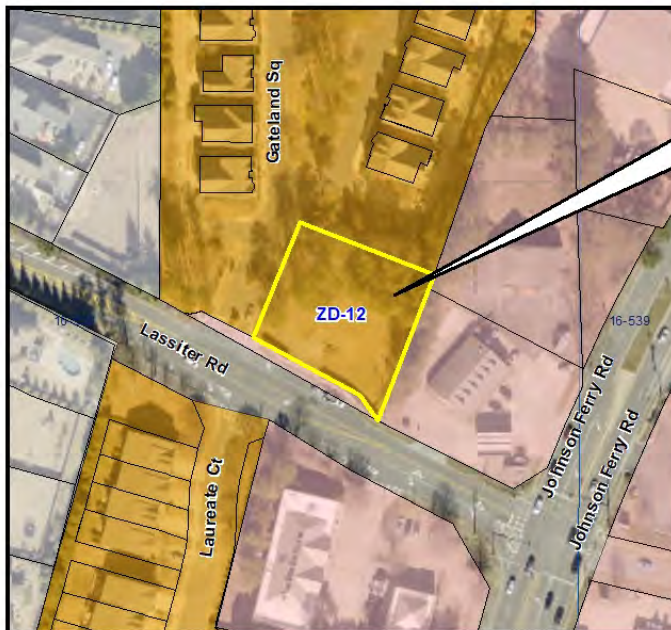
ZD-12 District 2



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED



Cobb County...Expect the Best!

0 100 200
Feet



ZD-12

REZONING CASE: Z-76 (Date Effect: November 2021; Changed from LRO to RA-5)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.50

PARCEL ID NUMBER: 16053800010 (D 16/LL 538)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: North side of Lassiter Road, west of Johnson Ferry Road

ADDRESS: 2860 Lassiter Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RA-5) that was approved in November 2021.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from LRO to RA-5 for the purpose of two single-family homes. The current future land use is Neighborhood Activity Center (NAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward Medium Density Residential (MDR).

The site has road frontage on Lassiter Road and Gateland Square. It is located in front of a single-family subdivision to the north as well as to the west. Next to the site to the east are commercial uses along

Johnson Ferry Road. Across Lassiter Road to the south are commercial uses along Johnson Ferry Road and townhomes are located behind the commercial area.

The development proposes to remove an existing house and build two houses. The future land uses surrounding the site are NAC along Johnson Ferry Road, and MDR to the north, west and south.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

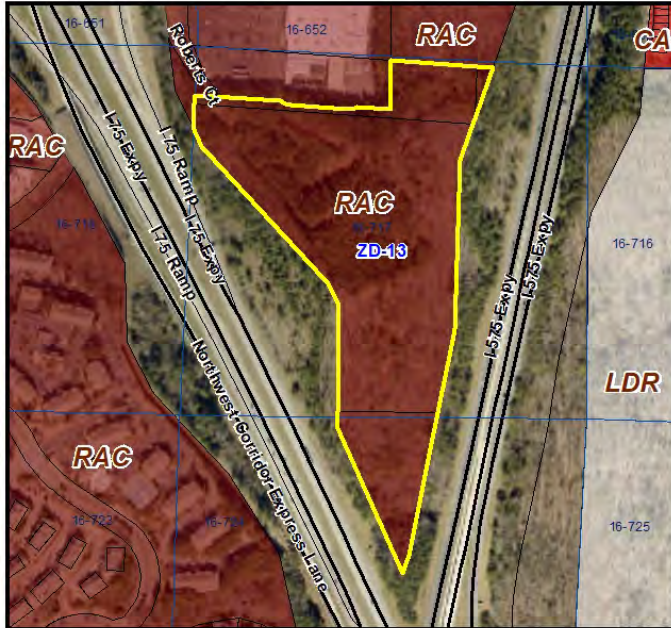
Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

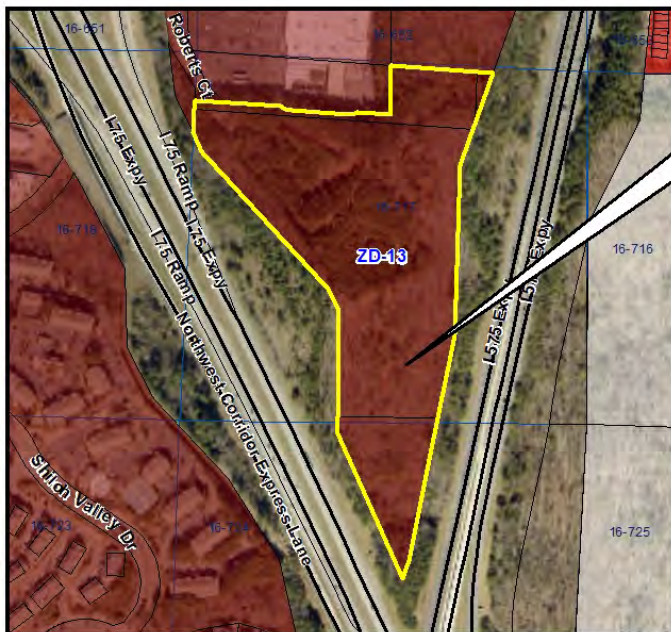
ZD-13 District 3



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-13
Regional Activity Center - rs
to
Regional Activity Center - hdr



Cobb County...Expect the Best!

0 350 700
Feet



ZD-13

REZONING CASE: Z-53 (Date Effect: November 2021; Changed from GC to RM-12)

COMMISSIONER DISTRICT: 3

ACREAGE: 19.88

PARCEL ID NUMBER: 16072400010, 16071700010, 16071700020 (D 16/LL 724, 717)

EXISTING FUTURE LAND USE: Regional Activity Center-retail/service (RAC-rs)

PROPOSED FUTURE LAND USE: Regional Activity Center-high density residential (RAC-hdr)

GENERAL LOCATION: Terminus of Roberts Court, west of I-575, east of I-75

ADDRESS: Unaddressed parcels

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-12) that was approved in November of 2021.

Definitions:

The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support high-intensity development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development.

RAC Sub-Category Definitions:

Retail stores and service operations (rs) are considered the most appropriate use in the Retail/Service land use category. However, mixed-use developments that include office may also be appropriate. Residential development is inappropriate in the Retail/Service Sub-Area designation.

High Density Residential (hdr) provides areas that are suitable for low-rise, high-density housing and mixed-use developments. Mid- or high-rise residential/mixed use developments are also appropriate in this category. This shall include developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from GC to RM-12 for the purpose of a four-story, 240-unit apartment complex. The current future land use is Regional Activity Center with a sub-category of retail services (RAC-rs). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward Regional Activity Center (RAC) with a sub-category of high density residential (hdr).

The site is at the terminus of Robert Court and is surrounded by I-75 and I-575 in three directions, west, east and south. North of the site is The Home Depot zoned GC and an undeveloped land zoned RM-8. This new development is within walking distance to entertainment and retail shops along Barrett Parkway, as well as potential jobs. The future land use of The Home Depot is RAC-rs and the undeveloped land is RAC-hdr.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would provide essential uses to fit the community needs.

5. Consistency with Revitalization Goals:

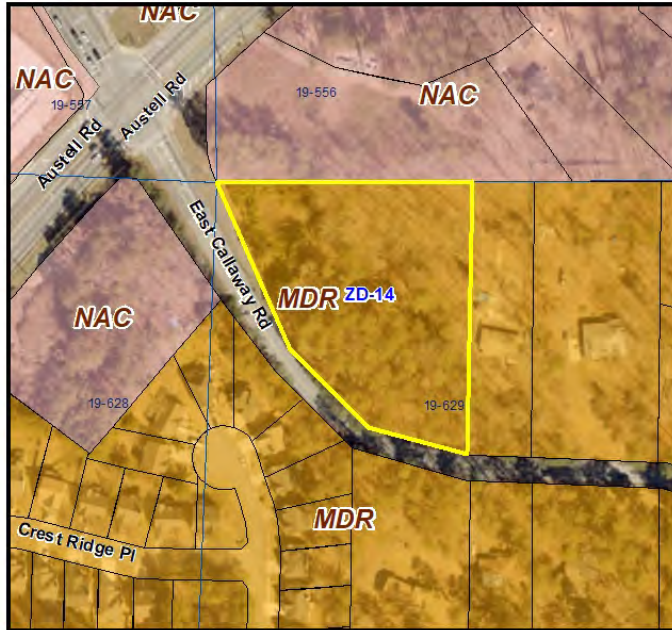
This property is located within the boundary of Town Center Community Improvement District.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

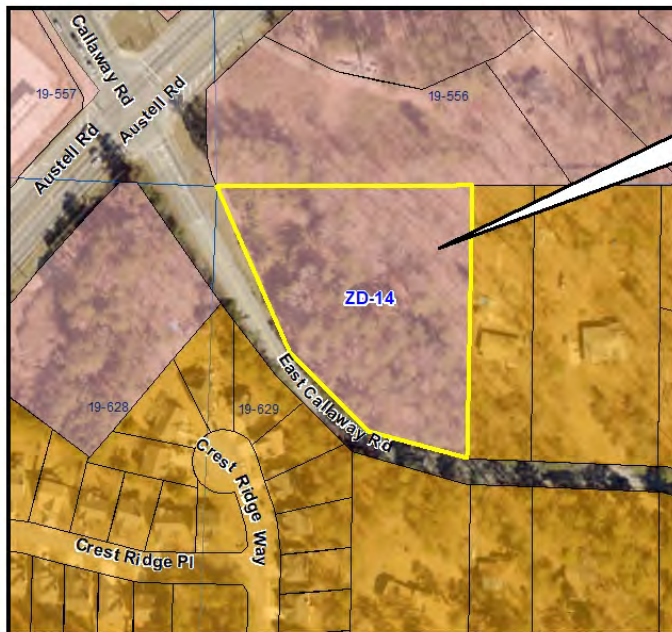
ZD-14 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-14
Medium Density Residential
to
Neighborhood Activity Center



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0 150 300
Feet



ZD-14

REZONING CASE: Z-57 (2021) (Date Effective: November 2021; Changed from R-20 to UVC)

COMMISSIONER DISTRICT: 4

ACREAGE: 2.9

PARCEL ID NUMBER: 19062900090 (D 19/LL 629)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: Northeast side of East Callaway Road, south of Austell Road

ADDRESS: 1028 East Callaway Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning categories (UVC) that was approved in November 2021.

Definitions:

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned to UVC for the purpose of constructing a single three (3) story mixed-use building with 20 residential units on the top of two (2) floors and 9,000 square feet of retail space on the ground floor. Considering the approved rezoning and the residential/commercial mixed-use nature of the proposed project, the future land use would be more suited toward Neighborhood Activity Center (NAC).

The site has road frontage on East Callaway Road. It is surrounded by single-family homes zoned RA-5 and R-20 to the east and south, undeveloped land zoned NRC to the north and CRC to the west across East Callaway Road.

The development is within walking distance to entertainment and retail shops along Austell Road, as well as potential jobs. The surrounding future land uses adjacent to the properties are Neighborhood Activity Center (NAC) to the west and the north and Medium Density Residential (MDR) to the south and the east.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents
- Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth
- Ensure there is an appropriate jobs/housing balance and strive to maintain this balance
- Enhance underperforming corridors or redevelopment sites

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of Austell Road Corridor Study area and Austell Road Design Guidelines area.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

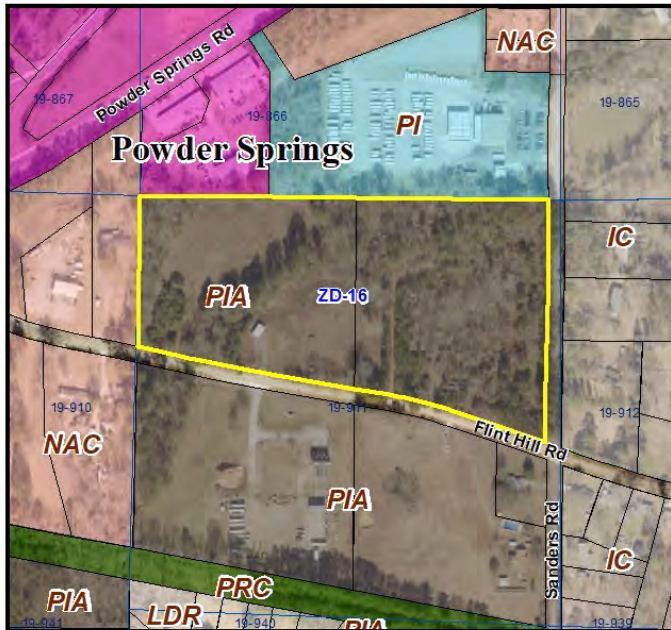
The property is in the Smyrna-Osborne Enterprise Zone area, Less Developed Census Tract 310.05, and Façade Improvement Site 651.

6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

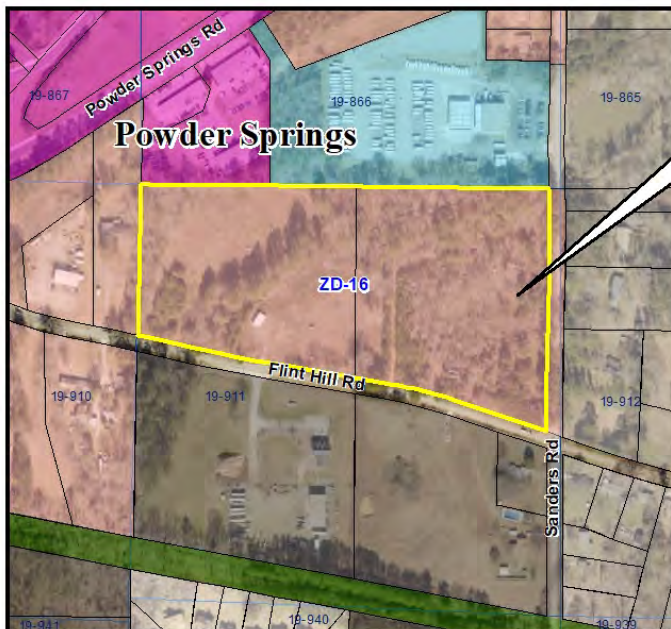
ZD-16 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-16
Priority Industrial Area - ic
to
Neighborhood Activity Center



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0 300 600
Feet



ZD-16

REZONING CASE: Z-72 (2021) (Date Effective: December 2021; Changed from GC to NRC)

COMMISSIONER DISTRICT: 4

ACREAGE: 17.70

PARCEL ID NUMBER: 19091100020 and 19091100060 (D 19/LL 911)

EXISTING FUTURE LAND USE: Priority Industrial Area (PIA)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: North side of Flint Hill Road, and on the west side of Sanders Road

ADDRESS: 3969, 3989 Flint Hill Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish more compatible future land use guidelines that reflect the existing and changing conditions on the subject site.

Definitions:

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Planning History:

The subject site was part of SP-4 from 2012, which established the Priority Industrial Area for parts of Cobb County.

ANALYSIS:

The subject property consists of 17.7 acres, located on the north side of Flint Hill Road, west of Sanders Road. The site is currently within the Priority Industrial Area with a sub-category of industrial compatible (PIA-ic).

The subject site is situated between commercial and industrial development to the north, west and south, with residential to the east across Sanders Road. The commercial development is the typical

neighborhood retail type uses along Powder Springs Road and the industrial uses appear to be outdoor storage and parking for large equipment trucks. The residential is an older single-family residential neighborhood.

The subject site was rezoned to NRC for the purpose of a contractor's office and the parking and storage of equipment.

As part of the PIA, it is required that an evaluation be conducted when the Planning Commission and Board of Commissioners consider a land use change that alters a PIA property from its existing industrial or industrial compatible land use category to any other future land use category, including NAC. The assessment is below and considers the following evaluation criteria: *Job Impacts, Tax Base Impact, Viability, Transition, and Adjacency to Viable Industrial areas.*

Job Impacts:

Given the types of existing industrial uses, which include the storing of tractor trailer trucks and heavy construction equipment and the large acre residential lots and some undeveloped land that exist within the subject area, employment numbers would be positively impacted by a change to Neighborhood Activity Center (NAC). The site location provides an opportunity to expand retail and office to this area, increasing the availability of jobs in proximity to residential areas.

Tax Base Impacts:

The economic impact of redevelopment to commercial use could potentially be a net positive tax impact for the County in a variety of ways. As commercial redevelopment occurs, the existing properties assessed value will increase. As these properties increase in value, adjacent and nearby properties could experience a halo effect of increased property values. As the commercial redevelopment moves forward and restaurants, retail and businesses are established, one may expect an increase in County sales tax revenues with all other countywide sales tax revenues being equal. Recommended uses allowed within a NAC would also allow additional spaces ideal for small business entrepreneurs. Finally, the number of potential jobs in this proposal would be greater than the number of jobs produced from an industrial user, especially an industrial business that relies heavily on technology to operate their business. Not only would the proposed NAC use provide potentially more jobs, but it also would attract more clients and consumers of goods and services. The value of this is that individuals would be paying sales tax for these goods and services.

Viability:

This area of the county has been considered Industrial well before the inception of the Future Land Use Map in 1991. Other than storage yards for tractor trailer trucks and other heavy equipment, there appears to be one or two industrial type business operating within the portion of the subject area designated as PIA. In addition, there has not been an attempt to establish, build or improve the industrial uses in this area. By amending this site to a NAC, the development potential could increase.

Transition:

There are no conditions regarding transitioning on the site. However, any new development on the site must currently keep vegetation as is, except for driveway and parking areas. By amending the subject site to the NAC designation, this could encourage more robust buffering and transitional uses in the future and provide more protection to adjacent residential neighborhoods.

Adjacency to viable Industrial areas:

Currently, there are a few single-family residential homes to the east of the PIA. However, the tract is currently undeveloped. A change to NAC would have little-to-no impact on the viability of adjacent industrial uses and may have a positive impact on adjacent industrial uses, depending on the specific types of uses that may develop. Furthermore, the industrial uses would have little-to-no impact on the NAC.

To improve the development and redevelopment potential, as well as the aesthetics in this area, it is recommended that a change from the PIA-ic future land use to a more compatible and practical commercial use would increase the potential of new development and redevelopment. Therefore, based on the existing and changing conditions around the site, the NAC classification provides more appropriate guidance for future development along this part of Flint Hill Road.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality
- Promote the retention, expansion and creation of businesses and tourism/entertainment options in order to provide job opportunities and improved quality of life for a growing diverse community

2. Applicable Policies from the Comprehensive Plan:

- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Enhance underperforming corridors or redevelopment sites
- Guide growth to areas that have infrastructure in place
- Provide sufficient opportunities for each future land use designation
- Support efforts to revitalize and/or redevelop struggling commercial and residential areas

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

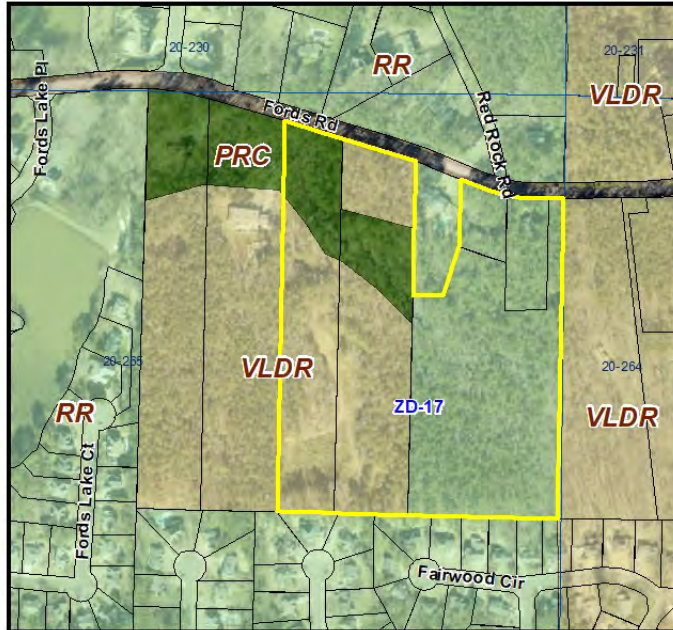
Not applicable

6. Adjacency to Cities:

The property is directly adjacent to the City of Powder Springs.

COMPREHENSIVE PLAN AMENDMENTS 2022

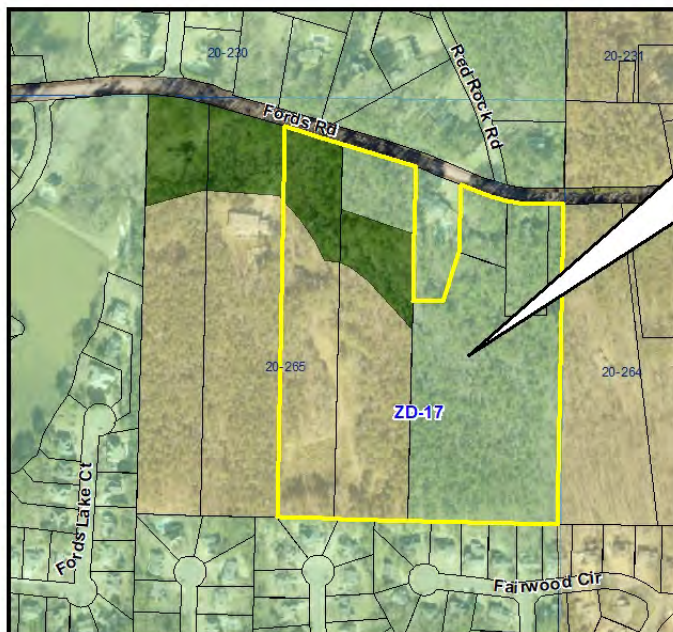
ZD-17 District 1



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center

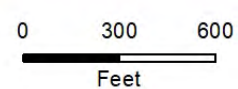


PROPOSED

ZD-17
Very Low Density Residential
Park/Recreation/Conservation
Rural Residential
to
Very Low Density Residential
Park/Recreation/Conservation
Rural Residential



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ZD-17

REZONING CASE: Z-84 (2021) (Date Effective: December 2021; Changed from PRD to R-20)

COMMISSIONER DISTRICT: 1

ACREAGE: 9.58

PARCEL ID NUMBER: 20026500010 and 20026500110 (D 20/LL 265)

EXISTING FUTURE LAND USE: Very Low Density Residential (VLDR), Rural Residential (RR) and Park/Recreation/Conservation (PRC)

PROPOSED FUTURE LAND USE: Very Low Density Residential (VLDR), Rural Residential (RR) and Park/Recreation/Conservation (PRC)

GENERAL LOCATION: South side of Fords Road, west of Red Rock Road

ADDRESS: 5959 Fords Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-20) that was approved in December 2021.

Definitions:

The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

The Rural Residential (RR) category is intended to provide for areas that are suitable for Cobb County's lowest density housing development. Such areas include those that are difficult to provide sewer service (furthest from major activity centers), public services, and transportation corridors, or those that have particular sensitive environmental features or scenic value. The RR category provides for development that ranges in density from zero (0) to one (1) unit per acre.

The purpose of the Park/Recreation/Conservation (PRC) category is to provide for land dedicated to active or passive recreational uses, either publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc.

Planning History:

The subject property was part of a previous rezoning (Z-111 of 2006) and future land use change (ZD-43 of 2007) from Rural Residential (RR) to Very Low Density Residential (VLDR) and Park/Recreation/Conservation (PRC).

ANALYSIS:

A western portion of the subject property was part of a rezoning to R-20 for the purposes 14 single-family lots on 10.48 acres. Eleven additional lots are planned as part of the proposed development for the adjacent property currently zoned R-30. The proposed development is a total of 25 lots on 21 acres at a density of 1.19 units-per-acre. Due to the rezoning and the proposed future development, the future land use of one lot located along Fords Road is proposed to change from VLDR to RR. The future land uses of PRC, VLDR and RR of the remainder of the subject property will remain intact.

The subject property is completely surrounded by RR. Property to the west is zoned PRD, to the south is PD and to the north and east is property zoned R-30.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

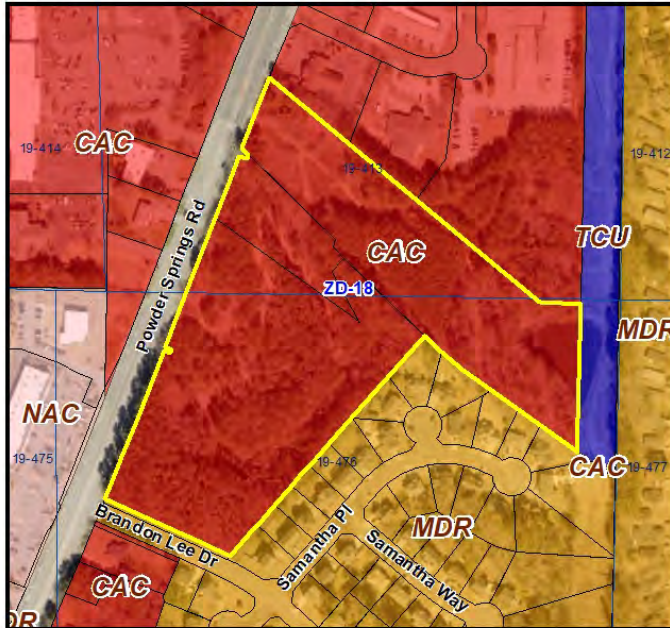
6. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

ZD-18

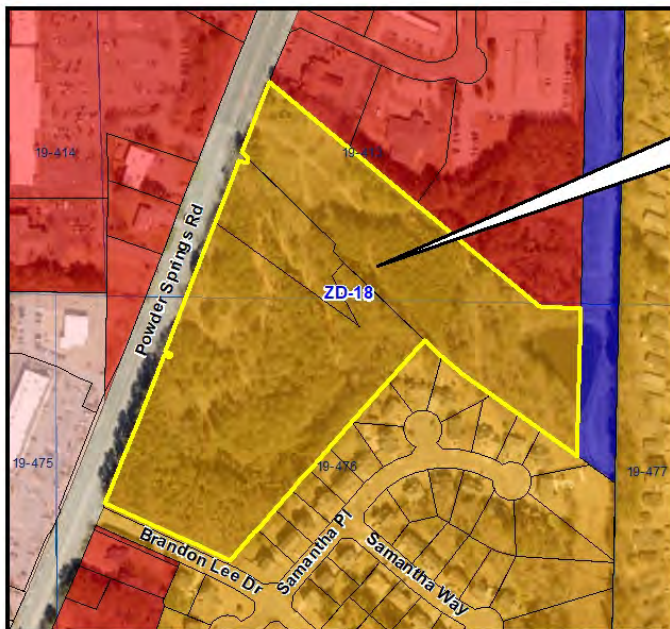
District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

ZD-18
Community Activity Center
to
Medium Density Residential



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0 250 500
Feet



ZD-18

REZONING CASE: OB-10 (2022) (Date Effective: April 2022; Changed from NRC & GC to RA-5)

COMMISSIONER DISTRICT: 4

ACREAGE: 16.3

PARCEL ID NUMBER: 19047600020 (D 19/LL 476), 19041300240 & 19041300250 (D 19/LL 413)

EXISTING FUTURE LAND USE: Community Activity Center (NAC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: East side of Powder Springs Road, south of Macland Road and north of Brandon Lee Drive

ADDRESS: Unaddressed parcels

Background:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning categories (RA-5) that was approved in April 2022.

Definitions:

The purpose of the Community Activity Center category (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

No Comprehensive Plan changes have been proposed on the subject property.

ANALYSIS:

The property was rezoned from NRC and GC to RA-5 for the purpose of an 82-unit townhome community on undeveloped land. The current future land use is Community Activity Center (CAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward Medium Density Residential (MDR).

The site has road frontage on Powder Springs Road. It is surrounded by single-family homes zoned RA-4 and CF to the east and south, retail/commercial uses zoned GC, NRC and NS are located to the north and west across Powder Springs Road.

The development is within walking distance to entertainment and retail shops along Powder Springs Road, as well as potential jobs. The surrounding future land use adjacent to the properties are Neighborhood Activity Center (NAC) to the west, MDR to the south and CAC to the north and northwest.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

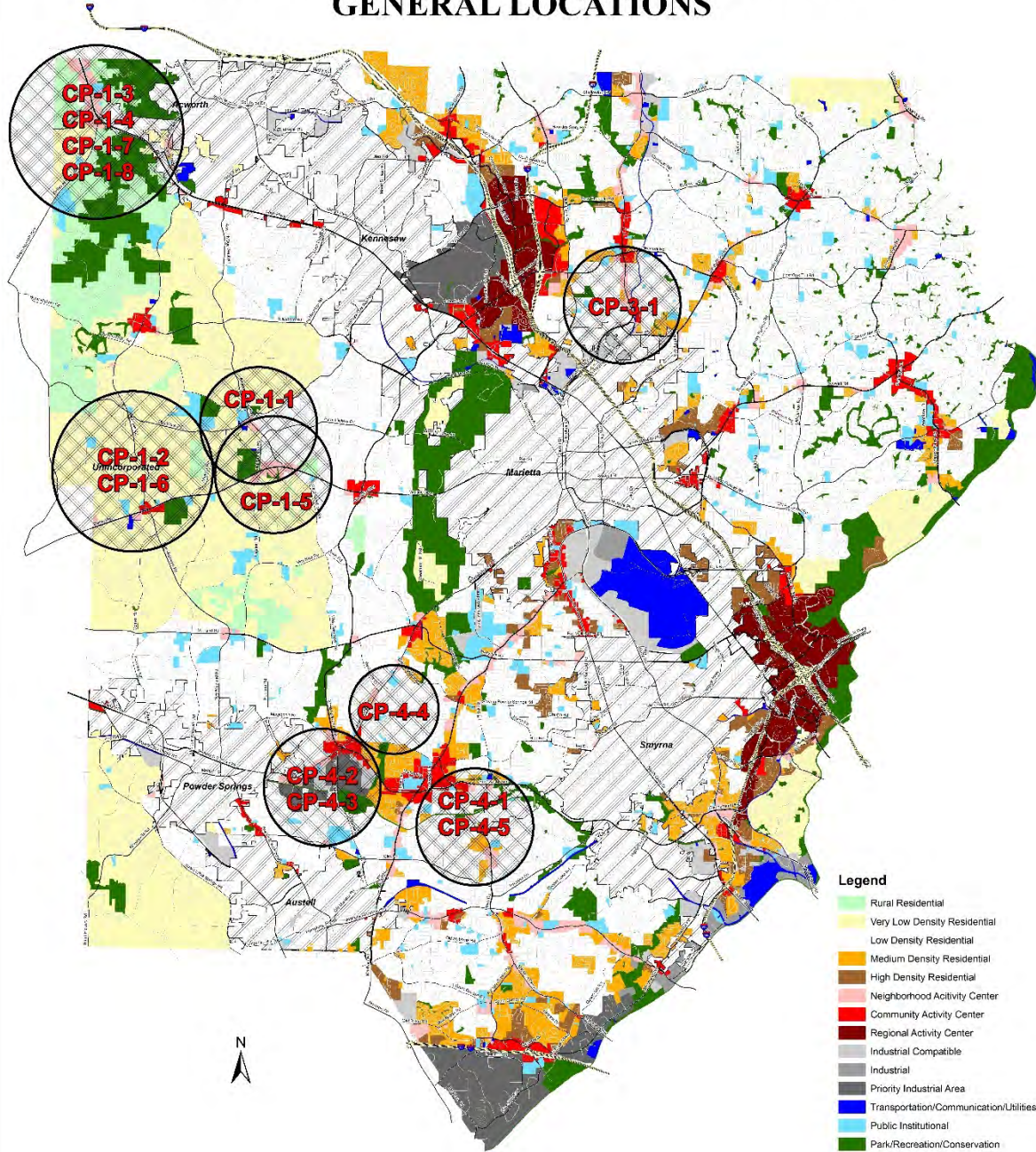
5. Consistency with Revitalization Goals:

Not applicable

6. Adjacency to Cities:

The property is not directly adjacent to any city limits.

FUTURE LAND USE RECOMMENDATIONS GENERAL LOCATIONS



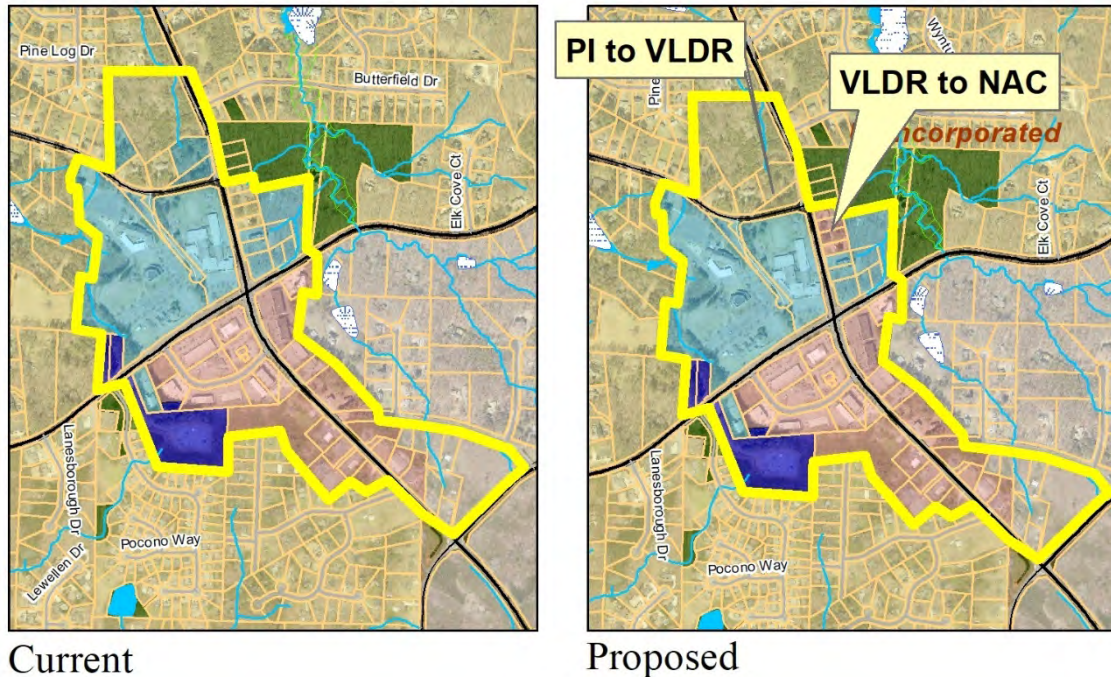
2040 Comprehensive Plan 5-Year Update Land Use Changes – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-1-1	VLDR & PI	VLDR & NAC w/Small Area Policy Guideline	1	Commercial and Residential	West and east sides of Acworth Due West Road, north and south of the intersection with Due West Road	65
CP-1-2	NAC	VLDR	1	Residential	South side of Dallas Highway, west of McConnell Road	69
CP-1-3	RR	Add Small Area Policy Guideline	1	Residential	East side of Cobb Parkway, south of the Bartow County border	73
CP-1-4	NAC & PI	Add Small Area Policy Guideline	1	Commercial	East and west sides of Cobb Parkway, south of the Bartow County border	76
CP-1-5	NAC	LDR	1	Residential	South side of Dallas Highway, on the west and east sides of Westhaven Drive	80
CP-1-6	VLDR	Add Small Area Policy Guideline	1	Residential	North side of Dallas Highway, west and east sides of Mars Hill Road and east of Hiram Acworth Highway	83
CP-1-7	VLDR	RR	1	Residential	Southwest side of Cobb Parkway, between Cedarcrest Road and Dallas Acworth Highway	86
CP-1-8	NAC w/Small Area Policy Guideline	NAC w/Small Area Policy Guideline	1	Commercial	Cobb Parkway at Third Army Road and Rutledge Road	90
CP-3-1	NAC	MDR w/Small Area Policy Guideline	3	Residential	Parcels located on the west side of Canton Road and north of Westerly Way	93
CP-4-1	LDR	MDR	4	Residential	Multiple parcels located south of the Silver Comet Trail, between Floyd Road and Hicks Road and north and south of Concord Road	96
CP-4-2	IC	LDR & MDR w/Small Area Policy Guideline	4	Residential	Multiple parcels located southeast of Powder Springs Road, east of Sanders Road, west of Ewing Road and north and south of Flint Hill Road	99

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-4-3	PIA	NAC, IC & MDR w/Small Area Policy Guideline	4	Commercial and residential	Multiple parcels located south of the Silver Comet Trail, west and east of Sanders Road, and north and south of Angelette Drive	103
CP-4-4	NAC	LDR	4	Residential	Southwest side of Pair Road, southeast of the intersection of Pair Road and Powder Way	119
CP-4-5	NAC	LDR	4	Residential	South side of White Blvd. west of Floyd Road	122

CP-1-1

2040 Comprehensive Plan 5 Year Update



Recommendation:

Add Small Area Policy Guideline that encourages a more active, vibrant and pedestrian friendly small-scale neighborhood commercial center. The following guidelines would be encouraged:

- Uses to maintain and complement the existing character of the commercial node and surrounding residential neighborhoods
- In order to enhance the small-town character, the NAC along the east side of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Services Permit.
- Architectural and landscape design that complements the existing design within the Neighborhood Activity Center
- Street parking on locally designated streets
- Inter-parcel access would be encouraged
- Internal sidewalks be connected to adjacent external sidewalks
- Bike and pedestrian amenities such as decorative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development

CP-1-1

COMMISSIONER DISTRICT: 1

ACREAGE: ~124

PARCEL ID NUMBER: Multiple parcels (D 20/LL 274, 275, 295, 296, 297)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC), Low Density Residential (LDR), Very Low Density Residential (VLDR), Public/Institutional (PI), Transportation/Communication/Utilities (TCU)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC), Low Density Residential (LDR), Very Low Density Residential (VLDR), Public/Institutional (PI), Transportation/Communication/Utilities (TCU)

GENERAL LOCATION: Intersection of Due West Road, Acworth Due West Road, and Kennesaw Due West Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-1 is to establish a future land use and small area policy guideline to promote design guidelines and placemaking strategies.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

The purpose of the Transportation/Communication/Utilities (TCU) category is to provide for uses such as power generation plants, railroad facilities, communication towers, airports and the like.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a place making strategy to provide a sense of place, connectivity and active living.

The commercial node, along with other supporting uses at the intersection of Due West Road, Kennesaw Due West Road and Acworth Due West Road is better known to the community as Due West Corners.

Due West Corners consists of a small-town commercial center with retail, restaurants and office uses serving the immediate needs of the surrounding neighborhoods. Adjacent to this neighborhood activity center is park land with historic resources and low density to very low density residential subdivisions.

It is the desires of the community for this node to utilize the place making policies to become a small, walkable, shopping and eating area that stands out due to its architectural style, walkable infrastructure and a place where nearby residents can sit and relax.

Within the subject site there are four (4) parcels that front the east side of Acworth Due West Road, north of the intersection. Along with the place making strategies, it is also proposed to amend the Future Land Use Map of these 4 parcels from VLDR to NAC with special consideration for limited professional services. This potential change will allow for necessary commercial uses in proximity to the intersection and help to retain that small village feel.

Based on the communities desires that were conveyed during the community engagement phase of the 2040 Comprehensive Plan 5-year update, it is being proposed to establish the following Small Area Policy Guideline to guide future development/redevelopment around the intersection of Due West Corners and change a small portion within the subject tract from VLDR to NAC (as described on the map).

Proposed Small Area Policy Guideline:

NAC-P54 In order to promote a more active, vibrant and pedestrian friendly, small-scale neighborhood commercial center, around the intersection of Due West Road, Acworth Due West Road and Kennesaw Due West Road, the following guidelines would be encouraged:

- Uses to maintain and complement the existing character of the commercial node and surrounding residential neighborhoods
- In order to enhance the small-town character, the NAC along the east of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Services Permit.
- Architectural and landscape design that complement the existing design within the Neighborhood Activity Center
- Street parking on locally designated streets

- Inter-parcel access would be encouraged
 - Internal sidewalks connected to adjacent external sidewalks
 - Bike and pedestrian amenities such as decorative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development
- (proposed amendment 2022 5-Year update)*

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements

2. Applicable Policies from the Comprehensive Plan:

- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- Encourage residential uses in locations where necessary public facilities can be economically provided
- Encourage walkable, nodal developments at strategic locations
- Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways
- Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plan and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

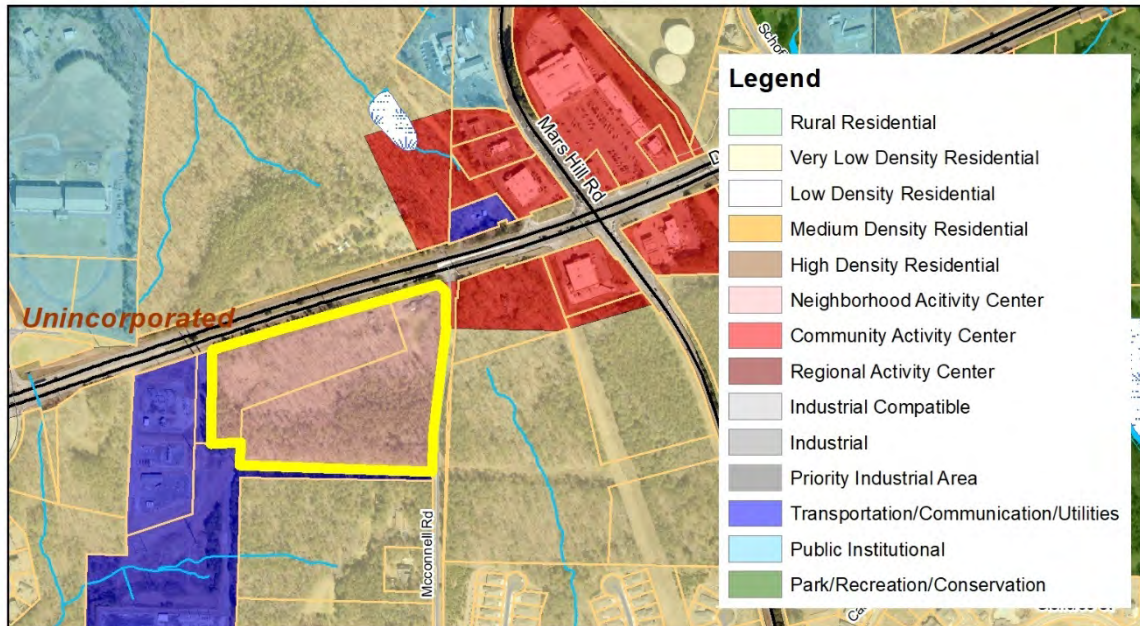
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

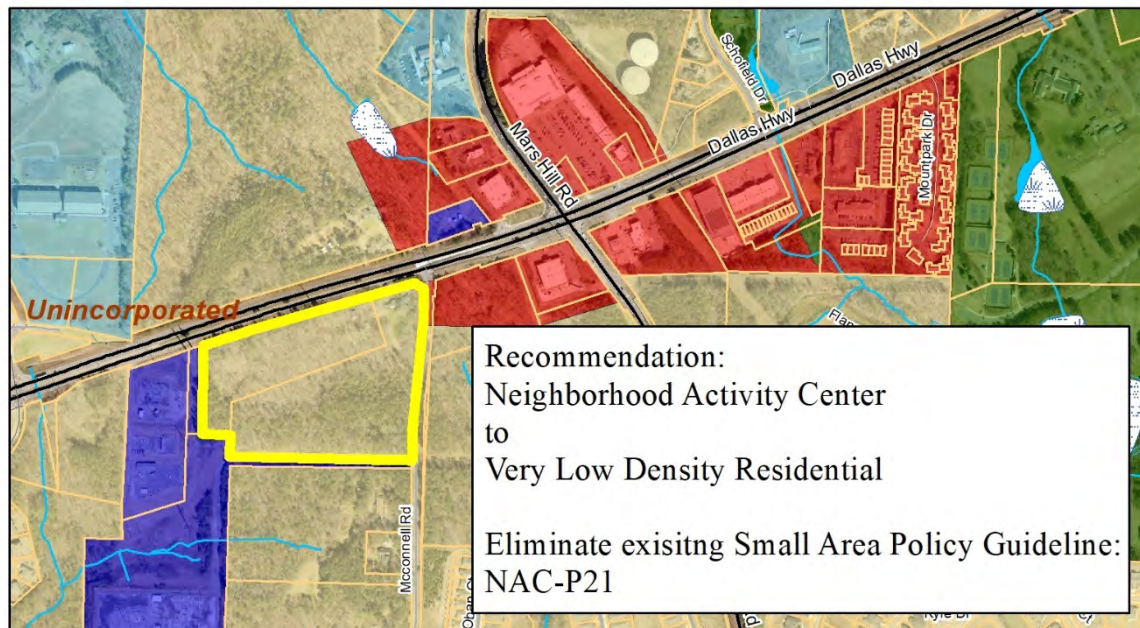
The property is not directly adjacent to any city boundaries.

CP-1-2

2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-1-2

COMMISSIONER DISTRICT: 1

ACREAGE: 15.4

PARCEL ID NUMBER: 19008200010 and 19008200030 (D 19/LL 82)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Very Low Density Residential (VLDR)

GENERAL LOCATION: South side of Dallas Highway, west of McConnell Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-2 is to provide for a more suitable future land use category and eliminate a Small Area Policy Guidelines that is no longer relevant.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

Planning History:

The property was part of two previous Comprehensive Plan Amendment (proposal previous to 2004 & CP-1-1, 2017) that established NAC-P21 and NAC-P22 respectively.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management strategy.

The subject tract, which is made up of two parcels, consist of 15.42 acres. It is currently within the Neighborhood Activity Center (NAC) category on the Future Land Use Map. The tract is surrounded by Very Low Density Residential (VLDR) to the north; Community Activity Center (CAC) and VLDR to the east; Transportation / Communication / Utilities (TCU) to the south and to the west.

Recently, the tract to the east across from McConnell Road was rezoned for the purpose of a 56 unit single-family residential subdivision. The density of this project puts this adjacent tract within the VLDR

future land use category. As part of these 2022 Comprehensive Plan Amendments, ZD-6 proposes amending the adjacent tract from CAC to VLDR. Doing so would cut-off the Dallas Highway/Lost Mountain Road commercial node on the south side of Dallas Highway, west of Lost Mountain Road. Therefore, the existing NAC would be separated from the commercial node and perceived to be spot commercial use and encouraging “strip” development, which goes against current goals and policies within the Comprehensive Plan.

Based on the existing and changing conditions of this commercial node, it is being proposed that the subject site be amended from NAC to VLDR with the elimination of all small area policy guidelines that guide future development of this tract.

Proposed Small Area Policy Guidelines to be eliminated:

NAC-P21 ~~In order to better implement and promote the nodal concept of development and encourage plans that are architecturally compatible with the existing development on Dallas Highway, the Board of Commissioners has established a Neighborhood Activity Center on the south side of Dallas Highway and west of Lost Mountain Road, in Land Lots 82 and 83. Because of utility encumbrances, topographical limitations and limited access to Dallas Highway (SR 120), rezoning applications will be evaluated for appropriateness based upon the below criteria the Board of Commissioners are considering for development within the NAC:~~

- ~~• All properties or a substantial combination thereof, must be assembled and included in one rezoning/development plan.~~
 - ~~• New development will utilize ground based monument signage with no outside storage.~~
 - ~~• Any new development will be subject to a minimum fifty (50') foot setback from Dallas Highway and a minimum 100-foot buffer to adjacent residential uses.~~
 - ~~• Inter parcel access will be provided with ingress/egress via Lost Mountain Road.~~
 - ~~• Low rise office or limited retail commercial only.~~
- (proposed amendment 2022 5-Year update)*

NAC-P22 ~~In accordance with the action of the Board of Commissioners on January 17, 2017, it is equally important that the NAC portion of the Mars Hill and Lost Mountain commercial node be constrained by Parcels 3 and 4 in Land Lot 82 of the 19th District to the west and Parcel 8 in Land Lot 82 of the 19th District to the south. Constraining the commercial area in this manner will help to preserve the residential nature of the surround community by limiting further commercial growth along the Dallas Highway corridor.~~

(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character

- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Dallas Highway Design Guidelines.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

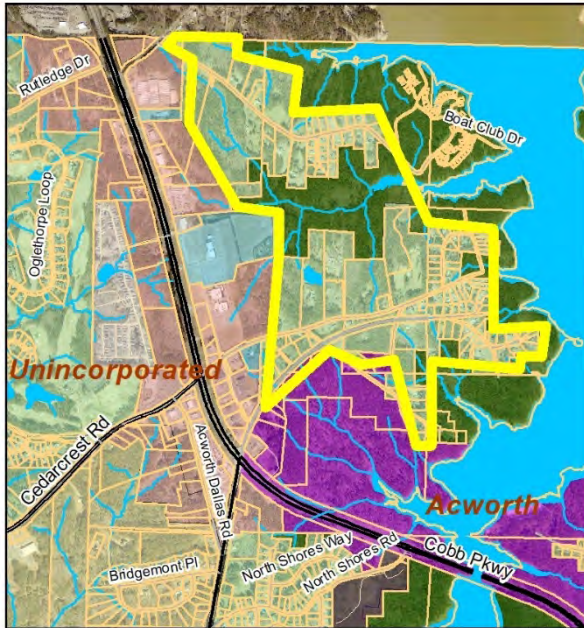
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

CP-1-3

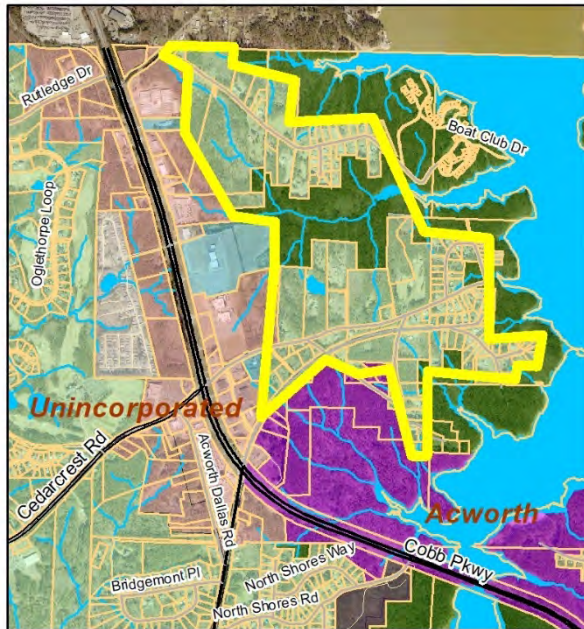
2040 Comprehensive Plan 5 Year Update



Current

Legend

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation



Proposed

Recommendation:
Add Small Area Policy Guideline that encourages the continuation of Rural Residential development due to environmental concerns and topographical impacts on sewer availability

CP-1-3

COMMISSIONER DISTRICT: 1

ACREAGE: ~360

PARCEL ID NUMBER: Multiple parcels (D 20/LL 2, 3, 35, 36, 41)

EXISTING FUTURE LAND USE: Rural Residential (RR)

PROPOSED FUTURE LAND USE: N/A

GENERAL LOCATION: East side of Cobb Parkway, south of the Bartow County border

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-3 is to establish a Small Area Policy Guideline to help preserve the rural nature and protect the area from environmental impacts.

Definitions:

The Rural Residential (RR) category is intended to provide for areas that are suitable for Cobb County's lowest density housing development. Such areas include those that are difficult to provide sewer service (furthest from major activity centers), public services, and transportation corridors, or those that have sensitive environmental features or scenic value. The RR category provides for development that ranges in density from zero (0) to one (1) unit per acre.

Planning History:

The subject property was part of the Northwest Land Vulnerability Study.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management, environmental impact and preservation of infrastructure capacity strategy.

East of Cobb Parkway and west of Lake Allatoona, situated behind the commercial node on the east side of Cobb Parkway, in northwest Cobb County, sits an area of residential uses that are considered Rural Residential on the Future Land Use Map. In the past, there has been development pressure with higher density single family homes. However, due the lack of sewer infrastructure and the terrain, which makes it difficult and expensive to provide the infrastructure, this area is limited in its development potential. Therefore, based on the desires of the community, the environmental concerns of overdevelopment, and the difficult terrain, the future land use for this area is to remain Rural Residential with a policy guideline that reiterates the importance of the unique situation and character of the area.

Proposed Small Area Policy Guideline:

RR-P5

Due to the potential environmental impact on Lake Allatoona that overdevelopment may cause and the difficult terrain for wastewater infrastructure within the Rural Residential area in north west Cobb County east of Cobb Parkway and west of Lake Allatoona, the Board of Commissioners strongly encourages single family residential development at a density no higher than what is recommended by Rural Residential.
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide safe, environmentally responsible water supply and wastewater treatment systems with ample sewer infrastructure that meet the demand of a growing population

2. Applicable Policies from the Comprehensive Plan:

- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide safe, dependable, environmentally responsible and economically feasible water and sewer management services

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Northwest Land Vulnerability Analysis.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

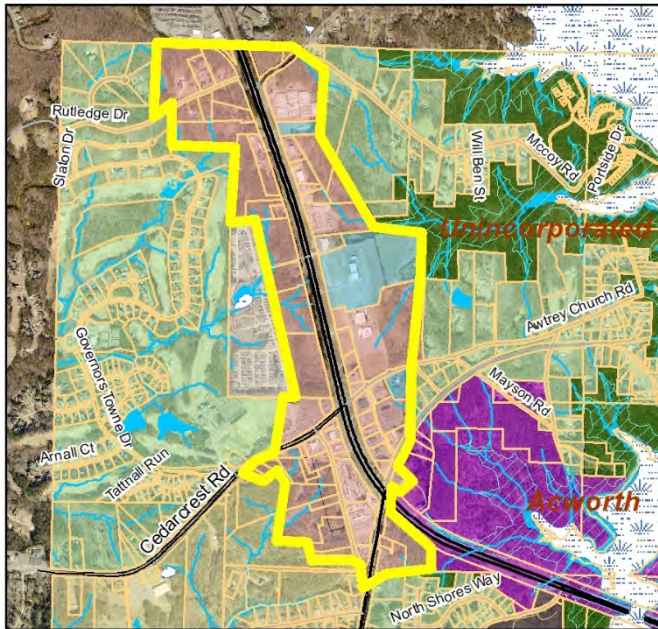
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The site is directly adjacent to the City of Acworth.

CP-1-4

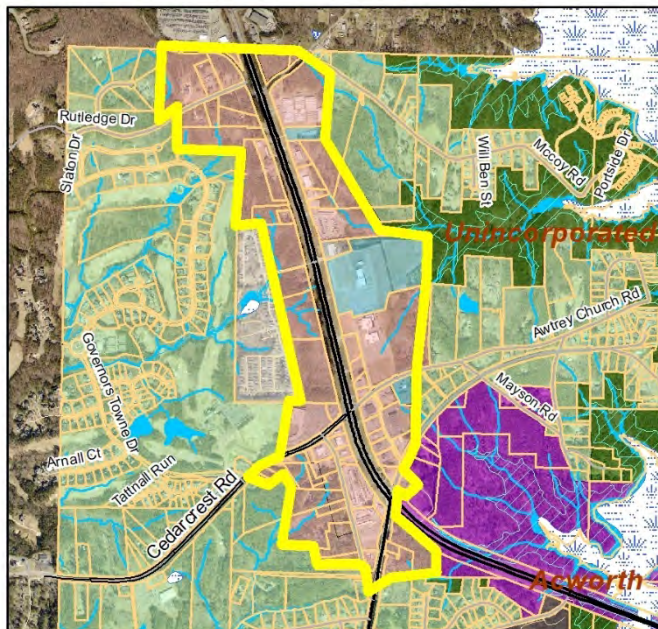
2040 Comprehensive Plan 5 Year Update



Legend

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation

Current



Proposed

Recommendation:

Add Small Area Policy Guideline that reaffirms and recommends that any new or redeveloped tract within the NAC follows the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement

CP-1-4

COMMISSIONER DISTRICT: 1

ACREAGE: ~374

PARCEL ID NUMBER: Multiple parcels (D 20/LL 1, 2, 36, 37, 40, 41)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) and Public/Institutional (PI)

PROPOSED FUTURE LAND USE: N/A

GENERAL LOCATION: East and west sides of Cobb Parkway, south of the Bartow County border

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-4 is to establish a Small Area Policy Guideline to help preserve the rural nature of the area and protect the area from environmental impacts.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

Planning History:

The subject property was part of the Northwest Land Vulnerability Study. Subsequently, several sites were amended to NAC with small area policy guidelines.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management and preservation of infrastructure capacity strategy.

Along Cobb Parkway between Highway 92 and the Bartow County line is a linear Neighborhood Activity Center (NAC) that provides commercial services to the people in northwest Cobb, northeast Paulding and southeast Bartow County. Some tracts within the NAC node have their own small area policies guiding future development and this proposed amendment does not impact those policies.

The subject NAC tract and associated parcels within is part of a larger area that is currently governed by an Intergovernmental Wastewater Treatment Agreement (IGA) with Paulding County. The subject tract is contained within the Pumpkinvine Basin which flows naturally to Paulding County's Pumpkinvine Treatment facility. According to the current (2022) IGA, wastewater flows are contractually limited to 550,000 gpd and are governed by Equivalent Residential Units (ERUs) for commercial properties.

In addition to the future land use change, to ensure infrastructure capacity limits are conserved, the following Small Area Policy Guideline is proposed.

Proposed Small Area Policy Guideline:

NAC-P55 Due to the topography and the limited wastewater infrastructure, within the Neighborhood Activity Center located along Cobb Parkway in north west Cobb between Highway 92 and the Bartow County line, any new development or redevelopment must follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement.
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements
- Provide safe, environmentally responsible water supply and wastewater treatment systems with ample sewer infrastructure that meet the demand of a growing population

2. Applicable Policies from the Comprehensive Plan:

- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Encourage walkable, nodal developments at strategic locations Provide sufficient opportunities for each future land use designation
- Focus on public health by encouraging the preservation of environmentally sensitive natural resources and open space
- Provide safe, dependable, environmentally responsible and economically feasible water and sewer management services

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Northwest Land Vulnerability Analysis.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would discourage "strip" development patterns.

5. Consistency with Revitalization Goals:

Not applicable

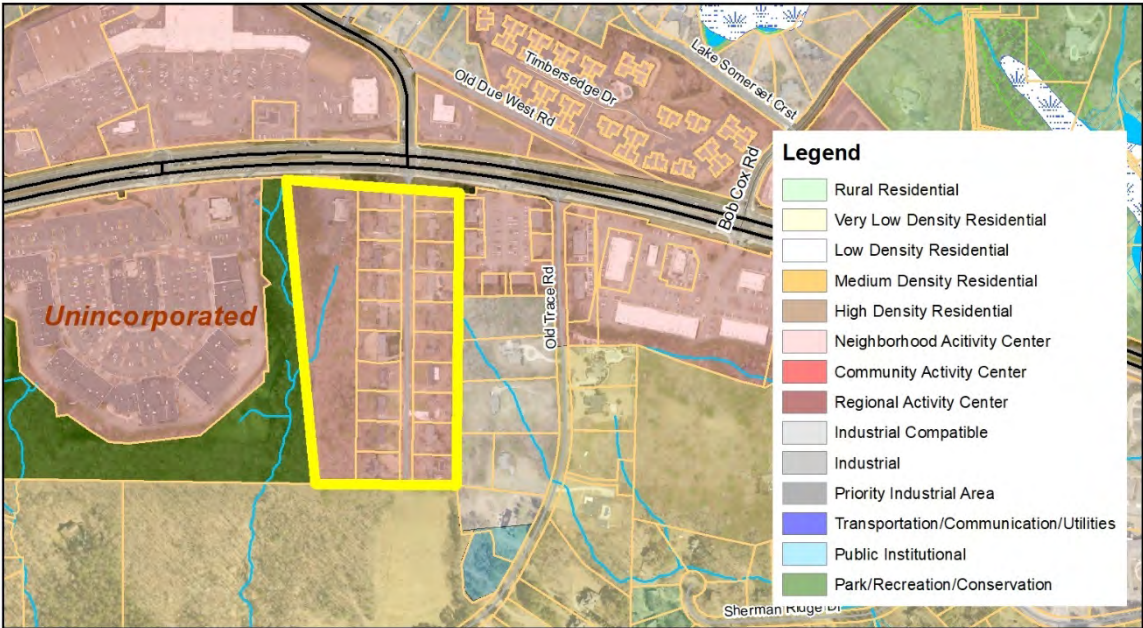
6. Environment Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

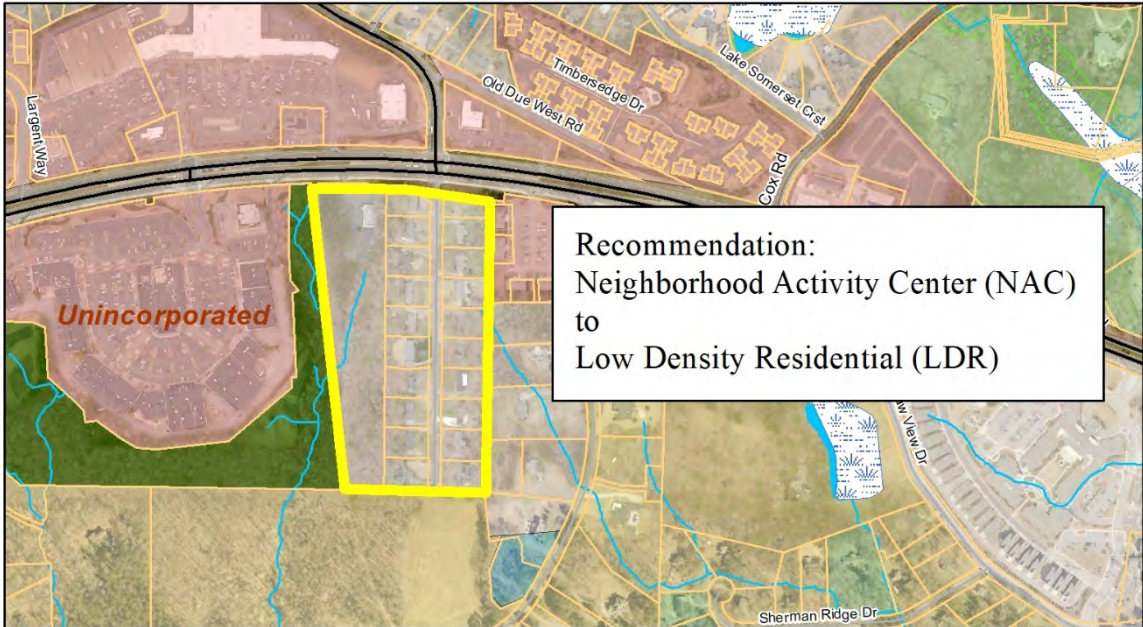
7. Adjacency to Cities:

The site is directly adjacent to the City of Acworth.

CP-1-5
2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-1-5

COMMISSIONER DISTRICT: 1

ACREAGE: ~16.9

PARCEL ID NUMBER: 20033300170, 20033300250, 20033300260, 20033300270, 20033300280, 20033300290, 20033300300, 20033300310, 20033300320, 20033300330, 20033300340, 20033300350, 20033300360, 20033300370, 20033300380, 20033300390, 20033300400, 20033300410, 20033300420, 20033300430, 20033300440 (D 20/LL 333)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: South side of Dallas Highway, west and east sides of Westhaven Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-5 is to provide for a more suitable future land use category due to existing and changing conditions.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan.

Westhaven Drive has long been a residential neighborhood sandwiched between commercial uses. However, except for the first four (4) lots on the east side of Westhaven Drive, it has been buffered well from the intensity of the adjacent uses. The use to the west is an intense commercial retail use. However,

there is a 160' swath of PRC that mitigates the impact to this large retail establishment. South of the subject tract is Very Low Density Residential (VLDR) and to the east is Low Density Residential (LDR) with the Neighborhood Activity Center (NAC) node fronting Dallas Highway.

Based on the existing and changing conditions in the area and the desires of the community to keep this small neighborhood residential, the proposal is to change this NAC to LDR.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Dallas Highway Design Guidelines.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

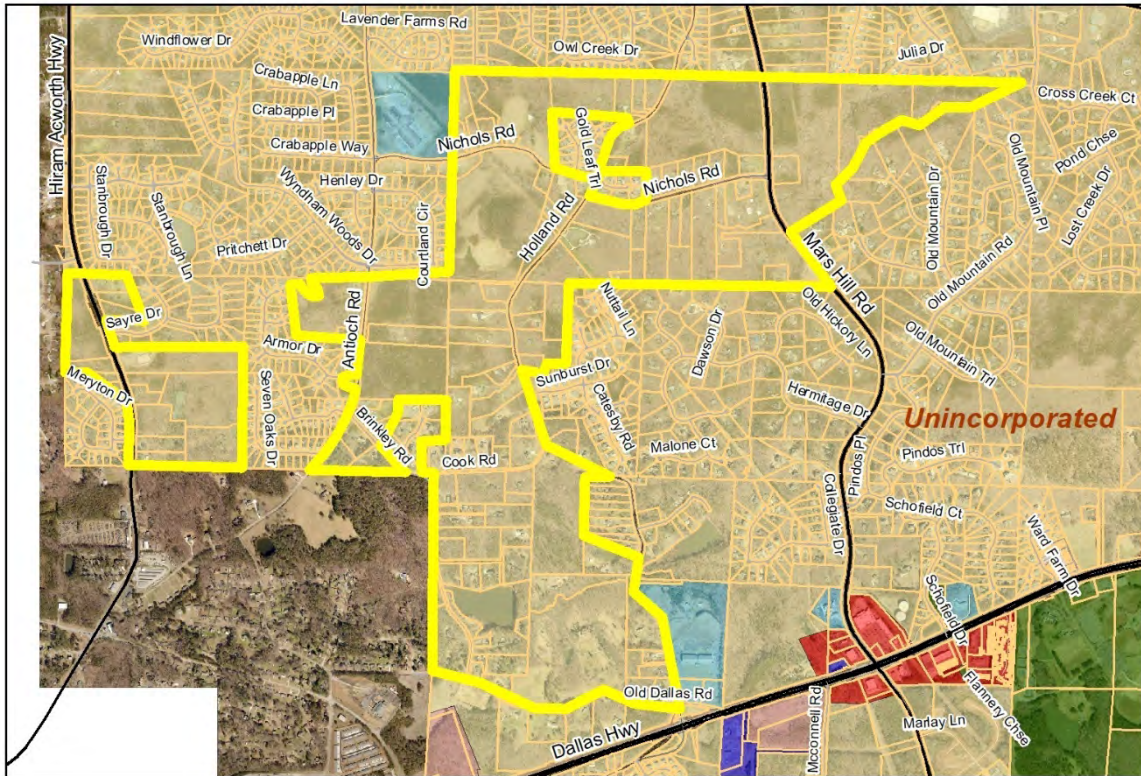
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

CP-1-6

2040 Comprehensive Plan 5 Year Update



Recommendation:
Add Small Area Policy Guideline:

- Recommending limiting densities due to the terrain, the complexities of acquiring multiple easements, and limited wastewater infrastructure

Legend

- Policy Guideline Area
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation

CP-1-6

COMMISSIONER DISTRICT: 1

ACREAGE: ~800

PARCEL ID NUMBER: Multiple parcels (D 20/LL 307, 308, 309, 340, 341, 342; D 19/LL 5, 6, 69, 70, 79, 80, 81)

EXISTING FUTURE LAND USE: Very Low Density Residential (VLDR)

PROPOSED FUTURE LAND USE: N/A

GENERAL LOCATION: North side of Dallas Highway, west and east sides of Mars Hill Road and east of Hiram Acworth Highway

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-6 is to establish a Small Area Policy Guideline to help preserve the rural nature and protect the area from environmental impacts.

Definitions:

The purpose of the Very Low Density Residential category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management and preservation of infrastructure capacity strategy.

North of Dallas Highway, between Mars Hill Road and the Paulding County line, are several larger tracts of land that have not yet been developed. This is likely due to lack of sewer and the difficult terrain of the area. Most of the tracts are larger than their surrounding counterparts which could potentially make acquiring easements difficult and expensive. The current future land use is Very Low Density Residential (VLDR) and this proposal does not change the land use pattern of this area.

The main purpose of the following Small Area Policy Guideline is to reiterate the importance of the very low density residential character of the area and to ensure that character remains in place based on the desires of the community and the infrastructure limitations due to the terrain.

Proposed Small Area Policy Guideline:

VLDR-P5 Due to the complexities of acquiring multiple easements and limited wastewater infrastructure within the boundary highlighted within Figure XX, the Board of Commissioners strongly encourages densities no higher than what is recommended by VLDR category.
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plan and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

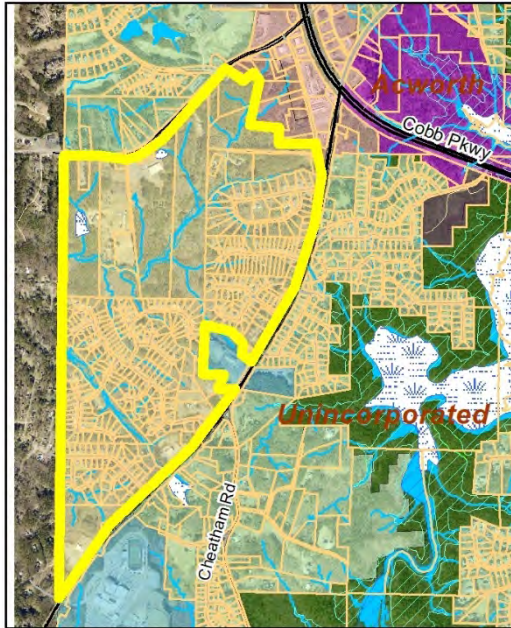
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

CP-1-7

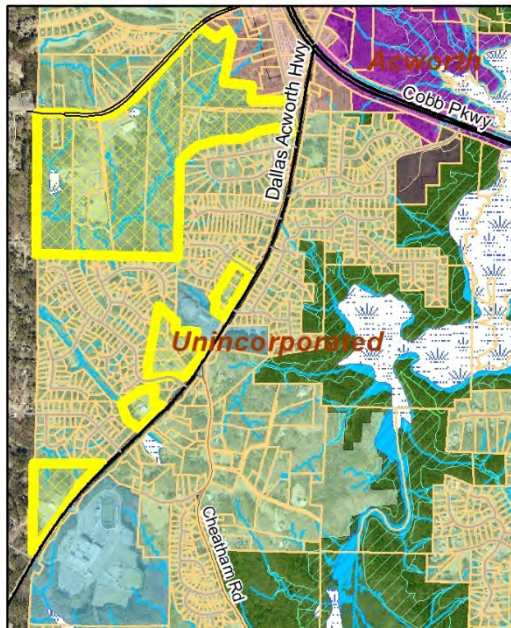
2040 Comprehensive Plan 5 Year Update



Current

Legend

- Rural Residential (RR)
- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Neighborhood Activity Center (NAC)
- Community Activity Center (CAC)
- Regional Activity Center (RAC)
- Industrial Compatible (IC)
- Industrial (IND)
- Priority Industrial Area (PIA)
- Transportation/Communication/Utilities (TCU)
- Public Institutional (PI)
- Park/Recreation/Conservation (PRC)



Proposed

Recommendation:

Very Low Density Residential (VLDR)
to
Rural Residential (RR)

Add Small Area Policy Guideline:

-Reaffirms and Recommends that any new or redevelopment within the RR follows the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement due to the complexities of the topography and limited wastewater infrastructure in the area.

CP-1-7

COMMISSIONER DISTRICT: 1

ACREAGE: ~573

PARCEL ID NUMBER: Multiple parcels (D 20/LL 39, 40, 75, 76, 77, 78, 114)

EXISTING FUTURE LAND USE: Very Low Density Residential (VLDR)

PROPOSED FUTURE LAND USE: Rural Residential (RR)

GENERAL LOCATION: Southwest side of Cobb Parkway, between Cedarcrest Road and Dallas Acworth Highway

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-7 is to establish a Small Area Policy Guideline to help preserve the rural nature and protect the area from environmental impacts.

Definitions:

The purpose of the Very Low Density Residential category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero to two (2) dwelling units per acre.

The Rural Residential (RR) category is intended to provide for areas that are suitable for Cobb County's lowest density housing development. Such areas include those that are difficult to provide sewer service (furthest from major activity centers), public services, and transportation corridors, or those that have particular sensitive environmental features or scenic value. The RR category provides for development that ranges in density from zero (0) to one (1) unit per acre.

Planning History:

The subject property was part of the Northwest Land Vulnerability Study. Subsequently the site was amended from RR to VLDR (CP-1-5) as part of the 2015 Comprehensive Plan Amendments.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management and preservation of infrastructure capacity strategy.

Between Cedarcrest Road and State Route 92, the proposed change from Very Low Density Residential (VLDR) to Rural Residential (RR) would accommodate residential growth for the area and at the same time, help to maintain sewer capacity limits. The subject tract is part of a larger area that is currently

governed by an Intergovernmental Wastewater Treatment Agreement (IGA) with Paulding County. The subject tract is contained within the Pumpkinvine Basin which flows naturally to Paulding County's Pumpkinvine Treatment facility. According to the current (2022) IGA, wastewater flows are contractually limited to 550,000 gpd and are governed by Equivalent Residential Units (ERUs) for commercial properties.

In addition to the future land use change, to ensure infrastructure capacity limits are conserved the following Small Area Policy Guideline is proposed.

Proposed Small Area Policy Guidelines:

RR-P6 Due to the topography and the limited wastewater infrastructure within the Rural Residential Area west of Cobb Parkway north of Highway 92 and south of Cedarcrest Road, any new development or redevelopment must follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement if sewer infrastructure is required.
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Northwest Land Vulnerability Analysis.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

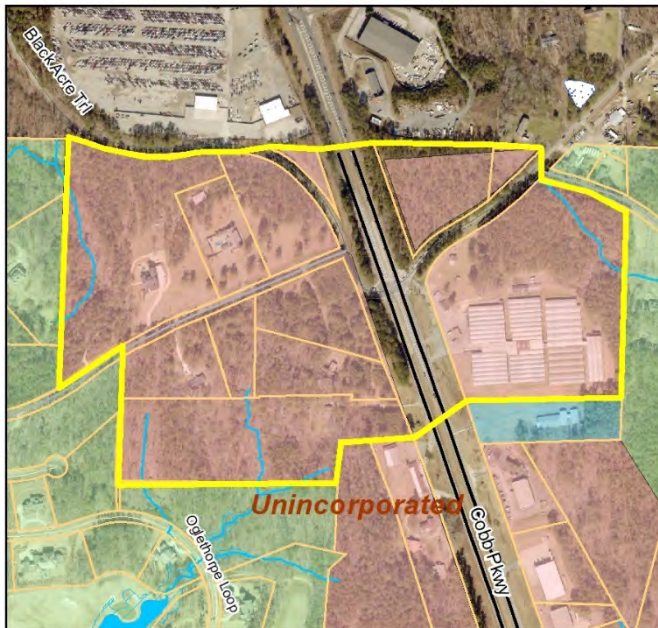
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

CP-1-8

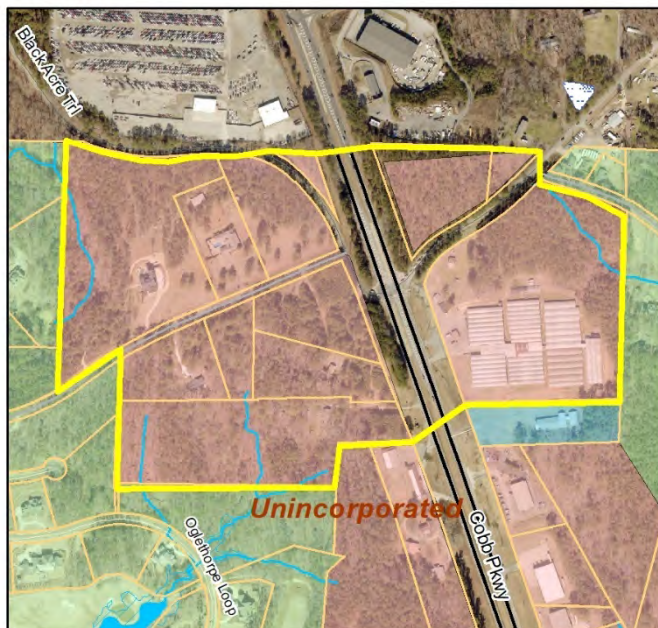
2040 Comprehensive Plan 5 Year Update



Legend

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation

Current



Recommendation:
Revise Small Area Policy Guideline to eliminate the consideration of hospitality uses due to interchange project no longer being proposed.

Proposed

CP-1-8

COMMISSIONER DISTRICT: 1

ACREAGE: ~ 74.5 acres

PARCEL ID NUMBER: Multiple parcels

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) w/ Small Area Policy Guideline

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) w/ Small Area Policy Guideline

GENERAL LOCATION: Highway 41 near the intersection of Third Army Road and Black Acre Trail

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-1-8 is to amend the Small Area Policy Guideline based in existing and changing conditions and the community's desires to refine future guidance on the tract.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Planning History:

The subject property was part of the Northwest Land Vulnerability Study and subsequently amended the Future Land Use Map (CP-1-1, 2015) to reflect the recommendations from the study. Specifically, the study identified this area as a possible commercial center with retail and office use, as well as potentially hospitality type uses, if a proposed I-75 and Third Army Road interchange was built.

ANALYSIS:

This amendment was brought forward during the community engagement phase of the 2022 5-Year update to the 2040 Comprehensive Plan as a growth management strategy.

The proposed Third Army Road/I-75 interchange and connector that was once going to connect Cobb Parkway to I-75 is no longer a proposed project. Because of the interchange no longer being a possibility, the consideration of hospitality type uses that is currently spelled out in the policy guideline is no longer valid. The following Small Area Policy Guideline is being proposed with the strikethrough portion of the policy being eliminated and the double underline portion of the policy being included.

Proposed Small Area Policy Guideline:

NAC-P44 In recognition of the existing and changing conditions influencing the area surrounding the intersection of Third Army Road and Cobb Parkway, the Board of Commissioners have

established a Neighborhood Activity Center (Figure A1-28). This NAC encourages retail and office uses. Any commercial use adjacent to Rutledge Drive within the NAC is encouraged to maintain a buffer to protect adjacent residential neighborhoods. ~~In addition, if a proposed I-75 and Third Army Road Interchange is built, this NAC area would consider hospitality type uses.~~ Additionally, because of the environmentally sensitive nature of this area and the proximity of Lake Allatoona, it will be important for the County to take careful stormwater runoff consideration of future uses, especially on the east side of Highway 41. The Neighborhood Activity Center area east of Highway 41 will be encouraged to utilize an environmental low impact development approach that may include wet ponds, bio-filtration ponds, vegetative swales, xeroscaping, bio-swales, rain gardens, re-irrigation ponds, rainwater harvesting and sedimentation/filtration ponds, in addition to the required standard stormwater management facilities. The Board of Commissioners will also encourage shared stormwater detention when possible.
(*proposed amendment 2022 5-Year update*)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Provide sufficient opportunities for each future land use designation
- Provide sufficient residential capacity to accommodate projected household growth

3. Consistency with existing Corridor Studies and Other Plans:

The property is within the boundaries of the Northwest Land Vulnerability Analysis.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

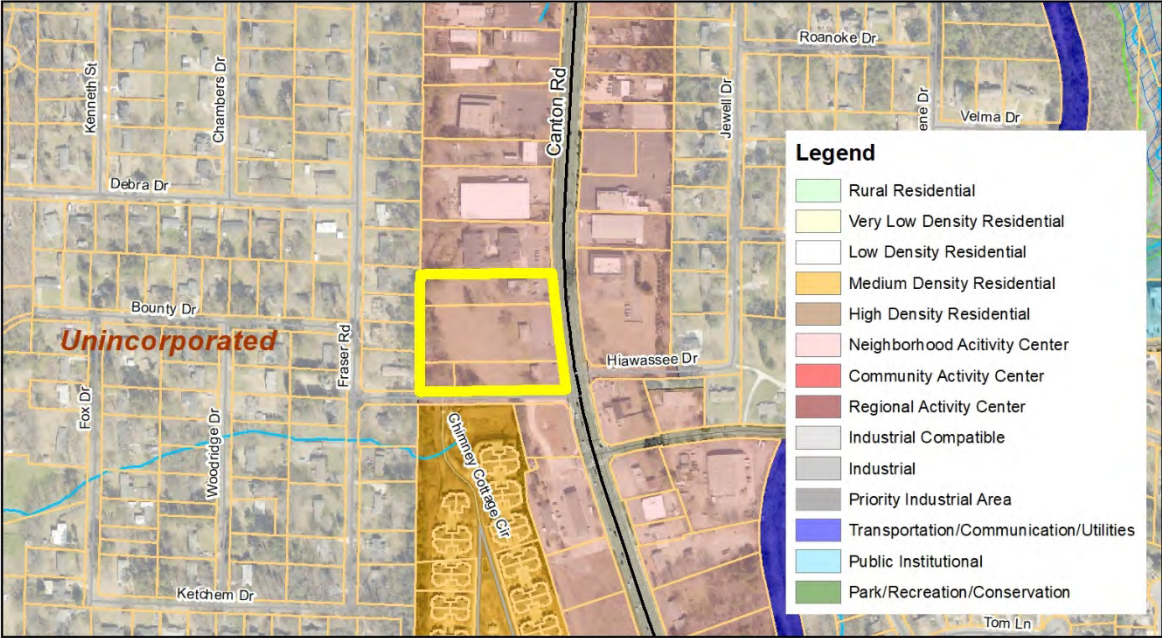
6. Environment Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

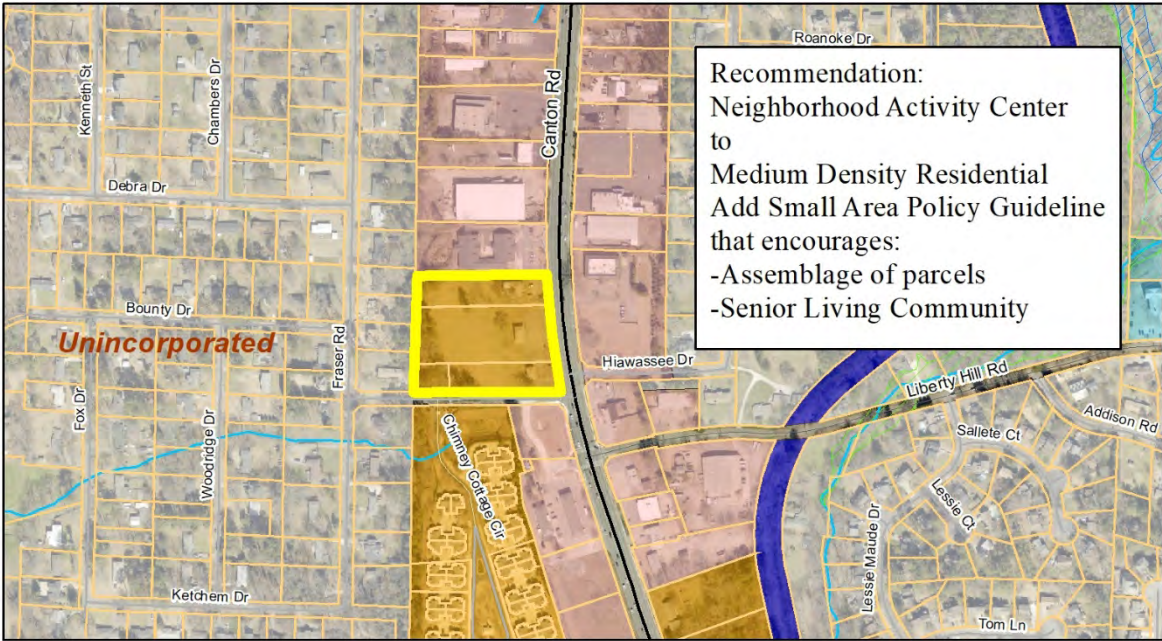
7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

CP-3-1
2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-3-1

COMMISSIONER DISTRICT: 3

ACREAGE: 4.7

PARCEL ID NUMBER: 16066000040, 16066000050, 16066000060, 16066000070 (D 16/LL 660)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: West side of Canton Road, north of Westerly Way

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-3-1 is to establish a future land use and small area policy guideline to encourage assemblage of parcels and promote senior living development.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

The subject tract includes four parcels situated on the west side of Canton Road, north of Westerly Way. The parcels consist of three abandoned or underutilized commercial uses on three different parcels zoned CRC and NRC.

Through the 5-Year update to the 2040 Comprehensive Plan, this tract was identified as a potential redevelopment opportunity under the MDR future land use classification for the purposes of a senior living community. By transitioning the tract to Medium Density Residential (MDR), a more nodal concept of development would be facilitated. In addition, encouraging senior living could complement existing senior communities in the area and accommodate future population growth in the senior age groups.

Proposed Small Area Policy Guideline:

MDR-P24 In order to help revitalize parts of Canton Road and to assist in creating a more of nodal type development pattern along Canton Road, the Board of Commissioners encourage an assemblage of parcels and recommend a senior living community at the north west corner of Canton Road and Westerly Way
(proposed amendment 2022 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements

2. Applicable Policies from the Comprehensive Plan:

- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- Encourage residential uses in locations where necessary public facilities can be economically provided
- Encourage walkable, nodal developments at strategic locations
- Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways
- Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Canton Road Corridor Study. However, applicable action items have already been implemented.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns

5. Consistency with Revitalization Goals:

Not applicable

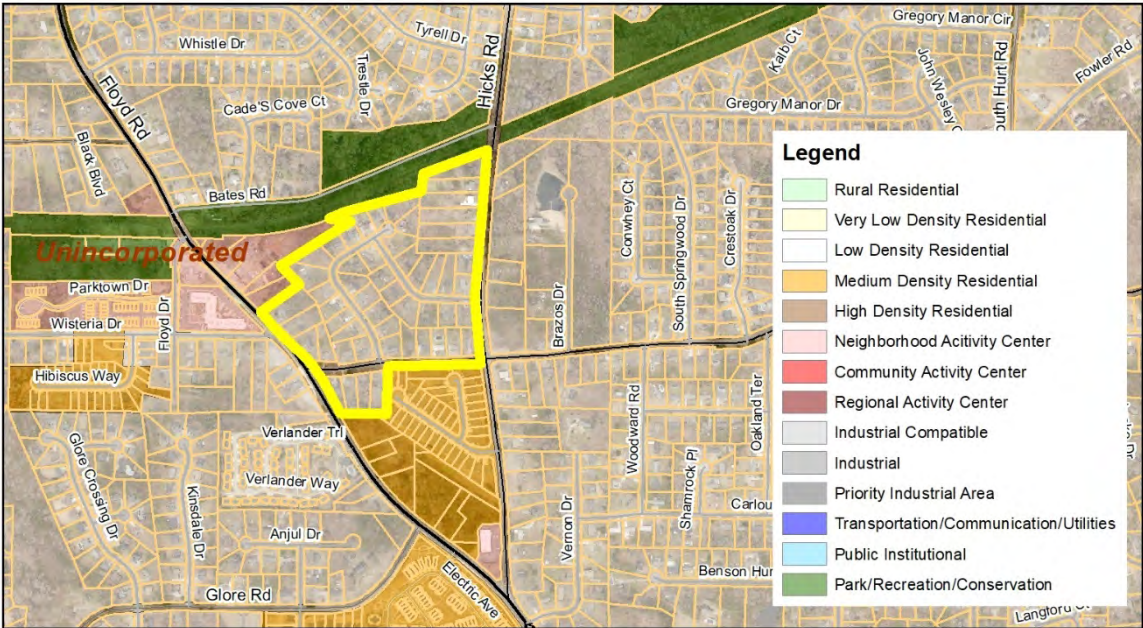
6. Environment Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

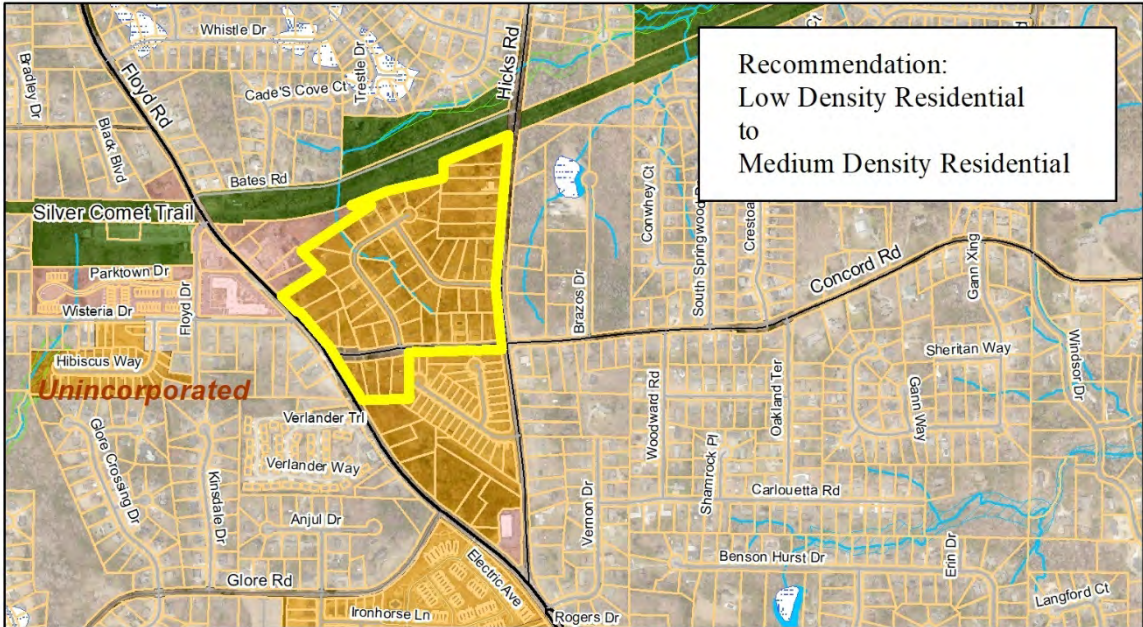
7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

CP-4-1
2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-4-1

COMMISSIONER DISTRICT: 4

ACREAGE: ~35 acres

PARCEL ID NUMBER: Multiple parcels (D 19/LL 999, 1000; D 17/LL 23)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: East of Floyd Road, west of Hicks Road, south of the Silver Comet Trail, and north of Concord Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-1 is to establish a future land use that is more in line with the desires of the area, to promote a more active lifestyle, and provide a transition from the Neighborhood Activity Center (NAC) at the crossing of the Silver Comet Trail at Floyd Road.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

The property has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

The subject tract includes multiple parcels situated south of the Silver Comet Trail between Hicks Road and Floyd Road, north of Concord Road.

The tract is made up of single-family homes zoned R-20. The Silver Comet Trail, which is Park/Recreation/Conservation (PRC) on the future land use map, is located to the north. Medium Density Residential (MDR) is situated to the south, Low Density Residential (LDR) to the east and Neighborhood Activity Center (NAC) to the northwest.

The subject tract is currently an established neighborhood with no immediate plans for redevelopment. However, due to the location of the tract, between an arterial roadway and a major collector roadway, as well as being adjacent to the Silver Comet Trail to the north and MDR to the south, the subject tract would be better suited for future growth to be within the MDR category. This type of future development promotes active living and transitional use.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements

2. Applicable Policies from the Comprehensive Plan:

- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- Encourage residential uses in locations where necessary public facilities can be economically provided
- Encourage walkable, nodal developments at strategic locations
- Focus on public health by promoting development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses
- Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plan and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

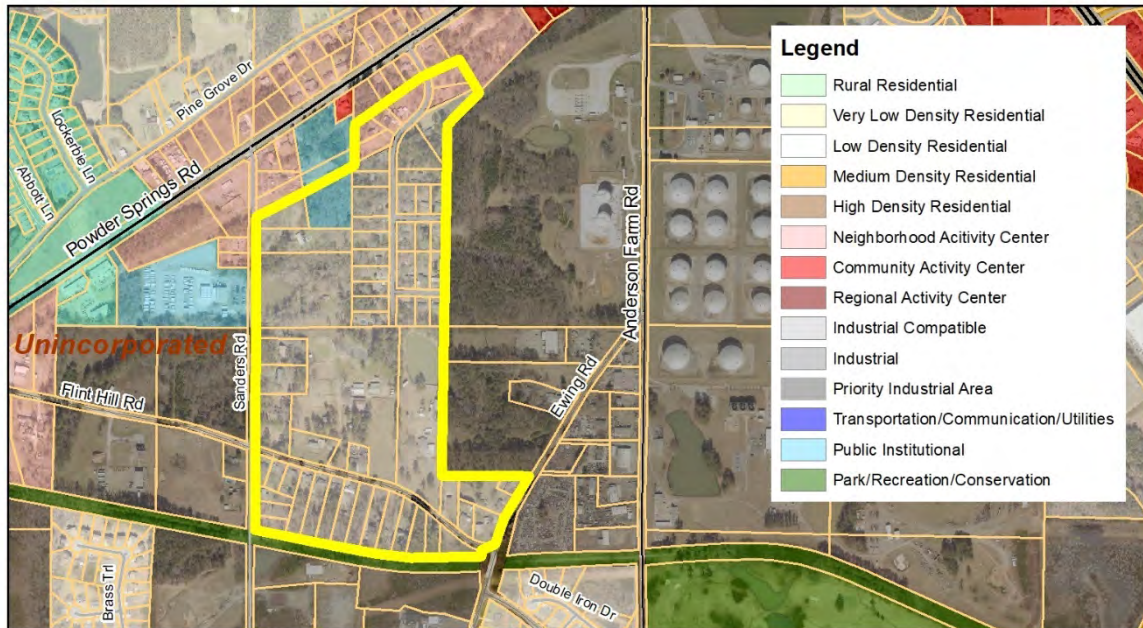
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

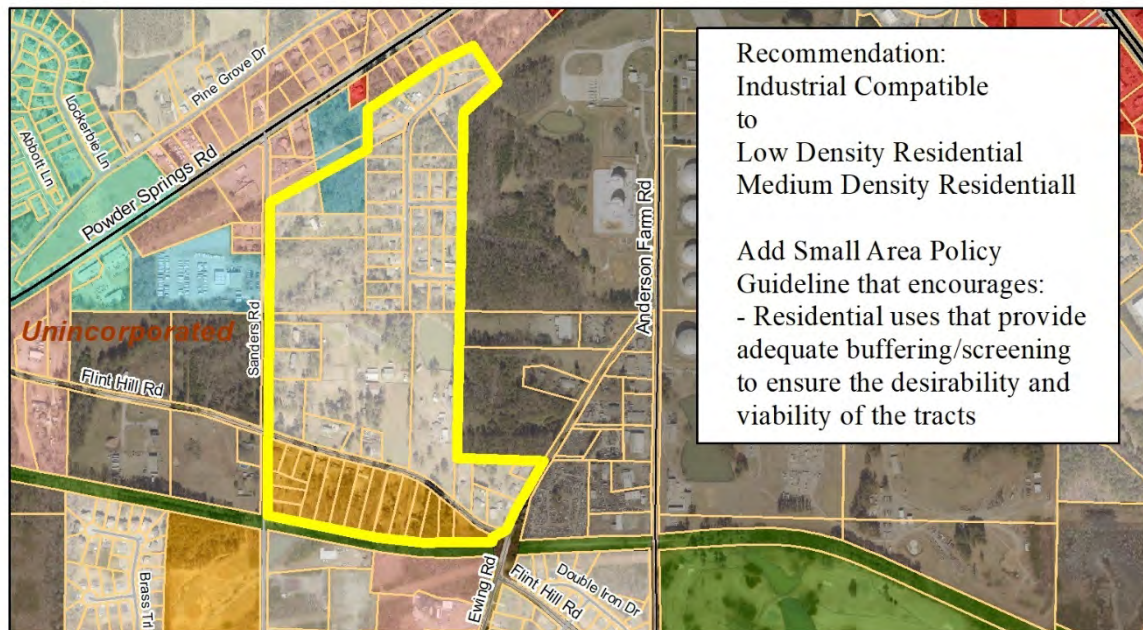
The property is not directly adjacent to any city boundaries.

CP-4-2

2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-4-2

COMMISSIONER DISTRICT: 4

ACREAGE: ~ 78 acres

PARCEL ID NUMBER: Multiple parcels (D 19/LL 865, 912, 913, 939)

EXISTING FUTURE LAND USE: Industrial Compatible (IC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR) and Medium Density Residential (MDR)

GENERAL LOCATION: East of Sanders Road, north of the Silver Comet Trail, west of Ewing Road, and South of Powder Springs Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-2 is to bring this area more in line with the future desire of the area with policy guidance to mitigate the impact from adjacent, more intense uses.

Definitions:

The purpose of the Industrial Compatible (IC) category is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

The purpose of the Medium Density Residential category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

Planning History:

1973 – 1983 Future Land Use map depicts subject site as Commercial

1983 – 1993 Future Land Use map depicts subject site as Office/Office Distribution

1992 – Present Future Land Use map depicts subject site as Industrial Compatible

ANALYSIS:

The subject tract includes multiple parcels located on the southeast side of Powder Springs Road, between Sanders Road and Ewing Road. This includes parcels located on the north and south sides of Flint Hill Road between Sanders Road and Ewing Road and parcels located along Cedar Drive in the northern part of tract.

Most of the tract is zoned GC with parcels south of Flint Hill zoned R-20. There is also one individual parcel zoned R-20 along Cedar Drive. The Future Land Use for the entire tract is Industrial Compatible.

The zoning surrounding the subject tract ranges from HI on the east side to NRC and GC on the west side across Sanders Road. The adjacent parcels to the north, which front Powder Springs Road, are zoned GC, CRC and R-20. The adjacent Future Land Uses include Priority Industrial Areas (PIA) to the east and west along Flint Hill Road, as well as Public/Institutional (PI) and Neighborhood Activity Center (NAC).

The subject tract is currently being used as single-family residential lots that range from a half acre to 13.5 acres. The adjacent uses provide a stark contrast to the residential homes, as a petroleum tank farm exists to the east. Commercial and residential uses are located to the north along Powder Springs Road and more industrial type uses are located to the west of the subject site. To the south across the Silver Comet Trail, which at one time provided rail access to this area, are more industrial type uses.

Based on the existing and changing conditions and character of the area, it is recommended to amend the future land use map to Low Density Residential (LDR) for the residential tracts north of Flint Hill Road and Medium Density Residential (MDR) to the residential tracts south of Flint Hill Road. The existing use is already residential. The density of the subject tract is less than one unit per acre. Any future development within the subject tract would be targeted for low density single-family residential homes north of Flint Hill Road and medium density single-family detached homes south of Flint Hill Road. A Small Area Policy Guideline that recommends buffering and screening is also proposed to ensure the desirability and viability of the residential area.

It should be noted, residential uses directly adjacent to heavy industrial uses is not an ideal transition of uses and would be against established goals and policies within the current Comprehensive Plan. In addition, previous comprehensive planning efforts going as far back as 1991 established this area as Industrial Compatible (IC) on the future land use map, specifically stating the IC is needed as a transition from the petroleum tank farm to the surrounding residential development.

Proposed Small Area Policy Guideline:

LDR-P19 Due to the existing residential uses and the proximity of industrial uses surrounding the LDR area north of Flint Hill Road, south of Powder Springs Road and west of Anderson Farm Road and Ewing Road, any new residential development will be encouraged to provide adequate buffering/screening to ensure the desirability and viability of the residential tracts.
(proposed amendment from 2040 Comprehensive Plan 5-Year update)

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights

- Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality

2. Applicable Policies from the Comprehensive Plan:

- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Promote infill development where appropriate and compatible with desirable future land use designations
- Support efforts to revitalize and/or redevelop struggling commercial and residential areas

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plan and therefore is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

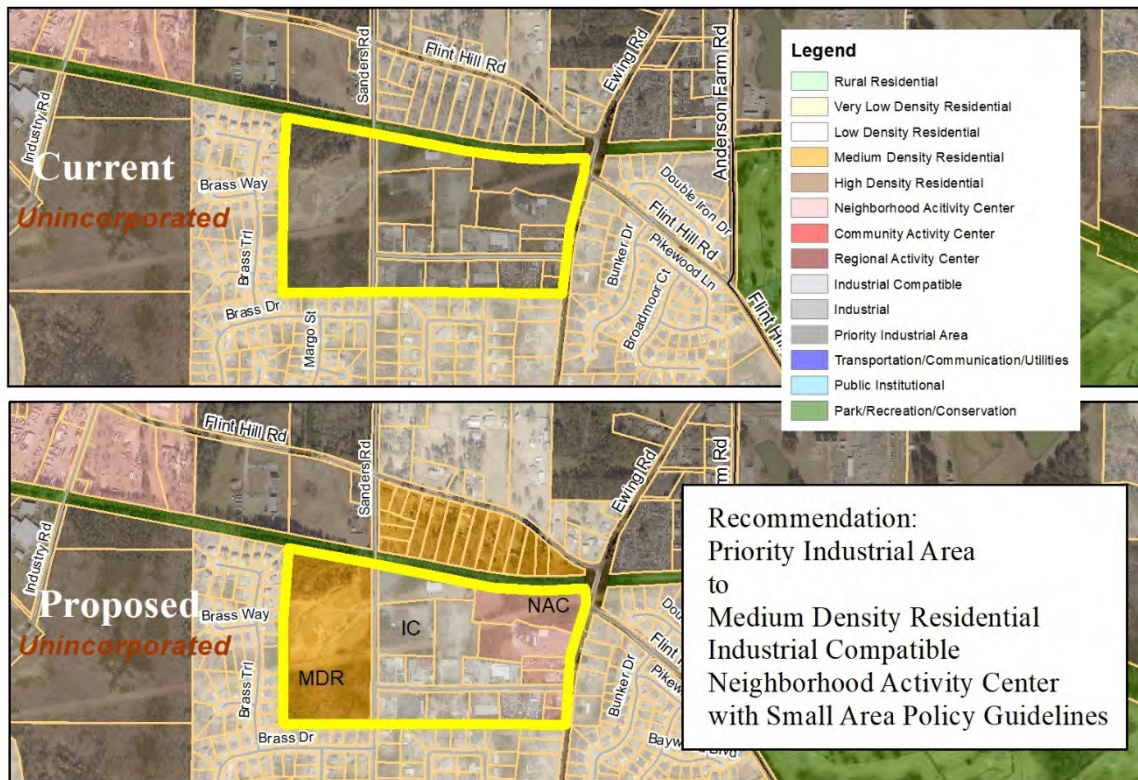
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The property is directly adjacent to the City of Powder Springs.

CP-4-3

2040 Comprehensive Plan 5 Year Update



Add Small Area Policy Guidelines that would include:

For MDR:

- Proximity to industrial use deed notifications
- Berm along Sanders Road

For IC:

- Transition industrial uses to industrial compatible uses that do not cause excessive odor, traffic, noise, or pollutants
- Landscaping along ROW to enhance visual appeal
- Additional buffering/screening along southern property line adjacent to residential neighborhoods

For NAC:

- Encourage office and neighborhood scale commercial uses that serve the need of the surrounding industrial uses and residents
- Limit outdoor storage
- Recommend using existing structures which may be retrofitted or renovated to fit the needs of the business
- Tract adjacent to the Silver Comet trail, may be a valid recreational use that provides pedestrian and bike access to the trail - NAC

CP-4-3

COMMISSIONER DISTRICT: 4

ACREAGE: 53.5

PARCEL ID NUMBER: 19093900070, 19093900120, 19093900050, 19093900090, 19093900040, 19093900170, 19093900130, 19093900200, 19093900150, 19093900210, 19094000010, 19093900020, 19093900060, 19093900140, 19093900030, 19093900080, 19093900100 (D 19/LL 939, 940)

EXISTING FUTURE LAND USE: Priority Industrial Area with Sub-Classifications of Industrial (PIA-ind), Priority Industrial Area with Sub-Classifications of Industrial Compatible (PIA-ic)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR), Industrial Compatible (IC) and Neighborhood Activity Center (NAC)

GENERAL LOCATION: Multiple parcels located south of the Silver Comet Trail, west and east of Sanders Road, and north and south of Angelette Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposed amendment is to seek alternative future uses and/or policies that provide a more compatible development scenario in the future, while protecting the industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

Definitions:

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important industrial and industrial Compatible land areas in unincorporated Cobb County.

The purpose of the Priority Industrial Area, Industrial (PIA-ind) sub-classification future land use category is to support heavy industrial and manufacturing uses.

The purpose of the Priority Industrial Area, Industrial Compatible (PIA-ic) sub-classification land use category is to support light industrial, office/warehouse and distribution uses.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

The purpose of the Industrial Compatible (IC) category is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Planning History:

There have been several planning studies and documents that have been created to help understand and lessen the impact between the incompatible uses that have evolved over the decades.

The 1990 Comprehensive Plan recommended Industrial (IND) and Industrial Compatible (IC) future land use for this area. At the time, many approved industrial sites in southwest Cobb were in floodplain or in areas adjacent to low-density residential homes, significantly limiting its capacity. However, the subject site and surrounding area was selected for industrial and industrial compatible use due to its good road and rail access at the time, as well as comparatively flat terrain. In addition, the Colonial tank farm, which was established in 1962, provided a basis for promoting more industrial uses in the area, specifically supporting the petroleum industry. Further, this area could accommodate industrial uses due the lesser adverse impacts from surrounding areas.

The 1996 Comprehensive Plan provided an assessment of existing conditions and needs report that recognized the potential conflict between the existing industrial uses and increasing low-density residential properties. To mitigate this conflict, the 1996 Comprehensive Plan Short Term Work Program, established an action item to prepare sub-area classifications for industrial compatible areas adjacent to the Powder Springs/Flint Hill Road/Ewing Road area.

In response to the 1996 Short Term Work Program, the Planning Division staff, along with Cobb County Economic Development, Cobb County Department of Transportation, and the City of Powder Springs staff, conducted a Powder Springs, Flint Hill, Ewing Road Sub-Area Classification Study in 1999. The study area encompassed the subject site, as well as, other properties adjacent to Powder Springs Road and East West Connector, including the Colonial tank farm. The study area totaled 37 land lots and 1500 acres.

The development recommendations from the study resulted in three general objectives. The objectives focused on appropriate transitional future uses between industrial facilities, neighborhoods and sensitive natural resources. Consideration was given to create a unified plan for the area, that guided development and redevelopment, paying close attention to access, signage, pedestrian connections, and landscaping. It also focused on protecting the Noses and Olley Creek watersheds during the process of expanded and commercial growth.

To link the objectives to implementable items, the study developed potential Future Land Use Map Amendments and Development Criteria. According to the study, there was no need to change the future land use classifications to a great extent. The logic was that Industrial Compatible uses can be made compatible with surrounding residential uses as the area develops. Further, heavy industrial areas were located toward the center of the area surrounded by IC for the most part. However, there were still some proposed changes that were ultimately adopted. Floodplain areas along Noses and Olley Creek and the Dogwood Country Club property were approved to change from IC to Park/Recreation/Conservation (PRC). These amendments would serve to provide for better protection of the Noses and Olley Creek watersheds, as well as promote the expansion of a potential pedestrian network from the Silver Comet Trail.

In order to encourage complimentary establishments of future businesses, development criteria were established. As the zoning of properties change through continued development of the area, the development criteria would be applied through staff recommendations and site plan review.

- Subdivisions were identified to be assembled for redevelopment prior to requesting a rezoning for IC type uses.
- Redevelopment of individual parcels was not recommended. If rezoning did occur on formerly residential lot, the subject business must use the existing structure. Further, all outside storage should be kept in the rear of the building and screened from adjacent homeowners.
- Access to Powder Springs Road should be limited in general. This is to foster assemblages that can take advantage of access from Anderson Farm Road, Ewing Road or Flint Hill Road.
- Sites zoned General Commercial are recommended for Industrial Compatible uses and should be considered during the process of rezoning. Specifically, uses that do not cause excessive odor, traffic, or noise that may affect the use and enjoyment of surrounding residential property owners are encouraged.

In 2009, the Cobb County Community Development Agency and Office of Economic Development completed the Industrial Land Inventory and Protection Policy study. The study was conducted using market research and industry specific criteria to determine an industrial site selection process. Each industrial area in Cobb County was analyzed based upon the criteria to get a better understanding and evaluation of our competitive advantage regionally in regard to industrial site selection. Some areas in the county exhibited characteristics more desirable to industrial development while some were more appropriate to continue as industrial or alternate use considerations. The study also provided Policies and an Action Plan to create a course of action necessary to protect and enhance industrial areas of Cobb County. The overall objective of the assessment was to improve Cobb's competitive position for Economic Development, which would diversify industrial sectors and create more employment opportunities.

The study identified three different policies, each containing action items to fulfil the objectives of the policies. Policies 1 and 2 focus on job growth, economic development and transportation. Policy 3, which relates to land use, focuses on the preservation of industrial uses and minimizing conflicts between industrial uses and non-industrial uses.

Policy 3 specifically states: Preserve and protect land primarily used for industrial purposes and minimize land use conflicts in Industrial and Industrial Compatible areas. Allow limited, but compatible, non-industrial uses in industrial areas that can provide retail and business services that primarily support industrial employees and businesses.

The objectives of Policy 3 include:

1. Preserve the overall industrial character of Industrial and Industrial Compatible areas;
2. Preserve the physical continuity of areas designated as Priority Industrial Areas;
3. Minimize conflicts between industrial and non-industrial users;
4. Prohibit new residential uses in and around Priority Industrial Areas;

5. Allow the provision of support services to employees and businesses in Industrial and Industrial Compatible areas to reduce the number of trips necessary along roadways;
6. Recognize the importance of the Chattahoochee River as a valuable economic, natural and recreational resource for the entire region. Coordinate industrial protection policies and implementation measures with the ongoing and future local and regional planning efforts that address the significance of the river and the region's industrial land supply;
7. Contribute to the maintenance and enhancement of Metropolitan Atlanta as a diverse environment that includes opportunities for housing, commercial services and industrial employment in relatively close proximity.

As an action item under Policy 3, staff was tasked with identifying Priority Industrial Areas and to amend the Comprehensive Plan and future land use map to encourage the protection of economically vital industrial areas.

In May 2012, as a response to the policies and action plan within the Industrial Land Inventory and Protection Policy study, Community Development established four Priority Industrial Areas (PIA). The purpose of the PIA was to help ensure that there remains an adequate supply of lands to accommodate a diverse job sector and provide for the needs of an active industrial market. To do so, staff provided an up-to-date understanding of the characteristics, practicality and deficiencies of industrial properties throughout Cobb County. These traits were based on abandoned sites, non-industrial land uses locating within, or near, existing or planned industrial areas, and expansion of residential uses within and at the periphery of industrial areas.

As a means to improve our competitive advantage with industrial users, as well as strengthening our industrial jobs bases by marketing and protecting industrial job producing areas, there were four PIA areas established. The amendment was SP-4 and the intent of the proposal was to add a new overlay category called Priority Industrial Areas (PIA) with sub-categories. The sub-categories are defined within the PIA and support the industrial uses in each of the districts.

As written in the 2040 Comprehensive Plan, the purpose of the PIA is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. Due to the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, this future use category was created to evaluate land use policy in greater detail as it relates to industrial areas. The overall intent of this policy is to not keep non-industrial uses from PIA areas, but to establish more stringent criteria for decision making when trying to alter the land use. The evaluation criteria include: Job Impacts, Tax Base Impacts, Viability, and Transition. The criteria are explained in full detail within the 2040 Comprehensive Plan's PIA Policy Guidelines and should be conducted by the applicant when the Planning Commission and the Board of Commissioners are considering a zoning change that is not compatible with the PIA.

ANALYSIS:

Intent:

The intent of the proposed amendment is to seek alternative future uses and/or policies that provide a more compatible development scenario in the future, while protecting the job producing industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

Existing Conditions:

The subject site is part of a much larger Industrial and Industrial Compatible area south of the intersection with Powder Springs Road and East West Connector. Industrial and Industrial Compatible uses, along with large tract home sites in this area, were the trend from which today's land use patterns are evolving. An influx of residential development in varying densities has created the necessity to continue to explore compatibility options in the area. Among the uses in the area are industrial sites mixed with single lot residential homes. More recently, in addition to more industrial uses, there has also been an increase in residential subdivisions being developed in and around the already existing industrial tracts, creating incompatibility. Commercial and recreational uses are in the vicinity as well.

The subject tract is approximately 53.5 acres with existing uses that are indicative of heavy and light industrial uses, such as manufacturing, materials storage, construction equipment storage, film equipment storage and automotive storage. The eastern boundary of the tract along Ewing Road includes residential homes fronting Ewing Road along with a butcher/packaging use that includes wholesale and retail uses. In the northeast corner of the subject site, is a five-acre tract of undeveloped land fronting Ewing Road and adjacent to the Silver Comet Trail. The largest parcel within the subject area is a 16.4-acre tract of land that is undeveloped with environmental constraints (streams and wetlands). The entire subject site contains an underground gas line easement that traverses across the area in an east-west direction, along with the before mentioned, streams and wetlands near the western portion of the amendment area.

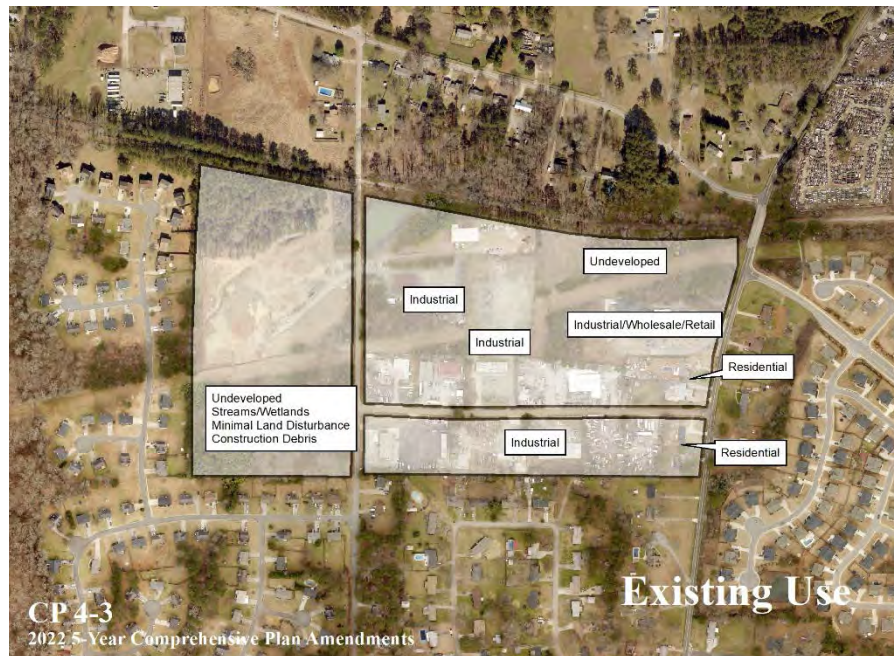
The Future Land Use for the site is currently PIA with sub-classifications of industrial for the property on the west side of Sanders Road and industrial compatible for the balance of the subject tract. The site is surrounded by Low Density Residential (LDR) to the east, west and south with PRC (Silver Comet Trail) bordering the north boundary of the amendment area. Overall, the tract is on the periphery of a larger industrial use complex that contains a mix of PIA, Industrial Compatible and Neighborhood Activity Center (NAC) future uses.

Except for the two residential lots along Ewing Road, south of Angelette Drive, the entire site is zoned Heavy Industrial (HI). The subject site is practically surrounded by residential zones of R-20 and R-15 to the east, south and west. North of the subject site is also zoned R-20 with the Silver Comet Trail bisecting the two zones.

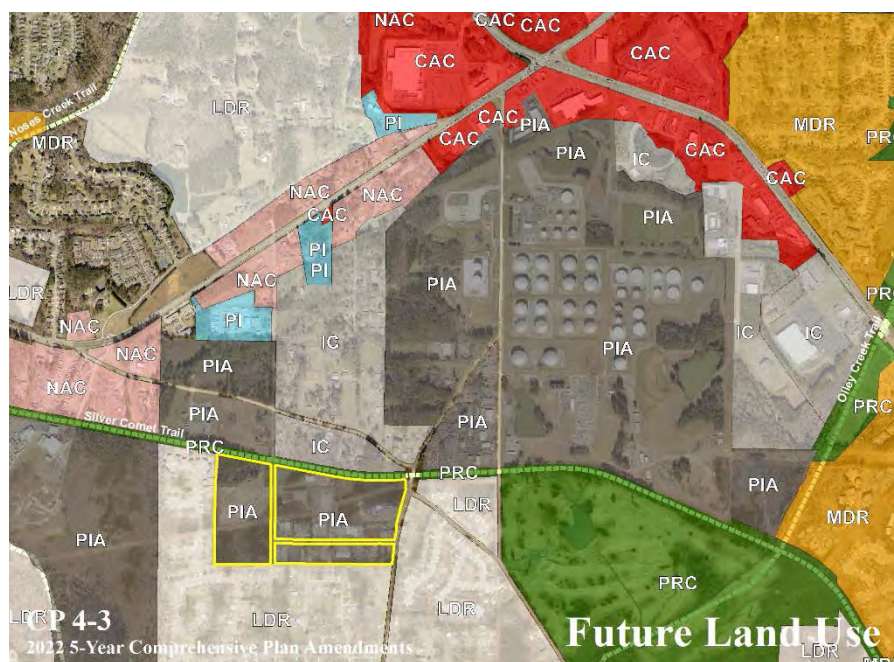
The residential subdivision to the south of the subject site, known as Chestnut Grove, is an older neighborhood that directly abuts the southern boundary of the PIA area. There appears to be very little buffer between the industrial activity and the residential homes. However, at least one industrial site has provided significant effort to landscaping their entire property to provide a more visually appealing use and to help mitigate the impact to the adjacent residential homes.

The residential neighborhood to the west of the subject site, known as Harcourt Manor, is adjacent to the 16.4-acre undeveloped industrial tract that has complete frontage along the west side of Sanders Road. The tract is zoned Heavy Industrial (HI) with a small portion of the property being used to store construction debris. Over the years, the industrial property remained undeveloped while residential development surrounded the property to the south and west. Due to the environmental constraints, the pipeline easement, and substantial buffering that would likely be required, the industrial development of this site would be limited.

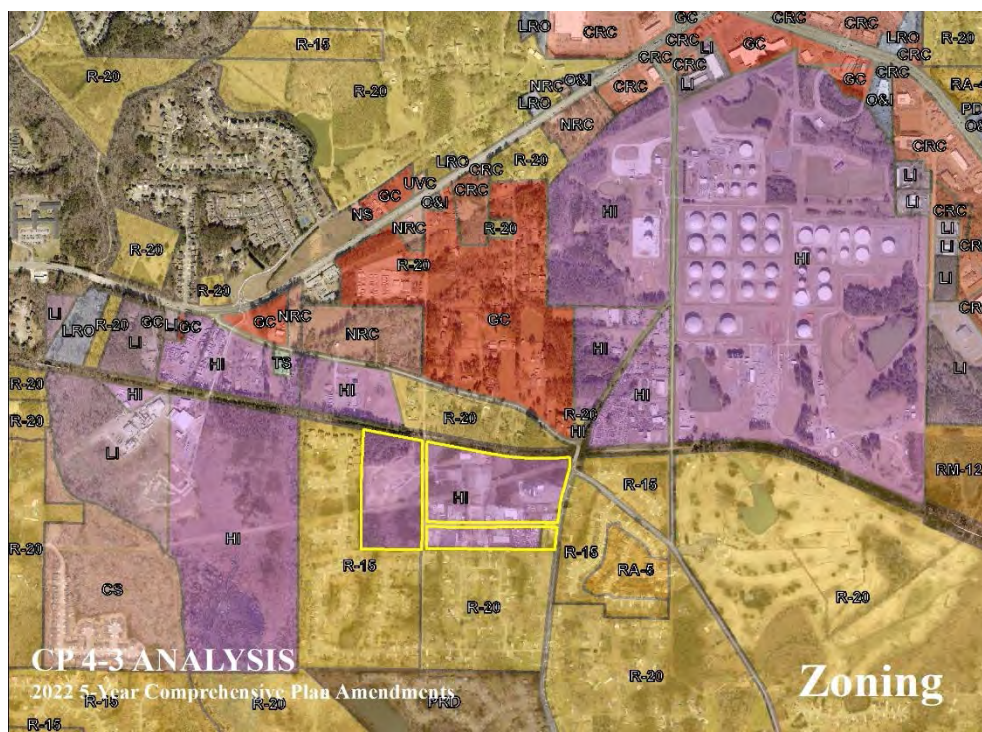
Along the east side of the subject tract are four residential lots within the PIA. Two of the lots north of Angelette Drive are zoned HI despite being used as residential. The two lots south of Angelette Drive are zoned R-20. All four lots have access to Ewing Road with industrial uses adjacent to the rear of the lots. The most northern residential lot is also adjacent to the butcher/packaging use located to its north. Along with the residential uses and the wholesale butcher shop, there is also an undeveloped tract in the northeast corner of the subject area that has access to Ewing Road and is directly adjacent to the Silver Comet Trail.



Map 1



Map 2



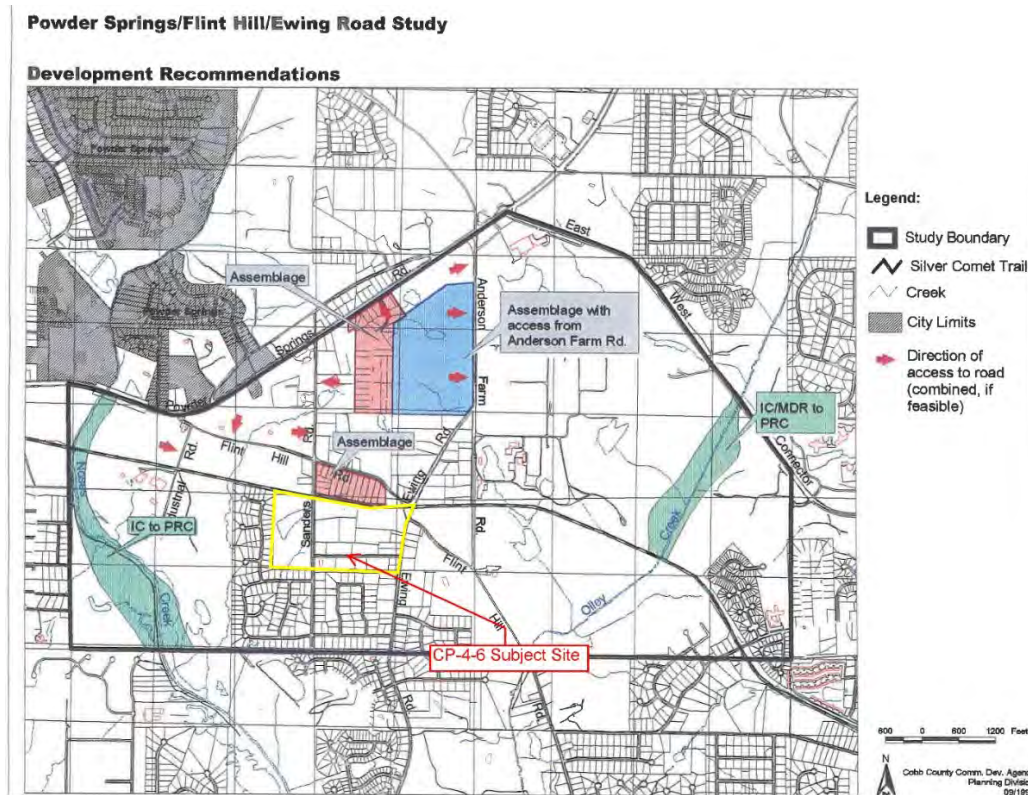
Current Policies

There are several policies that are currently in place on the subject site and within the vicinity that need to be considered. The following policies pertain to the subject site.

- **Priority Industrial Area**
Evaluation and data analysis per PIA policy guidelines criteria will be needed to be made prior to converting area to non-compatible uses.
- **Priority Industrial Area-Industrial Compatible**
Industrial compatible subcategories can support light industrial, office/warehouse and distribution uses.
- **Priority Industrial Area-Industrial**
Industrial subcategories can support heavy industrial and manufacturing uses.

The following policies pertain to tracts in the vicinity of the subject area. A map from the 1999 study has been provided to better understand the location of the policy areas in relation to the subject site.

- As indicated on Map 5 below, the property shall be assembled for redevelopment prior to request for rezoning for IC types of use. Assemblage of surrounding parcels is encouraged.
- As redevelopment of individual parcels is not recommended, if rezoning does occur on a formerly residential lot, the subject business must use the existing structure(s). Further all outside storage should be kept in the rear of building and screened from adjacent homeowners.
- Sites currently zoned General Commercial (GC) are recommended for Industrial Compatible uses and should be considered for such uses during any process of rezoning. Uses that do not cause excessive odor, traffic or noise that may affect the use and enjoyment of surrounding residential property owners are encouraged.
- As redevelopment occurs, work with local businesses/industrial parks to have them enhance image signs.
- Upgrade properties through a uniform signage or façade program.
- Encourage uses, such as light manufacturing of medical equipment or electronic components or phone apparatus
- Landscape right-of-way or key areas to create visual appeal.
- Creation of pedestrian walkways and bike paths to tie into the study area via the Silver Comet Trail
- Encourage traffic intensive uses along major roadways at the perimeter of the industrial area, and less traffic intensive uses along roads located in the interior of the industrial area.



Map 5

Proposed Amendment

Given the history of the area, the policies that currently guide development of the subject tract and surrounding areas, the existing uses and individual property rights, the following proposal aims to offer alternative future uses and/or policies that provide a more compatible development scenario in the future, while protecting the industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

To arrange the proposal in an organized fashion, the amendment is broken into three sectors: Residential, Industrial, and Commercial sectors.

Residential Sector:

The residential sector is made up of the 16.4-acre tract of mostly undeveloped land that stretches along the west side of Sanders Road. Due to the property being partially undeveloped, the environmental constraints on the property and the residential subdivision that wraps around the south and west side of the tract, the proposal would be to exclude this large acre tract from the PIA and convert the Industrial Compatible sub-category use to Medium Density Residential (MDR). Further, add a text amendment that would recommend all lots to include documentation in their property deed noting their close proximity to a heavy industrial area that may at times have loud noises, noxious odors and sounds. The text amendment also suggests requiring a berm along the property line adjacent to Sanders Road, where appropriate.

Proposed Small Area Policy Guideline:

MDR-P25 In an effort to encourage compatibility between conflicting land uses, the 16.4-acre tract of land along the west side of Sanders Road, known as the residential sector in Figure XX, directly south of the Silver Comet Trail, is encouraged to be developed at the MDR scale. It is recommended that all lots include documentation in their property deed noting their close proximity to an industrial area and that a heavily landscaped berm be constructed along the eastern property line of the tract adjacent to Sanders Road, where appropriate, to help shield future homeowners from the adjacent industrial uses to the east. *(proposed amendment 2022 5-Year update)*

Industrial Sector:

The industrial sector is made up of the properties located in the center of the overall proposed area. The parcels within the industrial sector are currently being used for a variety of industrial purposes. The proposal for the industrial sector would be to remove the PIA designation and convert to the Industrial Compatible future land use classification. This provides support for non-manufacturing future industrial uses. It is also consistent with one of the policy initiatives from the 1999 study that recommended locating heavy industrial uses toward the center of the industrial district surrounded by Industrial Compatible uses at the perimeter. In addition, a small area policy guideline provides further guidance encouraging future industrial uses that do not cause excessive odor, traffic, noise or pollutants with application through the rezoning process. Also, the policy recommends limiting structures to two stories, and upon rezoning or redevelopment of site, include additional and enhanced buffering and/or screening on any redevelopment of the industrial properties along the south side of the PIA area adjacent to residential.

Proposed Small Area Policy Guideline:

PIA-P7 In an effort to encourage compatibility between conflicting land uses and support job producing uses, the industrial sector, as identified in Figure XX, is encouraged to develop with industrial compatible uses. This policy, through rezoning efforts, encourages non-manufacturing uses that do not cause excessive odor, traffic, noise or pollutants. In addition, it is recommended that any new structures be limited to two stories and landscaping along right-of-way to enhance the visual appeal of the area. It is also important that during any rezoning or redevelopment of sites along the southern border of the sector, owners should provide additional and enhanced buffering and/or screening along the property line adjacent to the residential neighborhoods to the south. *(proposed amendment 2022 5-Year update)*

Commercial Sector:

The proposed commercial sector is comprised of the eastern 2/3 of the subject site and includes all parcels with frontage and access to Ewing Road. The proposed land use amendment is to remove the PIA and convert the sector to a Neighborhood Activity Center (NAC). This change can still meet the intent of the PIA by protecting and supporting the industrial uses but also provides a commercial type transition from the heavy industrial uses on the west side to the residential uses to the east. The NAC may support small retail type uses that serve the needs of the surrounding industrial users. Such potential uses would be similar to the food processing/packing use that currently sits within the site. Other potential uses could be contract offices and other administrative businesses tied to the industrial uses.

A small area policy guideline is proposed to recommend that if the two residential lots on the north side of Angelette Drive and the two residential lots on the south side of Angelette Drive were redeveloped as industrial supportive uses, that the subject businesses is encouraged to use the existing structures. The

structures would be allowed to be retrofitted or renovated to accommodate the needs of the new business but not demolished and rebuilt for a more substantial industrial structure. The text amendment also includes limited outside storage to the rear of the building and screened from adjacent homeowners.

For the undeveloped lot within the northern area of the commercial sector adjacent to the Silver Comet Trail, the policy guidance would be valid outside of the existing structure recommendations, since there are no structures currently on the property. However, due to the parcels proximity to the Silver Comet Trail, the intersection of Ewing Road and Flint Hill Road and the pedestrian and bike paths policy initiative from the 1999 study, another potential use for this site could be recreational use (private or public) that provides access to the Silver Comet Trail. The primary constraint for the site is a gas line easement that traverses across the entire parcel.

Proposed Small Area Policy Guideline:

PIA-P8 In an effort to encourage compatibility between conflicting land uses and to support job producing uses, the commercial sector, as identified in Figure XX, is encouraged to transition from PIA industrial uses to Neighborhood Activity Center uses. This policy, through rezoning efforts, encourages commercial and office type uses that serve the needs of the surrounding industrial users. If redevelopment occurs on a formerly residential lot, the subject business would be encouraged to use the existing structure. To accommodate the new business, the structure may be retrofitted or renovated to fit the needs of the business. Outside storage should be limited to the rear of the property/building and screened from roadway and adjacent homes. For the tract that is directly adjacent to the Silver Comet Trail, another valid use may be a recreational use that provides pedestrian and bike access to the Silver Comet Trail.
(proposed amendment 2022 5-Year update)



Map 6

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality
- Promote the retention, expansion and creation of businesses and tourism/entertainment options in order to provide job opportunities and improved quality of life for a growing diverse community

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- Ensure that non-residential sites are designed with adequate buffering, parking and open space
- Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites
- Support and regularly evaluate new and existing small area plans, corridor studies, design guidelines and other appropriate strategies
- Enhance underperforming corridors or redevelopment sites
- Encourage and support environmentally clean industries

3. Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of Powder Springs/Ewing Road/Flint Hill Road Land Use Study and is consistent with the objectives and policies of the study.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would provide essential uses to fit the community needs.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

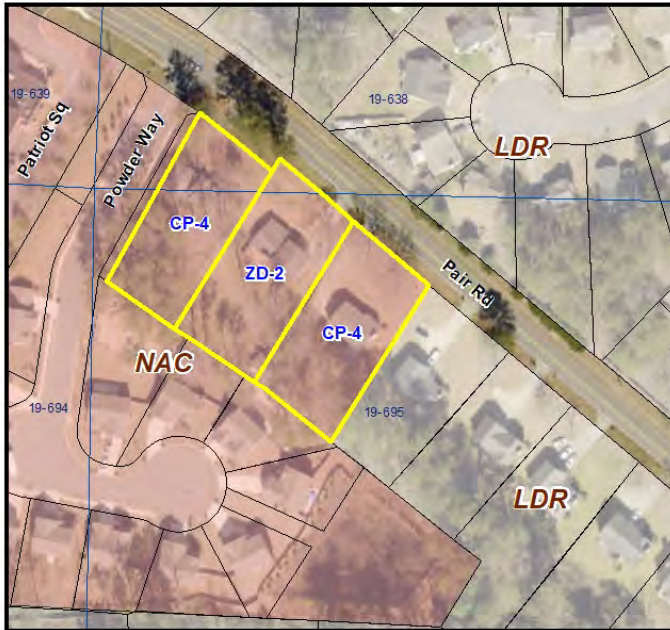
At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

The site is not directly adjacent to any city boundaries.

COMPREHENSIVE PLAN AMENDMENTS 2022

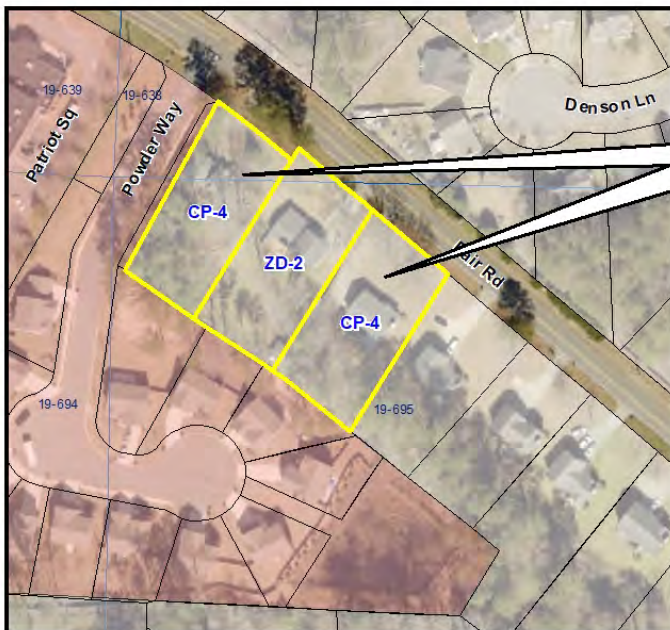
CP-4-4 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Public Institutional
- Mableton Town Center



PROPOSED

CP-4-4
Neighborhood Activity Center
to
Low Density Residential



Cobb County...Expect the Best!

0 100 200
Feet



CP-4-4

COMMISSIONER DISTRICT: 4

ACREAGE: 1.2

PARCEL ID NUMBER: 19069500060 and 19069500200 (D 19/LL 695)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: Southwest side of Pair Road, southeast of the intersection of Pair Road and Powder Way

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-4 is to encourage a more appropriate future land use category due to existing and changing conditions.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

The subject parcels for CP-4-4 are being considered for a proposed future land use change from Neighborhood Activity Center (NAC) to Low Density Residential (LDR). The parcel located in between the subject parcels for CP-4-4 is the subject of a proposed future land use change (ZD-2) from NAC to LDR.

Because of the rezoning associated with ZD-2 and the residential nature of the subject parcels, the properties are more suited toward LDR. The parcels have road frontage on Pair Road and are located among other single-family homes. On the same side of the road, the properties are surrounded by NAC to the west, east and south. There is LDR across Pair Road to the north.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore, is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would not impact this policy.

5. Consistency with Revitalization Goals:

Not applicable

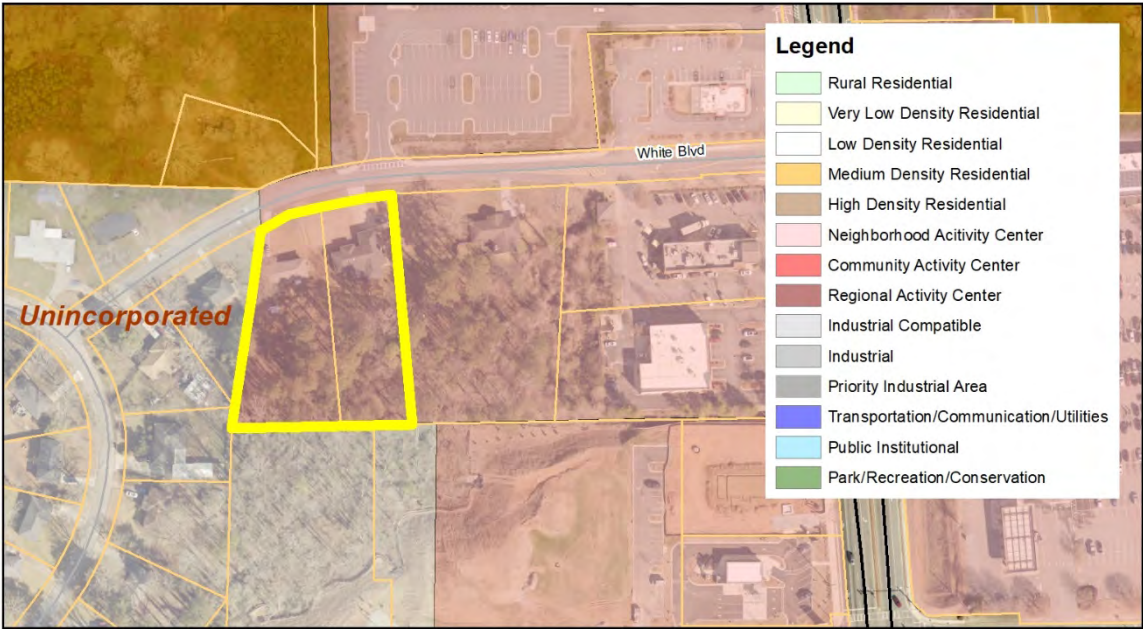
6. Environment Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

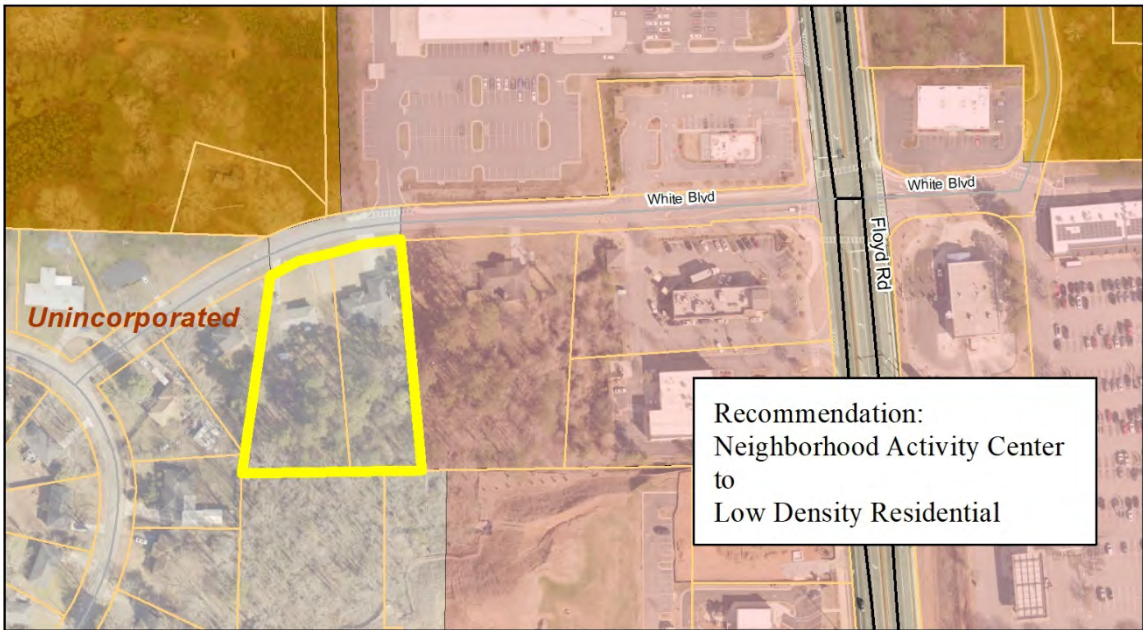
7. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

CP-4-5
2040 Comprehensive Plan 5 Year Update



Current



Proposed

CP-4-5

COMMISSIONER DISTRICT: 4

ACREAGE: 1.4

PARCEL ID NUMBER: 17003100290, 17003100030

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: South side of White Blvd. west of Floyd Road; 4919 White Blvd. & 4917 White Blvd.

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-5 is to encourage a more appropriate future land use category that is consistent with the character of the neighborhood due to existing and changing conditions.

Definitions:

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Planning History:

The subject tract has not been part of a previous Comprehensive Plan Amendment.

ANALYSIS:

The subject parcels for CP-4-5 are being considered for a proposed future land use change from Neighborhood Activity Center (NAC) to Low Density Residential (LDR). The parcels are located on the south side of White Blvd. at the entrance to Clay Manor Subdivision.

The two parcels are located at the entrance of Clay Manor and zoned R-20. The current use of the tracts are residential homes. Clay Manor is also zoned R-20 under the LDR future use category. Because of the proximity of the parcels to Floyd Road a viable NAC use would likely not be the most appropriate future use category. The subject properties are more consistent with the character of Clay Manor and therefore

would be more suited to a Future Land Use designation of LDR. This would also ensure no more encroachment of commercial or office type uses along the south side of White Blvd.

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Provide a wide array of housing stock for all residents

2. Applicable Policies from the Comprehensive Plan:

- Address compatibility between land uses when making land use decisions.
- Guide growth to areas that have infrastructure in place
- Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3. Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans and therefore, is not impacted by applicable study requirements.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would discourage “strip” development patterns.

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

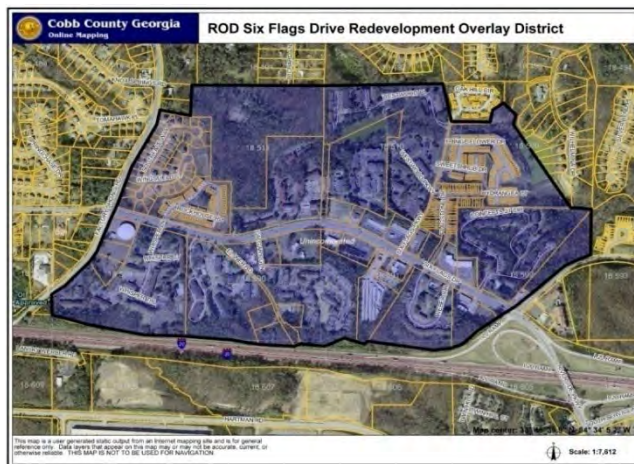
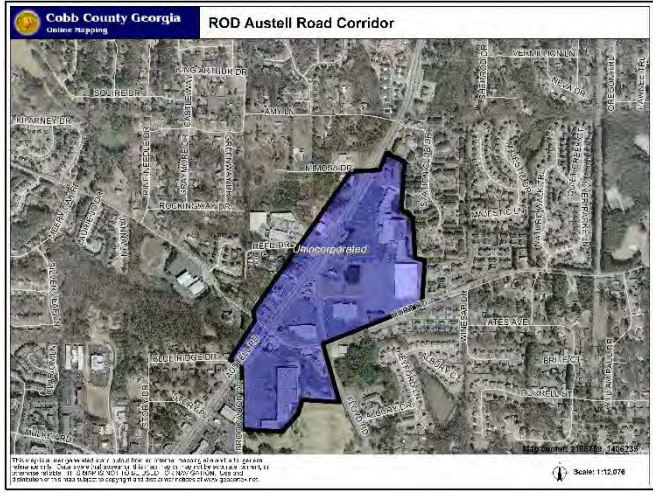
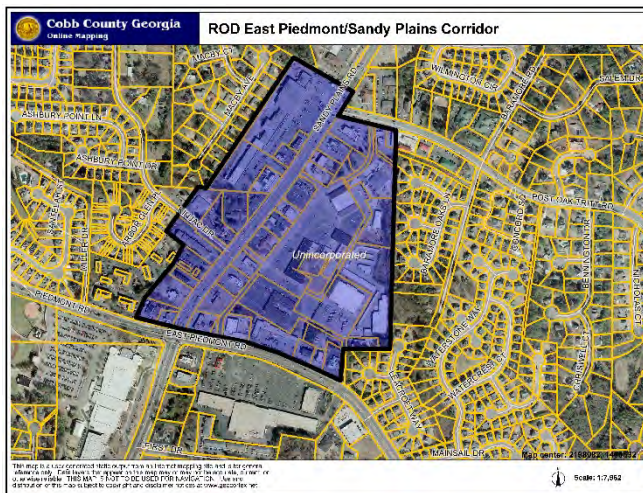
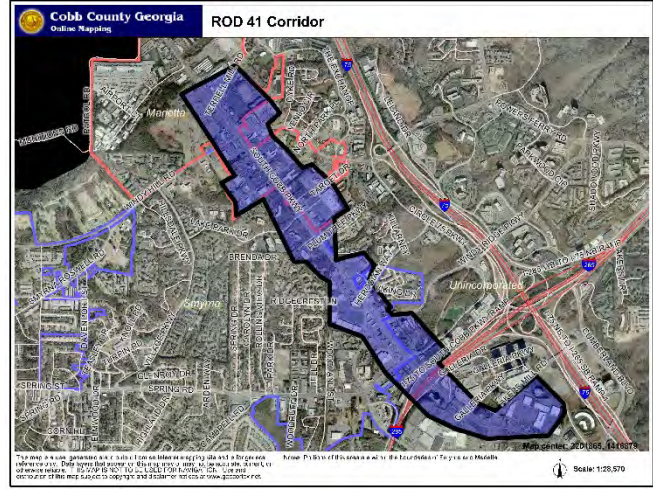
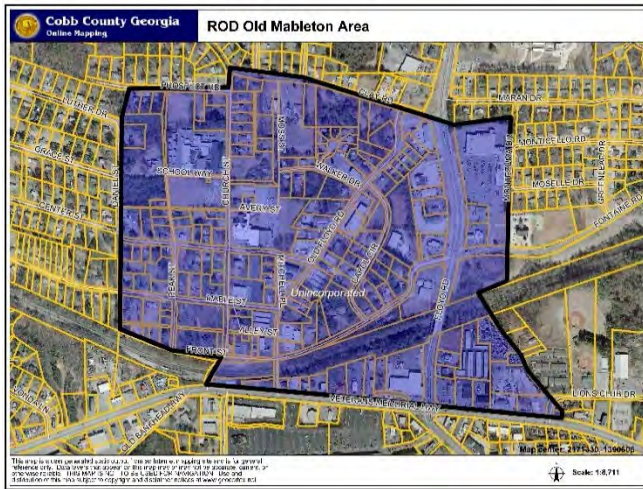
7. Adjacency to Cities:

The property is not directly adjacent to any city boundaries.

**2040 Comprehensive Plan
5-Year Update Land Use Changes –
Staff Proposals (SPs)**

SP	District	Description	Page
SP-1	All	Remove Redevelopment Overlay District (ROD) text and maps from the 2040 Comprehensive Plan	126
SP-2	All	Add completed studies to supplemental studies section	131

SP-1



SP-1

COMMISSIONER DISTRICT: Districts 2, 3, & 4

ACREAGE: N/A

PARCEL ID NUMBER: N/A

EXISTING FUTURE LAND USE: Mableton Town Center (MTC), Community Activity Center (CAC, Neighborhood Activity Center (NAC), High Density Residential (HDR) and Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: No change to the Future Land Use map is being proposed

GENERAL LOCATION: Mableton on the north side of Veterans Memorial Highway west of Floyd Road; Sandy Plains Road north of Piedmont Road and south Post Oak Tritt Road; Hwy. 41 north of I-285 and south of Terrell Mill Road; Austell Road at Floyd Road and Hurt Road; Riverside Parkway east of Factory Shoals Road and west of Cityview Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposal is to eliminate text and maps from the 2040 Comprehensive Plan that are related to the Redevelopment Overlay District (ROD) within the 2040 Comprehensive Plan.

Definitions:

To encourage redevelopment in certain areas of the County, Community Development established five (5) Redevelopment Overlay districts. The districts were encouraged to be pedestrian oriented and with mixed uses.

Planning History:

The five (5) RODs were incorporated into the Comprehensive Plan in 2006 in conjunction with an amendment to the Cobb County Zoning Code that established a ROD ordinance.

ANALYSIS:

In January of 2006, the Board of Commissioner adopted an ordinance that provided regulations for the ROD. The purpose of this ordinance was to establish locations and standards for redevelopment of commercial, office and residential uses which would be pedestrian oriented and developed at a community or regional activity scale and intensity. The code referenced the Comprehensive Plan as being the document that contained the geographical boundaries where the ROD ordinance could be implemented.

The 2040 Comprehensive Plan identifies five (5) specific sites or corridors (listed below) that are encouraged to redevelop with compatible mixed uses within the boundaries of these ROD properties. In

addition, to supplement the ROD language, CAC-P27 and HDR-P5 provides policy guidelines that detail the intent to stimulate the redevelopment of these sites.

The following sites are currently identified as Redevelopment Overlay Districts within the 2040 Comprehensive Plan:

- ROD Old Mableton Area
- ROD East Piedmont/Sandy Plains Corridor
- ROD 41 Corridor
- ROD Austell Road Corridor
- ROD Six Flags Drive Redevelopment Overlay District

In February 2021, the Board of Commissioner voted to no longer accept applications for ROD, therefore nullifying the ROD ordinance. Because of the removal of the ROD ordinance, all small area policy guidelines and maps that reference the ROD should be removed from the 2040 Comprehensive Plan.

The following policy text would be removed from the Small Area Policy Guidelines Appendix:

CAC-P27 — ~~In an effort to encourage redevelopment in areas along Riverside Parkway (formerly Six Flags Drive) between Factory Shoals Road and I-20, high-density developments and mixed-use developments are encouraged. To facilitate this redevelopment, Cobb County has established a Redevelopment Overlay District (ROD) for the Riverside Parkway (formerly Six Flags Drive) corridor from Factory Shoals Road to the I-20 interchange. The ROD regulations, which encourage compatible mixed uses in redevelopment areas designated in Cobb 2040, can be found in the Cobb County zoning code. The proximity and accessibility of this area to I-20, I-285 and downtown Atlanta and the age of the existing housing stock make it a prime candidate for redevelopment opportunities. Redevelopment fronting Riverside Parkway (formerly Six Flags Drive) may require additional donation of right of way so that planned streetscape improvements can be implemented along the corridor. Refer to the Six Flags Road Corridor Study for additional details. See Map 4.9E for proposed ROD boundaries.~~

HDR-P5 — ~~In an effort to encourage redevelopment in areas along Riverside Parkway (formerly Six Flags Drive) between Factory Shoals Road and I-20, higher density developments and mixed-use developments are encouraged. To facilitate this redevelopment, Cobb County has established a Redevelopment Overlay District (ROD) for the Riverside Parkway (formerly Six Flags Drive) corridor from Factory Shoals Road to the I-20 interchange. The ROD regulations, which encourage compatible mixed uses in redevelopment areas designated in the Cobb 2040 plan, can be found in the Cobb County zoning code. The proximity and accessibility of this area to I-20, I-285 and downtown Atlanta and the age of the existing housing stock make it a prime candidate for redevelopment opportunities. Redevelopments fronting Riverside Parkway (formerly Six Flags Drive) may require additional donation of right of way so that planned streetscape improvements can be implemented along the corridor. Refer to the Six Flags Road Corridor Study for additional details. See Map 4.9E for proposed ROD boundaries~~

The following maps would be removed from the Small Area Policy Guidelines Appendix 4 pages A4.70 - A4.71:

~~Map 4.9A~~

~~Map 4.9B~~

~~Map 4.9C~~

~~Map 4.9D~~

~~Map 4.9E~~

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality

2. Applicable Policies from the Comprehensive Plan:

- Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- Promote the continued enforcement of building and zoning code standards
- Ensure all development proposals meet and/or exceed the most current Cobb County development standards
- Evaluate development proposals in underserved areas to ensure services are provided in a manner consistent with existing and future infrastructure demands
- Promote mixed-use, including residential, in appropriate revitalization or redevelopment areas
- Support and regularly evaluate new and existing small area plans, corridor studies, design guidelines and other appropriate strategies

3. Consistency with existing Corridor Studies and Other Plans:

The Old Mableton Area ROD (Map 4.9A) is part of the Mableton Form Based Code. The Austell Road ROD (Map 4.9D) is within the Austell Road Corridor Study. The Six Flags Drive Redevelopment Overlay District (Map 4.9E) is within the South Cobb Implementation Strategy.

4. Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The development of this site would provide essential uses to fit the community needs.

5. Consistency with Revitalization Goals:

This amendment is not consistent with revitalization goals. However, it is the result of a change in regulations that directly related to the RODs. This amendment is to keep the comprehensive policy guide up to date and consistent with the zoning regulations.

6. Environmental Impact:

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

7. Adjacency to Cities:

ROD Old Mableton Area is not adjacent to any city boundaries.

ROD East Piedmont/Sandy Plains Corridor is not adjacent to any city boundaries.

ROD 41 Corridor is adjacent and within the City of Marietta.

ROD Austell Road Corridor is not adjacent to any city boundaries.

ROD Six Flags Drive Redevelopment Overlay District is not adjacent to any city boundaries.

SP-2

COMMISSION DISTRICT: All

ACREAGE: Not applicable

PARCEL ID NUMBER: Not applicable

EXISTING FUTURE LAND USE: Not applicable

PROPOSED FUTURE LAND USE: Not applicable

GENERAL LOCATION: Various locations

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposal is to revise the text of the Supplemental Plans section of the Implementation Program in the Comprehensive Plan.

Definitions:

The 2040 Comprehensive Plan lays out a road map for the community's future. The plan was developed through a public process involving community leaders, residents and businesses, and stakeholders working with staff to create policies and recommendations for the future of the community. The 2040 Comprehensive Plan includes the community vision, key issues and opportunities to be addressed, goals and policies and an implementation program for achieving that vision.

Planning History:

The Cobb County Comprehensive Plan has gone through multiple revisions over the decades. Since 1990, Cobb County has been conducting annual minor updates called the Comprehensive Plan Amendment process to ensure that Cobb's vision remains bright through changing and evolving growth in all aspects of a thriving community.

ANALYSIS:

Town Center CID Master Plan Update

The Town Center Master Plan Update comes at an exciting time, as Town Center Community Improvement District (CID) approaches 25 years of success and excellence since its founding in 1997. This update to the 2017 CID Master Plan serves as a guiding document for the CID as well as its local partners, stakeholders, development partners, and constituents. This document outlines the vision, themes, and goals of the CID and includes an updated market analysis, project list, and improvement initiatives to guide CID efforts and investments, including reimagining the Town Center.

The result of this Master Plan Update is a strategic refocusing of redevelopment/land use strategies and an action and investment plan that promotes quality growth and investment over the next 5-10 years. In addition to approaching the CID's 25-year anniversary, this update is positioned to capitalize on the

evolving cultural and economic trends that have emerged as a result of the COVID-19 pandemic that began in March 2020. In fact, this master plan process began in early 2020 as the pandemic began to result in the closure of many local attractions, businesses, and schools. As a result, CID staff and leaders nimbly adapted and extended the master plan process as the pandemic evolved, began to subside, and illuminated new consumer demands and preferences.

CobbForward Comprehensive Transportation Plan

In 2022, Cobb County completed an update to the Comprehensive Transportation Plan (CTP), known as CobbForward. Utilizing a robust community engagement campaign, CobbForward considers how Cobb will grow in the next 30 years. It offers policies and multimodal improvements to the transportation network and helps to position the County for implementation through local, state, and federal funding strategies.

CobbForward included four overarching components to develop the CTP.

- Existing Conditions: focused on establishing a baseline of where Cobb is today and understanding demand and travel patterns as well as the condition of transportation infrastructure
- Needs Assessment: involved the understanding future demand for transportation and anticipating projected mobility needs that may exist
- Recommendations: included the combination of projects and policies that can collectively look to address the needs identified in the Needs Assessment.
- Community Engagement

Through the collaboration between technical stakeholders, the Project Management Team, and the public, needs, goals and policies were identified to guide the team through the completion of the CobbForward plan and establish project priorities.

Cobb County recognizes the importance of developing a safe, balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and reinforces the livability of neighborhoods. CobbForward is meant to guide the future mobility network of Cobb's motorized and non-motorized transportation including public transit systems, bicycle and pedestrian networks. Cobb County understands that an efficient transportation system is crucial to the economic and social well-being of a growing community with increasing travel demands. The ability to provide a safe, convenient and efficient transportation system will continue to be a challenge in the decades to come.

Since the CobbForward plan has been adopted the 2015 Comprehensive Transportation Plan will be removed from the supplemental plans lists.

2021 Hazard Mitigation Plan (HMP)

The Cobb County Hazard Mitigation Plan that includes hazard mitigation activities for Cobb County has been updated and revised. The plan encompasses Cobb County and the six (6) cities within the County. The priorities and overall hazard risk for Cobb County Hazard mitigation have remained unchanged for all participating jurisdictions since the 2016 plan.

The Hazard Mitigation Plan identifies problems and possible solutions in advance of a disaster, the planning area will be in a better position to obtain hazard mitigation funding from the Federal Emergency Management Agency (FEMA). This may include both pre- and post- disaster financial assistance. The HMP aims to produce the following strategic outcomes:

- Reduce loss of life and decrease property losses due to the occurrence of natural disasters within the planning area
- Provide the framework and coordination to encourage government, and both public and private sector organizations at all levels, to undertake mitigation to minimize potential disasters and to employ mitigation strategies in the recovery following disasters

Specifically, these strategic outcomes will be brought about through the following planning process:

- 1) Identify, describe, and characterize the hazards to which Cobb County and its participating jurisdictions are susceptible
- 2) Assess the risk of each hazard, including probability, frequency, exposure, and vulnerability
- 3) Examine feasible mitigation opportunities appropriate for the identified hazards, and prioritize those Opportunities
- 4) Implement mitigation actions to reduce loss of life and damage to property
- 5) Identify mitigation opportunities for long-term planning consideration

TEXT AMENDMENT:

<u>Supplemental Plans</u>	<u>Year</u>	<u>Supplemental Plans</u>	<u>Year</u>
Atlanta Road Corridor Study	1998	Six Flags Road Corridor Plan	2012
Kennesaw Mountain National Battlefield: Lost Mountain to Brushy Mountain Earthworks Preservation Plan	1998	South Cobb Implementation Strategy	2012
Powder Springs, Flint Hill Master Plan	1999	Vinings Vision: A Master Plan for a Georgia Historic Community	2012
C. H. James Parkway Corridor Study	2001	Cobb's Competitive EDGE	2013
Parks and Recreation Master Plan	2001	Austell Road Access Management Plan	2014
Canton Road Corridor Plan	2005	Austell Road Corridor Study LCI	2014
Greenprint Study	2005	Northwest Cobb Land Vulnerability Analysis	2014
Senior Adult Transportation Study	2007	Town Center LCI Five-Year Update	2014
Macland Road Corridor Study	2008	Comprehensive Transportation Plan	2015
SR 6 Corridor Plan	2008	Dobbins Air Reserve Base Joint Land Use Study	2015
Global Greentech Corridor	2009	Powers Ferry Master Plan Five-Year Update	2015
Historic Mableton Preservation and Improvement Plan (LCI)	2009	Cobb County Pre-Disaster Mitigation Plan	2016
Cobb County Bicycle and Pedestrian Improvement Plan	2010	Town Center CID Master Plan	2016
South Cobb Town Center: Mableton Lifelong Communities Master Plan	2010	Cobb Senior Services 10-Year Master Plan	2017
Veterans Memorial Highway LCI Plan	2010	Cobb PARKS Master Plan	2018
Complete Streets Implementation Strategies and Best Practices	2011	Johnson Ferry and Shallowford Road Small Area Plan (JOSH)	2020
Cumberland Far South Area Plan	2011	<u>Hazard Mitigation Plan</u>	<u>2021</u>
Delk/Franklin LCI Plan	2011	<u>CobbForward Comprehensive Transportation Plan</u>	<u>2022</u>
Johnson Ferry Road Urban Design Plan	2011	<u>Town Center CID Master Plan Update</u>	<u>2022</u>
River Line Master Plan	2011	<u>Cobb and Douglas Public Health Improvement Plan II</u>	<u>2022</u>

1. Applicable Goals from the Comprehensive Plan:

- Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights

- Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements

2. Applicable Policies from the Comprehensive Plan:

- Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- Guide growth to areas that have infrastructure in place
- Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways
- Monitor current development practices to ensure that new development incorporates necessary enhancements on site to improve infrastructure quality
- Consider impacts to area residents and address compatibility between land uses when making land use decisions
- Foster positive public interactions, public awareness, and transparency with citizens on land use matters through communication, partnerships, community involvement and community education
- Encourage walkable, nodal developments at strategic locations
- Support development patterns designed to improve the safety and well-being of the community
- Encourage development flexibility as a means to protect and preserve open space and sensitive natural resources

3. Consistency with existing Corridor Studies and Other Plans:

No applicable

4. Adherence to Nodal Development Patterns:

Not applicable

5. Consistency with Revitalization Goals:

Not applicable

6. Environment Impact:

Not applicable

7. Adjacency to Cities:

Not applicable

COVER PAGE
Appendix 1 (DRAFT)
FUTURE LAND USE PLAN

APPENDIX 1

FUTURE LAND USE PLAN

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INTRODUCTION

The 2040 Comprehensive Plan is a policy document that assists decision-making and administrative actions to guide Cobb County towards the community's preferred future. The Future Land Use Plan (FLUP) is an important and valuable component to the overall 2040 Comprehensive Plan.

The FLUP acts as a guide and policy framework for making land use decisions in conjunction with property entitlements (i.e. zoning). The FLUP provides definitions for each of the future land use classifications and policies that should be used in association with the with those definitions in order to guide growth and provide a clear understanding of what the community expects for new development projects and redevelopment projects.

Each of the future land use classifications include a definition, compatible zoning districts, policy guidelines, and small area policy guidelines (SAPG).

The SAPGs provide specific policy guidance on identified tracts of land throughout Cobb to better manage growth for in those areas. Each SAPG has been approved by the Board of Commissioners through a public hearing process and may be amended from time to time. Please note that not all Future Land Use Categories include SAPG.

The Future Land Use Map (FLUM) is the visual depiction of the future land use designations making it the official "future development map".

It should be noted that the Board of Commissioners, in making land use decisions, uses the future land use map and policies as a guide in the decision-making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document or some other condition.

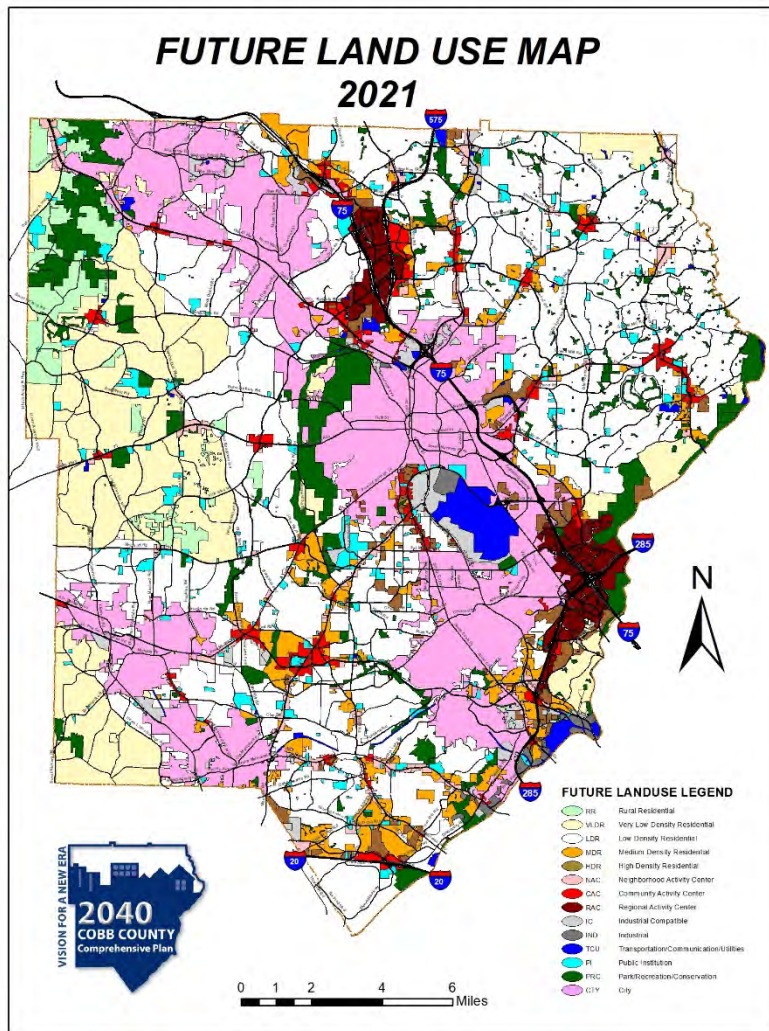


Figure A1. 1

FUTURE LAND USE GUIDELINES

REGIONAL ACTIVITY CENTER (RAC)



DEFINITION:

Regional Activity Center (RAC) provides for areas that can support a high intensity of development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. The Regional Activity Center designation contains Sub-Area Classifications. Compatible Zoning District, Policy Guidelines and Small Area Policy Guidelines are listed below.

COMPATIBLE ZONING DISTRICTS:

RA-6, RM-8, RM-12, RM-16, FST, RSL (supportive, non-supportive, non-supportive urban), UC, LRO, O&I, OHR, OMR, OS, CRC, GC, LRC, NRC, PSC, RRC, TS, PVC, UVC, NS

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

RAC-P1

Floor area ratios (FAR) should be less than 2.0 for office and mixed-use projects and less than 1.0 for retail uses.

RAC-P2	Regional serving office and retail development and supporting services should be encouraged to locate in Regional Activity Centers.
RAC-P3	Regional Activity Centers shall be in close proximity to the intersection of two freeways and their access ramps to/from adjacent arterial streets.
RAC-P4	Regional Activity Centers should be located only where there are adequate water and sewer services.
RAC-P5	Office, retail, personal service, apartment lodging and other high-density residential uses should be encouraged to be developed together as self-contained mixed-use projects.
RAC-P6	Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
RAC-P7	Property located within a RAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 80% of the site may be covered with impervious surfaces. For residential uses, no more than 70% of the site may be covered with impervious surfaces. When streams and/or floodplain prohibit development on portions of a site, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, streams and floodplain shall be identified as open space.
RAC-P8	Cobb County encourages owners of older commercial/industrial properties in select areas and sites

to improve and enhance those properties with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9

RAC-P9

In recognition of the existing and planned commercial/residential activity in the Cumberland and Town Center Community Improvement Districts and in efforts to improve public safety response times by reviewing how station locations may better serve the community, the Board of Commissioners has determined the necessity of locating emergency mobile response units with the CIDs. These units will allow for improved preparedness and response capabilities while managing current and future growth. It is also recommended that incentives, public/private partnerships or grants be considered in order to fund the additional units within the CIDs that may be required due to increases in development intensity in these areas.

REGIONAL ACTIVITY CENTER SUB-AREA CLASSIFICATIONS

The Board of Commissioners adopted Regional Activity Center Sub Area classification maps on December 21, 1994, as an official addendum to the Future Land Use Map. These Regional Activity Center Sub Area classification maps represent County growth management policies.

The intent of the sub-area classifications is to optimize the use of land in areas designated as Regional Activity Centers on the Cobb County Future Land Use Map by encouraging use types to develop in appropriate locations. Appropriateness is determined by the carrying capacity of the site, access considerations, compatibility with adjacent uses, suitability of scale and market potential. The sub-area definitions are intentionally broad, serving to preserve

much of the original flexibility of the Regional Activity Center designation while also ensuring that land uses are limited to suitable areas.

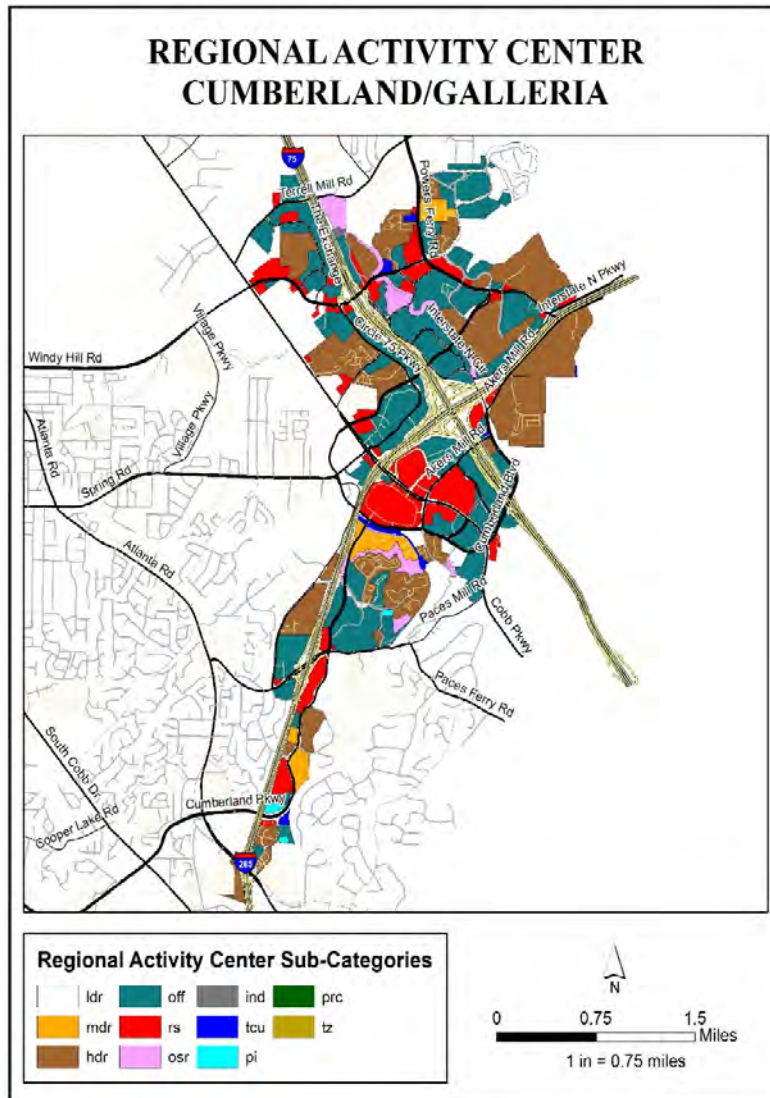


Figure A1. 2

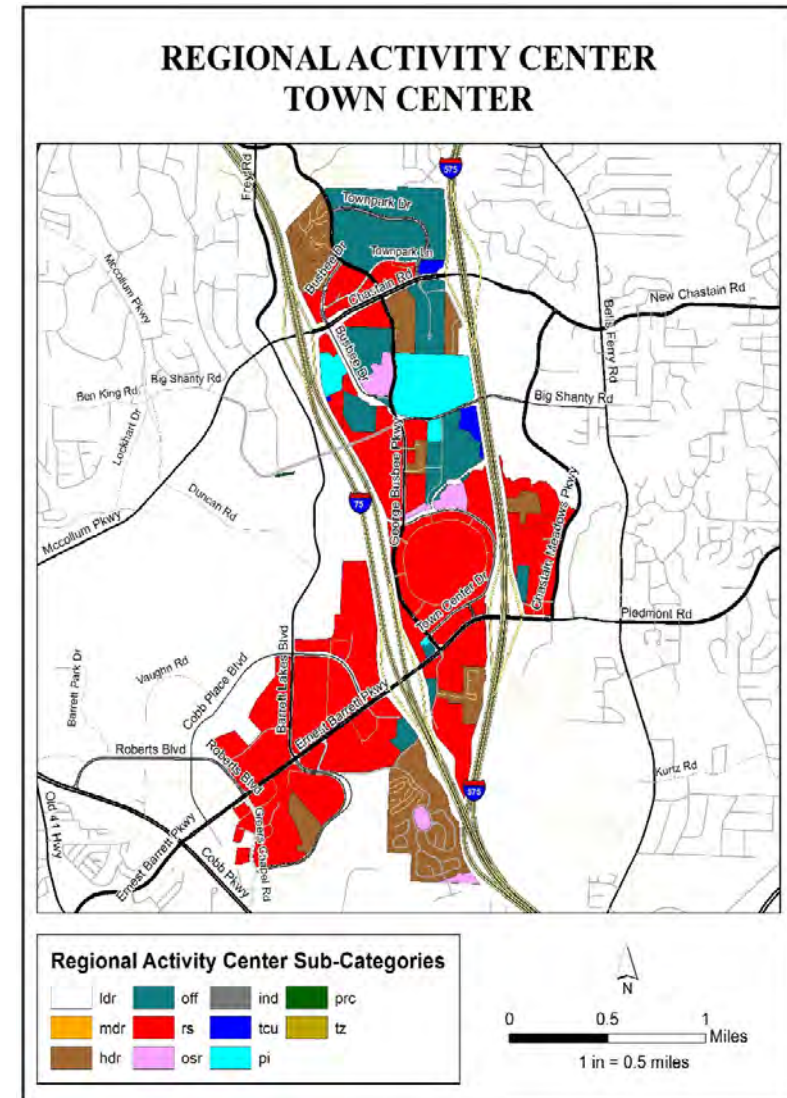


Figure A1. 3

In addition, the RAC and its sub area classifications include small area policy guidelines, which provide additional recommendations for specific areas describe in the guidelines.

The RAC – Sub Area Classifications and definitions are as follows including the adopted small area policy guidelines.

RAC-low density residential (RAC-ldr)

Low Density Residential provides areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre. Since the purpose of the Regional Activity Center is to provide for high-intensity development, the development of low density residential should be limited to tracts on which the environment and/or terrain will not allow more intense development activity.

RAC-medium density residential (RAC-mdr)

Medium Density Residential provides areas that are suitable for medium-density housing between two and one-half (2.5) and five (5) dwelling units per acre and attached single-family residential housing that in certain circumstances may reach six (6) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses.

RAC-high density residential (RAC-hdr)

High Density Residential provides areas that are suitable for low rise, high-density housing and mixed-use developments. Mid- or high-rise residential/mixed use developments are also appropriate in this category. This shall include developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

RAC –hdr - Small Area Policy Guidelines

RAC-hdr-P1 Because of the unique circumstances regarding access to the remaining underdeveloped parcels along Wilson Road

in Land Lots 429 and 430, 16th District, west of I-575, the Board of Commissioners is considering the following development regulation in the Regional Activity Center established therein:

- **Parcels subject to assemblage:**
The four (4) undeveloped parcels south and west of Wilson Road would be recommended (as part of an assemblage only) to only be entertained with exclusive direct frontage on Wilson Road as part of one rezoning application.

RAC-hdr-P2

In recognition of the transportation difficulties at the properties located in Land Lots 816, 840, 817 and 839 of the 17th District located on the eastern side of Cumberland Parkway, the Board of Commissioners desire to have future development conform to the Regional Activity Center future land use category within the High Density Residential subcategory. As future conditions warrant, other considerations due to changing safety, transportation or similar realities may be analyzed. The property in question is at the fringes of the Regional Activity Center well off of the core area near Interstate 75 and Cobb Parkway. Due to this distance from the most intense area in the RAC, land use intensity should begin to decrease in order to protect the surrounding residential community. In addition, access to these properties, off of Cumberland Parkway, is in an area where site distance is a major concern due to the turn in the roadway and a change in topography. Therefore, in an effort to promote safety for vehicles and pedestrians, commercial land uses would not be recommended on these properties. Also, due to the large quantity and type of residential uses in this area, the desire is to have the property developed as owner-occupied residential units at no more than 12

<p>RAC-hdr-P3</p>	<p>dwelling units per acre as detailed in the high-density residential subcategory.</p> <p>Area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1.26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:</p> <ul style="list-style-type: none"> Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks. The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional office uses may be 	<p>appropriate, especially if they are geared towards the needs of seniors and will be reviewed on a case-by-case basis by the Planning Commission and/or Board of Commissioners.</p> <ul style="list-style-type: none"> Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility. Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area. The Planning Commission and Board of Commissioners is recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans, to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41). Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means: <ul style="list-style-type: none"> Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan;
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- Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
- Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

RAC-office (RAC-off)

Office developments are considered the most appropriate development in the Office land use category. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

RAC –off Small Area Policy Guidelines

RAC-off-P1 Area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1.26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific

criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional office uses may be appropriate, especially if they are geared towards the needs of seniors, and will be reviewed on a case by case basis by the Planning Commission and/or Board of Commissioners.
- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.

- The Planning Commission and Board of Commissioners are recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
- Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:
 - Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan
 - Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan
 - Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

RAC-retail/service (RAC-rs)

Retail stores and service operations are considered the most appropriate use in the Retail/Service land use category. However, mixed-use developments that include office may also be appropriate. Residential development is inappropriate in the Retail/Service sub-area designation.

RAC-industrial (RAC-ind)

Developments in the industrial category should be confined to light industrial uses and should be compatible with the urbanized development in the RAC. In addition to light industrial, the industrial category may also include office/warehouse, and distribution and support services for commercial. Residential development is inappropriate in the Industrial designation.

RAC-open space/recreation (RAC-osr)

Open space/recreation uses do exist in several parts of the RAC, but there are opportunities to generate additional open space and community gathering spaces through urban design, the construction of pocket parks and the use of topographically challenged areas (floodplain). The uses in the floodplain areas should be restricted to passive recreation including bicycle/pedestrian trails.

RAC-Vinings transition zone (RAC-tz)

The area including the properties along both sides of Upper Stillhouse Road and River Oaks Drive, south of Cumberland Boulevard is hereby designated the Vinings Transition Zone. This transition zone is needed because of the conflict between the intense land uses in the heart of the Cumberland Regional Activity Center and the nearby low-density, single-family residential uses in Vinings south of the barricade. It is also consistent with County policy as described elsewhere in the Cobb 2040 plan regarding the necessity to provide appropriate transitions between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the extreme topographical, environmental and watershed concerns, the following specific development criteria are needed in the area identified as the Vinings Transition Zone.

RAC-tz Small Area Policy Guidelines

RAC-tz-P1

South of Cumberland Boulevard (realigned), higher intensity development must have access exclusively from and to Cumberland Boulevard. Stillhouse Road and River Oaks Drive have existing grades and alignments that do not appear adequate to service higher intensity development. The County has installed a permanent barricade on Stillhouse Road just south of River Oaks Drive

to prevent Cumberland traffic from accessing the lower Stillhouse Road residential area.

Areas south of Cumberland Boulevard shall be developed as office or “owner occupied” residential, in a “step down” manner. Rental residential is prohibited in Cobb County’s Urban Condominium zoning district.

On properties closer to Cumberland Boulevard, with access exclusively from and to Cumberland Boulevard, the appropriate use is office. Intensity should “step down” from High-Rise Office on properties fronting Cumberland Boulevard to Mid-Rise Office to Office & Institutional, as development gets progressively further from Cumberland Boulevard.

Residential densities should be “transitional” with lower densities than those appropriate in central portions of the “Urban Core” of the Cumberland Community Improvement District. Development in the Vinings Transition Zone should proceed in a “step down” manner, from higher intensity uses along Cumberland Boulevard to lower intensity uses near the Stillhouse Road barricade.

Due to the steep terrain and unique environmental features (being within the Chattahoochee watershed), development should be planned to minimize land disturbance, “building footprints” and impervious surface. In order to accomplish this objective, building height may be allowed to go higher than normal in exchange for decreasing impervious surface and land disturbance. Building height cannot be increased for the purpose of exceeding density or square footage that would have otherwise been allowed.

Development along the southern edge of the Transition

Zone closest to the Stillhouse Road barricade should be residential development that maintains at least a 110-ft. radius of undisturbed buffer, as measured from the intersection of the right of ways of Stillhouse Lane and River Oaks Drive. Building heights may be flexible in order to enhance these buffers and protect residents or natural features along the edge.

COMMUNITY ACTIVITY CENTER (CAC)



DEFINITION:

Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL (supportive & non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- | | |
|---------------|--|
| CAC-P1 | Low- to medium- intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers. |
| CAC-P2 | Office uses should be limited to four stories. However, any non-residential uses that are located along Dallas Highway (State Route 120 from John Ward Road to Paulding County line) in West Cobb would be limited to three stories. The |

appropriateness of this limitation is based on the local Scenic Highway designation currently assigned to this portion of Dallas Highway.

- | | |
|----------------|---|
| CAC-P3 | Floor area ratios (FAR) should be no greater than 0.75 for office uses and 0.25 for retail uses. |
| CAC-P4 | Community Activity Centers should be primarily located near the intersection of a freeway interchange and arterial road or the intersection of two arterials. |
| CAC-P5 | Retail uses shall be encouraged where direct access to the arterial is available and where safe turning movements are possible. Inter-parcel access is encouraged. |
| CAC-P6 | A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low-intensity office or higher density residential uses. |
| CAC-P7 | More intense uses should be focused on those properties near the geographic center of the CAC and away from existing residential development. |
| CAC-P8 | Nodal development should be encouraged. |
| CAC-P9 | Commercial service uses with outdoor activities should be encouraged in Community Activity Centers only if outdoor storage and activities are screened and buffered from adjacent uses. |
| CAC-P10 | Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density. |

CAC-P11 Property located within a CAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, stream and floodplain shall be identified as open space.

SMALL AREA POLICY GUIDELINES:

CAC-P12 In recognition of the existing zoning and uses along U.S. 41 between Mars Hill Road and Lake Acworth Drive, in addition to the recently installed sewer interceptor in the general area of U.S. 41 and Mars Hill Road, the Board of Commissioners has established a CAC along U.S. 41 between Mars Hill Road and Lake Acworth Drive. Even with the installation of the new interceptor, non-residential development within the CAC along the west side of U.S. 41 between Lake Acworth Drive and Mars Hill Road will be unable to “tie into” public sewer. Because of the environmentally sensitive nature of this general area and the proximity to Lake Acworth and Allatoona Reservoir, it will be very important for the County to limit and scrutinize commercial uses. Specifically, the Board of Commissioners will attempt to limit future commercial development (which will utilize septic wastewater system) to establishments, which have “domestic” water usage (1 single family residence equivalent per 2 acres). The Board of Commissioners will attempt to discourage uses which discharge chemicals and grease.

CAC-P13 In recognition of the existing zoning and future uses to be

established at and around the intersection of Powder Springs Road and West Cobb Parkway, and in an effort to protect surrounding, established subdivisions and environmentally sensitive properties, the Board of Commissioners has established a CAC at the intersection of the West Cobb Parkway, Powder Springs Road and Macedonia Road. Because of this Community Activity Center’s proximity to an established subdivision (westerly) and a tributary to Noses Creek, the Board of Commissioners will only consider uses permitted within the Office & Institutional (O&I) and Low Rise Office (LRO) zoning districts at the corners of West Cobb Parkway and Macedonia Road, with a minimum 25-ft. buffer along the western boundaries. Architectural compatibility with the planned shopping center at the intersection of West Cobb and Powder Springs Road will be of paramount importance and applications for rezoning of property in this area will be evaluated for appropriateness based on these criteria. (Figure A1.15)

CAC-P14 In recognition of the existing commercial and residential zoning established in the Austell-Powder Springs Road/Oak Street area, and in an effort to reduce the opportunity for land use conflicts in the future, the City of Austell and Cobb County will jointly discuss any zoning or land use changes in the vicinity. The purpose of discussion will be to minimize impacts of commercial development on residential uses and to evaluate the Future Land Use Map recommendations for the property periodically.

CAC-P15 In recognition of the existing zoning and future uses to be established at and around the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags Drive) and in an effort to protect surrounding, established neighborhoods and environmentally sensitive properties, the Board of Commissioners has established a CAC at the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags

	Drive). Because of the Community Activity Center's proximity to established subdivisions and a tributary to Sweetwater Creek (water supply watershed for the City of East Point), the Board of Commissioners will only consider uses permitted within the LRO zoning district.		
CAC-P16	In recognition of the existing zoning and future uses along River View Road and in an effort to protect surrounding, established subdivisions and environmentally sensitive properties, the Board of Commissioners has established a CAC along River View Road, west of South Cobb Drive, in Land Lots 754 and 759. The Board of Commissioners will only consider uses permitted within the LRO zoning district.		
CAC-P17	In recognition of the existing zoning and future uses along Chastain Meadows Parkway and in an effort to protect environmentally sensitive properties around Noonday Creek and the County's proposed regional detention facility on Chastain Meadows Parkway, the Board of Commissioners has established a CAC along Chastain Meadows Parkway. This CAC is in Land Lots 427, 428, 437, 438, 499, 500, 509, 510, 511, 570, 571, 572, 581, 582 and 583 of the 16 th District. Because of the Community Activity Center's proximity to Noonday Creek, a proposed County regional detention facility and established/newly developed residential communities along Bells Ferry Road and Chastain Road, the Board of Commissioners will only consider office and distribution type uses along Chastain Meadows Parkway, north and east of the County's proposed regional detention facility in Land Lots 437, 438, 499, 500, 509, 510, 511 and 570 of the 16 th District. In Land Lots 427 and 428 of the 16 th District, the Board of Commissioners will only consider office type uses.		
CAC-P18	In recognition of the existing zoning, and future uses around the intersections of North Cobb Parkway, Greens Chapel		
			Road and Mary Ada Drive, the Board of Commissioners has determined the necessity for a unified development plan. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Any new development within highlighted portion will be restricted for owner occupied residential only. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon these criteria. (Figure A1.16)
		CAC-P19	The subject parcel located within the Community Activity Center node at the southernmost intersection between Barrett Parkway and Villa Rica Way is encouraged to be developed in the future to an office-related land use proposal.
		CAC-P20	The parcels along Veterans Memorial Highway, east of the City of Austell need redevelopment. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate if there is a vertical mixed-use component included in the project. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include: <ul style="list-style-type: none"> Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk.

- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
- In order to make mixed-use developments along this corridor successful, scale is an important component. Mixed-use buildings should be no more than three stories tall. The three-story height limit will provide the necessary density to financially allow a mixed-use development and it will also provide a consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.
- Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P21 The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicutt Drive need

redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate as long as there is a commercial or a LRO component fronting Mableton Parkway. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

- Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
- In order to make mixed-use developments along this corridor successful, scale is an important component.

- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.
- Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P23 In recognition of the existing land uses, zoning and future land uses along Bells Ferry Road, south of Interstate 75, the

CAC-P26	Cobb County encourages owners of older commercial/industrial properties in select areas and sites
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to improve and enhance those properties with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9.

CAC-P28

In recognition of the efforts to improve the quality-of-life of residents and businesses in the Mableton area, the Board of Commissioners encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commissions Lifelong Communities Program.

With increasing life expectancies and varying levels of ability of the County's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Board of Commissioners supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent opportunity to develop innovative land management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in

meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff is committed to focusing on street network and safety in order to provide ample passive opportunities for healthy living. By combining these with the flagship Mable House property enhancements, this would provide an exemplary healthy living environment for Lifelong Communities.

CAC-P29

In order to better implement and promote the revitalization and rejuvenation of land uses within the Powers Ferry Master Plan, the Board of Commissioners will encourage new development and redevelopment within the Powers Ferry study area. New development should be constructed in a manner that supports the goals and policies of the Powers Ferry Master Plan. The Board of Commissioners encourages sustainable mixed-use development, including residential, commercial and office uses within the Village Center and catalysts sites, as well as the rehabilitation and redevelopment of multi-family dwellings within the Redevelopment Area as defined by the Powers Ferry Master Plan.

CAC-P30

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any

development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities, as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P31

For the CAC located at the northwest corner of the intersection of Powers Ferry Road and Terrell Mill Road: While this area contains residential, and has the intensity of a Regional Activity Center (RAC), it is intended by the CAC to show the Board's desire that this be in the transition moving east into East Cobb, transitioning from higher density development to residential. *(As amended January 15, 2019)*

NEIGHBORHOOD ACTIVITY CENTER (NAC)

**DEFINITION:**

Neighborhood Activity Centers provides for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL (supportive & non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- | | |
|---------------|---|
| NAC-P1 | Low-intensity office and retail uses should be encouraged to locate in Neighborhood Activity Centers. |
| NAC-P2 | Office and retail uses should be limited to a maximum of two stories. |
| NAC-P3 | Floor area ratios (FAR) should be less than 0.5 for office uses and less than 0.25 for retail uses. |

NAC-P4	A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low-intensity office uses or higher density residential uses.
NAC-P5	Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development before the calculation of residential density.
NAC-P6	Property located within a NAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining developments is also encouraged. Upon site development, streams and floodplain shall be identified as open space.
NAC-P7	To ensure neighborhood compatibility, retail uses should also be limited in total floor area.
NAC-P8	All uses should be adequately buffered to protect the stability of surrounding residential neighborhoods.

SMALL AREA POLICY GUIDELINES:

NAC-P9	Because of the unique circumstances associated with the Johnson Ferry Road/Waterfront Drive area of the East Planning Area, the Board of Commissioners is considering the following redevelopment scenario for the Johnson
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Ferry Estates Subdivision and the neighborhood activity center established therein:

- Parcels not subject to an assemblage:
 - The eleven (11) parcels, from southwest intersection of Johnson Ferry Road and Shallowford Road southward, with exclusive direct frontage on Johnson Ferry Road would be recommended for the NRC district and its permitted uses.
 - The one parcel immediately west of the "Postel" property, southwest of the intersection of Johnson Ferry and Shallowford, on Shallowford Road would only be recommended for the Limited Retail Commercial (LRC) zoning district and its permitted uses.
 - The nine parcels immediately west of the aforementioned LRC area on Shallowford Road, just past the western land lot line of Land Lot 467 in the 16th district would only be recommended for the Low Rise Office (LRO) district and its permitted uses. The westernmost parcel shall provide a twenty-five ft. (25') landscaped buffer along the western edge upon rezoning and development.
- Parcels subject to an assemblage
 - The nine parcels (9) with exclusive direct frontage on Waterfront Drive would be recommended (as part of an assemblage only) for a Neighborhood Retail Commercial (NRC) district and its permitted uses. It is very important to note that these parcels would only be entertained if all were combined together in conjunction with the four (4) parcels with exclusive direct frontage on

Waterfront Drive as one rezoning application. Buffer and berm must be configured as shown on the conceptual plan contained in the Planning Division and Zoning Division offices:

- Guidelines for parcels subject to an assemblage
 - All properties designated as subject to assemblage must be included in one rezoning application.
 - Waterfront Drive to be addressed during the application for rezoning involving these parcels.
 - The existing lake may be reconfigured to allow for better compliance and conformance with this conceptual redevelopment scenario.
 - A minimum seventy-five (75') foot buffer with a minimum ten (10') foot high berm (on western edge of 75' buffer) will be required along western land lot line of Land Lot 470. The buffer and berm shall be designed and constructed so to shield westerly residential properties from noise and lights which may result from the development of the assemblage.
 - In order to diversify land use and enhance the livability of the existing activity center, vertical and horizontal mixed-use projects should be encouraged along with single-family dwelling units.
- General Notes:
 - Site-specific criteria, such as landscape materials, building materials and architectural style, lighting, signage, parking, etc. will be determined when the Planning Commission and the Board of Commissioners are presented with a complete

assemblage as part of a rezoning application, as previously mentioned.

- A copy of the conceptual site plan is available through the Planning Division and Zoning Division of Cobb County.

NAC-P10

In accordance with the action of the Board of Commissioners on December 21, 1994, an area at the intersection of Floyd and Hicks Roads is designated as a NAC on the Future Land Use Map. The area encompassed by this designation is limited to that shown as proposed on the map adopted by the Board of Commissioners on December 21, 1994. Said area shall not extend to the north beyond the AT&T telephone transmission easement located in land lot 29 of the 17th district and land lot 1073 of the 19th district.

NAC-P11

In accordance with the action of the Board of Commissioners on December 21, 1994, the existing NAC shown on the Future Land Use Map at the intersection of Bells Ferry Road and I-575 is extended to encompass the area of the intersection of Bells Ferry Road and Shallowford Road. The area designated as NAC consists of that shown as proposed on the map adopted by the Board of Commissioners on December 21, 1994: and as amended, October 28, 1999. Additionally, the Board of Commissioners has adopted, as land use policy, the specific zoning designations represented on the map adopted on December 21, 1994. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these specific zoning designations. (Figure A1.17)

NAC-P12

In order to establish a reasonable node cutoff point southwest of the existing CAC at Dallas Highway and Ridgeway Road, the Board of Commissioners has

	<p>established a NAC at the southeast corner of Old Dallas Road and Dallas Highway in Land Lot 26 of the 19th District and Land Lot 330 of the 20th District. Because of this NAC's proximity to residential uses along Old Dallas Road and Twin Oaks Drive, in addition to its relatively shallow depth, the Board of Commissioners will only consider uses permitted within the LRO zoning district. The Board will also prohibit any non-residential access for this property onto Old Dallas Road. Adequate buffering will be of paramount importance and applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1.18)</p>	
NAC-P13	<p>In recognition of the existing low-density residential uses and the medium-density residential uses planned or under construction at and around the intersection of Shallowford Road and Lassiter Road, the Board of Commissioners has established a NAC. These residential uses represent a unique opportunity to establish a transition in land use, consistent with the nodal concept of commercial development. By adhering to such an ideal transition of land use and the nodal concept of commercial development, the Board of Commissioners can further implement the policies of the Cobb 2040 plan while protecting the transportation improvements recently completed along Lassiter and Shallowford Roads. In order to best protect these transitional residential uses and the recent transportation improvements, parcels within the activity center with only one public road frontage shall be limited to the LRO zoning district.</p>	
NAC-P14	<p>In order to establish an appropriate land use transition from the established industrial compatible areas in the Baker/Moon Station Road area, the Board of Commissioners has established a Neighborhood Activity Center at the northeast corner of Jiles Place and Jiles Road</p>	
	<p>in Land Lot 63 of the 20th District. Because of this NAC's proximity to the mixed-use community on Jiles Road (westerly), the Board of Commissioners will only consider uses permitted within the O&I and LRO zoning districts. Architectural compatibility with commercial components of the mixed-use community will be of paramount importance, as will adequately buffering. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1.19)</p>	
NAC-P15	<p>In order to better implement and promote the nodal concept of development at the intersection of Floyd Road and Nickajack Road, the Board of Commissioners has extended the NAC to the west side of Floyd Road in Land Lots 31 and 32 of the 17th District. In order to encourage development plans that are architecturally compatible with the existing uses on the east side of Floyd Road and to promote coordinated access within the NAC, the Board of Commissioners has determined the necessity for a unified development plan for this extension. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon these criteria. (Figure A1.20)</p>	
NAC-P16	<p>In accordance with the action of the Board of Commissioners on January 17, 2017, and in an effort to provide for a step down in intensity so as to mitigate any future land use conflicts between the surrounding residential uses and the commercial uses on the west side of Floyd Road, north of White Boulevard, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced</p>	

buffering and screening requirements on any redevelopment of the tracts within the NAC future land use category in order to protect residential uses and to provide a transition between land uses.

NAC-P17

In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the Westhaven Subdivision within the Dallas Highway/Due West Road NAC (Land Lot 333 of the 20th District). All highlighted properties or substantial combination thereof must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance. Assemblage rezoning applications will be evaluated for appropriateness based on these criteria. The area is shown in Figure A1-21. This is appropriate given the unique nature of the NAC on the south side of Dallas Highway. Because a portion of the NAC on the south side of Dallas Highway is heavily wooded and largely undeveloped, the Board of Commissioners is considering the following development requirements for this portion of the NAC on the south side of Dallas Highway.

- Low rise office uses only.
- Any new development within highlighted portion will be subject to minimum fifty (50') foot setback from Dallas Highway.
- Any new development within the highlighted portion must have a compatible architectural style with the existing shopping center on the north side of Dallas Highway (Village Green Shopping Center).

NAC-P18

In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has slightly expanded the NAC at Sandy Plains Road and SR-92. This expansion was done with carefully negotiated, highly restrictive zoning stipulations designed to protect the adjacent residential areas and eliminate any potential for further expansion through the life of this plan. Among the more important stipulations that will accomplish this task include an unprecedented 175-ft. R-15 buffer totaling 6.61 acres (zoning stipulation and 20-year covenant), square footage maximums, use limitations and the formation of an architectural review committee. (Figure A1-22)

NAC-P19

In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC at Sandy Plains Road and Ebenezer Road. Because this expansion was done to provide for improved node boundaries, in addition to providing an improved transition in land use northwesterly, the Board of Commissioners will consider the following development requirements for this NAC on the northwest side of Sandy Plains.

- No Access to Bryant Lane or Beaver Shop Road
- Low rise office uses only
- No outside storage

NAC-P20

In recognition of the unique character and nature of the Paper Mill Village area, the Board of Commissioners has established a NAC at the intersection of Johnson Ferry Road and Paper Mill Road. Because of the unique nature and mixture of land uses within the village, in addition to

	the consistent architectural theme within the village, the Board of Commissioners will only consider uses permitted within the O&I and LRO zoning districts. Architectural and use compatibility with the existing components of the existing village will be of paramount importance, as will compatibility with existing access arrangements. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1-23)		
NAC-P21	Reserved (Pending approval Oct. 2022)		
NAC-P22	In accordance with the action of the Board of Commissioners on January 17, 2017, it is equally important that the NAC portion of the Mars Hill and Lost Mountain commercial node be constrained by Parcels 3 and 4 in Land Lot 82 of the 19 th District to the west and Parcel 8 in Land Lot 82 of the 19 th District to the south. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community by limiting further commercial growth along the Dallas Highway corridor.		
NAC-P23	In order to establish a node cutoff point southeast of the existing CAC at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a NAC on the southeast side of the West Cobb Parkway, north of Goose Ridge. Due to this NAC's proximity to residential uses along the West Cobb Parkway and Goose Ridge, the Board of Commissioners will only consider uses permitted within the LRO zoning district. Residentially compatible architecture will be of paramount importance, as will limitations of impervious surfaces to protect an existing lake within the NAC. Applications for rezoning of property		
		NAC-P24	In order to establish a node cutoff point west of the existing NAC at the intersection of Macland Road and John Ward Road, the Board of Commissioners is encouraging low-density residential development west of the node boundary/intersection. The Board of Commissioners has determined this is appropriate based on the rural nature of the area, the proximity to an established and not fully developed CAC along Macland Road and Powder Springs Road and the potential for successful residential development due to the size and configuration of vacant tracts in this area. For the parcel within the NAC zoned October 2000, the Board of Commissioners will only consider uses permitted with the LRO zoning district with ground-based monument signage, no outside storage and a minimum fifty (50') foot landscaped buffer to adjacent property.
		NAC-P25	In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has slightly expanded the NAC at Lost Mountain and Macland Road. Because this expansion was done to provide for improved node boundaries, in addition to preserving a potentially historic structure while complementing the existing institutional uses and improving land use transition northeasterly, the Board of Commissioners will consider the following development requirements for this portion of the NAC on the north side of Macland Road, east of Lost Mountain Road in Land Lot 428 of the 19 th District: <ul style="list-style-type: none"> • All properties or substantial combination thereof must be assembled and included in one rezoning/development plan

	<ul style="list-style-type: none"> • Low-rise office uses only • Existing structure must be utilized • Minimum fifty (50') foot buffers must be provided along the northern and eastern property lines 	
NAC-P26	<p>In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC at Floyd Road and the Silver Comet Trail. Because this expansion was done to provide for improved node boundaries and to complement the nearby uses supporting the Silver Comet Trail, the Board of Commissioners will consider the following development requirements for this portion of the NAC on the west side of Floyd Road, north of the Silver Comet Trail in Land Lot 998 of the 19th District.</p> <ul style="list-style-type: none"> • Low-rise office use • Existing structure must be utilized 	<p>County line on the north and south sides of Dallas Highway.</p> <ul style="list-style-type: none"> • The portion of the NAC node on the north side of Dallas Highway shall consist of the two parcels directly abutting the Paulding County line known as Parcel 4, Land Lot 144 of the 19th District and Parcel 2 Land Lot 79 of the 19th District. The two parcels contained in this node should be developed in an assemblage and the integrity of the waterway should be preserved through adequate buffering. It is equally important that this NAC node be constrained by Parcel 5 in Land Lot 79 of the 19th District and the existing creek on the eastern property line. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community by denying commercial access to Old Dallas Road and limiting further commercial growth along the Dallas highway corridor. • The portion of the NAC node on the south side of Dallas Highway shall consist of the parcels in Land Lot 144 of the 19th District, south of Dallas Highway, adjacent to Paulding County. The parcels should also be developed in an assemblage. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community and protect the areas natural resources by denying commercial access to Poplar Springs Road, limiting further commercial growth along the Dallas Highway corridor and establishing a substantial natural buffer between the commercial activity and a tributary in the Noonday watershed. In addition, adequate buffering should be established between any future commercial uses and the adjacent residential properties through the use of berms.
NAC-P27	<p>In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC on Scufflegrit Road near Sandy Plains Road, as shown in Figure A1-24. The Board of Commissioners has also determined that all properties within this extension must be assembled and included in one rezoning/development plan.</p>	
NAC-P28	<p>In recognition of the existing and planned commercial activity in Paulding County, on the Cobb County border and in order to foster coordination with land use trends outside of the County's control, the Board of Commissioners has established a NAC at the Paulding</p>	

NAC-P29	In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the NAC on the west side of Due West Road, South of Kennesaw Due West Road consisting of the following parcels in Land Lot 296 of the 20 th District: 13, 14, 15, 16, 65, 103, and 182. The unified development plan in this area will allow for commercial development without compromising traffic mobility by reducing curb cuts and improving inter-parcel access	development. The Board of Commissioners will only consider uses permitted within the LRO zoning district.
NAC-P30	The Board of Commissioners, in an effort to mitigate problems with noise and light pollution from commercial uses southwest of Kemp Ridge Road reaching single-family neighborhoods to the northeast, has placed these lots in the NAC category. Residential use in this area would be appropriate if it were a unified development consisting of an assemblage of the properties with a preferred development type being single-family attached homes. It is important that the new housing units built develop a design that respects the mass, scale, siting and form of other buildings in the area to mitigate the negative influences of the neighboring commercial property. In the case of commercial or retail uses, maximum attention would be given to buffering the properties in the City of Acworth. Appropriate mitigation of sound and light pollution is required, in addition specific uses and intensity restrictions would be placed on the commercial activity to enhance the livability of these neighborhoods.	NAC-P32 In order to better implement and promote the nodal concept of development at the existing NAC area on the north side of Macland Road, north of Turner Road, east of Ernest Barrett Parkway, the Board of Commissioners has expanded this NAC over to Ernest Barrett Parkway in order to create a more reasonable node cutoff point. In order to contain the NAC to these parcels and restrict continued commercial development along Ernest Barrett Parkway, a transition in scale and use should occur that will minimize negative impacts of development on the properties to the north. Less intense office uses and/or buffers should be used to create a needed transition to the surrounding residential areas. The two parcels and potentially some remnant right-of-way lands, may be in a unified development plan in order to promote coordinated access onto roadways. Architectural compatibility with the surrounding area is of utmost importance in the decision-making process in this node. Architectural styles should complement the rural heritage of this section of Cobb County including features such as split rail fencing, streetscaping, substantial landscape treatments and mixture of natural materials, brick, and/or fiber cement siding on the building facades. Stucco, concrete block and vinyl siding are some examples of inappropriate architectural facades. Lighting should be contained on site so as to not detract from neighboring users' quality-of-life. (Figure A1-25)
NAC-P31	The Board of Commissioners, in an effort to mitigate traffic congestion along Hawkins Store Road, encourage the NAC properties on Hawkins Store Road, east of Bells Ferry Road, to be developed as an assemblage in a unified	NAC-P33 In order to establish an appropriate land use transition from the industrial area on the south side of Big Shanty Road at Chastain Road to the residential area to the north of Big Shanty Road, the Board of Commissioners has established a small Neighborhood Activity Center at the

northwest corner of Big Shanty Road and Chastain Road in Land Lot 132 of the 20th District. Due to this NAC's proximity to residential uses to the north and Kennesaw State University to the east, the Board of Commissioners will only consider uses permitted within the LRO zoning district and other institutional uses associates with Kennesaw State University in a manner that respects the adjacent residential properties.

NAC-P34

In order to better implement and promote the nodal concept of development at the intersection of Sandy Plains Road and Trickum Road, the Board of Commissioners has extended the NAC to the east side of Trickum Road in Land Lot 482 of the 16th District. In order to encourage coordinated access within the NAC, the Board of Commissioners has determined the necessity for a unified development plan for this extension. Buffering to adjacent residential uses, architectural compatibility, assemblage of parcels and land use transition will be of paramount importance and any rezoning application for these properties will be evaluated for appropriateness based upon these criteria. Due to this NAC's proximity to residential uses, the Board of Commissioners will only consider uses permitted within the LRO zoning district in a manner that respects the adjacent residential properties.

NAC-P35

In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of place.

NAC-P36

Cobb County encourages owners of older commercial/industrial properties in select areas and sites to improve and enhance those properties, with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9.

NAC-P37

In order to improve pedestrian accessibility and provide transportation alternatives in the Village Green Neighborhood Activity Center (NAC) located on Dallas Highway, as depicted in Figure A1-21, new zoning applications and new transportation improvements will be requested to incorporate the following items into their proposals: Construct sidewalks where sidewalk gaps exist or where the system can be expanded on the subject site(s); Incorporate and construct the 10' Dallas Highway trail per standards established by the Cobb County Department of Transportation; Connect existing, proposed or requested sidewalks to interior pedestrian networks on the site(s) to facilitate the movement of pedestrians from the public right-of-way to the uses on the subject property; Incorporate medians where wide curb cuts are constructed to accommodate more than three vehicle lanes; Where transportation improvements are required due to Developments of Regional Impact, incorporate pedestrian refuge islands to facilitate pedestrian movement across Dallas Highway, Old Hamilton Road, Casteel Road and/or Old Due West Road. Pedestrian refuge islands are also requested to facilitate pedestrian movement across Dallas Highway at the Village Green shopping center and Avenues at West Cobb.

NAC-P38

In order to protect the residential character of the area and surrounding property owners, the Neighborhood Activity

Center (NAC) on the north side of Paces Ferry Road at the Chattahoochee River will be cut off of any potential commercial encroachment along Paces Ferry Road on the north and south side of the roadway. Said area shall not extend to the north or south beyond the boundaries of the existing commercial activity. The Board of Commissioners will only consider residential developments consistent with the residential character for the parcels surrounding this area. Also, requests for development in this NAC should carefully consider impervious surface and building height impacts on the community as part of the decision-making process.

NAC-P39

In order to mitigate land use conflicts that could arise by converting single-family homes and lots to individual commercial uses, the NAC expansion located at the intersection of Shallowford Road and Trickum Road has expanded west on the south side of Shallowford Road to include parcels 12 and part of parcel 13 located in the 16th District in Land Lot 310 and parcel 3 in the 16th District in Land Lot 339. Due to the NAC's proximity to low-density residential neighborhoods, the Board of Commissioners encourages low impact, commercial uses on these properties. Any proposed buildings should maintain residential characteristics to ensure compatibility with surrounding residential structures. Signage, lighting and traffic should be instituted in a manner that provides for an adequate transition to the neighboring subdivision. Finally, buffering should be incorporated to protect adjacent residential properties.

NAC-P40

In recognition of the changing conditions along Kennesaw Avenue, the Board of Commissioners recommends that the approximate 1.1-acre parcel on the south side of Hames Road and east side of Kennesaw Avenue be amended to the Neighborhood Activity Center (NAC)

NAC-P41

future land use category. To provide a more compatible use with the neighboring residential community, the following zoning categories are to be encouraged: Low Rise Office (LRO) or Office/Services (OS).

The area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1-26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be "transitional" with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should "step down" from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced

frontage and visibility to Paces Ferry Road. Services and professional office use may be appropriate, especially if they are geared towards the needs of seniors. Applications will be reviewed on a case-by-case basis by the Planning Commission and/or Board of Commissioners.

- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.
 - The Planning Commission and Board of Commissioners is recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
 - Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:
 - Installing approved historic interpretive signage if their site is identified as a location

for interpretation through the Vinings Heritage Trail Concept Plan;

- Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
- Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

NAC-P42

In an effort to mitigate any future land use conflicts and to ensure the preservation of the stable low-density, single-family residential neighborhoods that make up Vinings, it is recommended that the Neighborhood Activity Center (NAC) future land use that currently exists at and around the intersection of Paces Ferry Road and Paces Mill Road and east of the railroad tracks should not be allowed to expand or enlarge. Any new commercial or office development or redevelopment should stay within the confines of the existing NAC. Any new development or redevelopment outside the existing NAC should be residential in nature at the appropriate density for its future land use category.

NAC-P43

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments,

medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

NAC-P44

In recognition of the existing and changing conditions influencing the area surrounding the intersection of Third Army Road and Cobb Parkway, the Board of Commissioners have established a Neighborhood Activity Center (Figure A1-28). This NAC encourages retail and office uses. Any commercial use adjacent to Rutledge Drive within the NAC is encouraged to maintain a buffer to protect adjacent residential neighborhoods. Additionally, because of the environmentally sensitive nature of this area and the proximity of Lake Allatoona, it will be important for the County to take careful stormwater runoff consideration of future uses, especially on the east side of Highway 41. The Neighborhood Activity Center area east of Highway 41 will be encouraged to utilize an environmental low impact development approach that may include wet ponds, bio-filtration ponds, vegetative swales, xeroscaping, bio-swales, rain gardens, re-irrigation ponds, rainwater harvesting and sedimentation/filtration ponds, in addition to the required standard stormwater management facilities. The Board of Commissioners will also encourage shared stormwater detention when possible.

(Pending approval Oct. 2022)

NAC-P45

In order to establish an appropriate land use transition the Board of Commissioners has expanded the Neighborhood Activity Center (NAC) on the west side of Acworth Dallas Road in Land Lots 40 and 75 of the 20th District. In addition to the NAC expansion, the Board of Commissioners recommends low rise professional office type uses with residential architectural style. A transition in building scale and land use type will be encouraged with the most intense uses being along Acworth Dallas Road and the least intense being adjacent to residential. If office uses are adjacent to already established residential neighborhoods, an appropriate buffer will be highly recommended. Architectural compatibility, shared access and land use transition will be of paramount importance and assemblage of properties for development would be preferred and evaluated for appropriateness based on these criteria.

NAC-P46

In order to establish water quality control measures due to the environmentally sensitive nature of this area and the proximity to Lake Allatoona, it will be important for the County to scrutinize uses as it relates to stormwater runoff and sewer capacity limits along the east side of Highway 41 (Figure A1.29). Because runoff drains toward Lake Allatoona, new developments will be encouraged to utilize low-impact development techniques that may include wet ponds, bio-filtration ponds, vegetative swales, xeroscaping, bio-swales, rain gardens, re-irrigation ponds, rainwater harvesting and sedimentation/filtration ponds, in addition to the required standard stormwater management facilities. The Board of Commissioners will also encourage shared stormwater detention when possible as well as inter parcel connectivity. It is also important to note that sewer capacity will be limited due

	to Intergovernmental Wastewater Agreement with Paulding County.		
NAC-P47	In an effort to mitigate commercial land use impacts affecting adjacent residential land uses, it is recommended any proposed development in the Neighborhood Activity Center (NAC) for an assemblage of parcels (18019000030, 18019000040, 18019000050 and 18019000060) located on the west side of Mableton Parkway, south of Boggs Road, that the Planning Commission and Board of Commissioners consider inclusion of a higher density residential component as a transition between the commercial development and the adjacent Low Density Residential (LDR) neighborhoods.		Activity Center. In addition, the Board of Commissioners encourages retail-oriented uses along Powder Springs Road with enhanced landscaping and architectural design. Office-oriented uses may be considered along the perimeter of the NAC with extensive buffering adjacent to existing residential uses. <i>(As amended January 16, 2018)</i>
NAC-P48	In accordance with the action of the Board of Commissioners on January 17, 2017, and in order to provide for a step down in intensity so as to mitigate land use conflicts that could arise from small retail uses adjoining residential uses and converting single family residences to individual commercial uses, the Board of Commissioners has extended the NAC designation along Pat Mell Road. It shall be located north of the City of Smyrna beginning at the CAC-designated parcels with frontage along South Cobb Drive, extending five (5) lots and portions of two (2) abutting roadways to the west to the City of Smyrna boundary on the north side of Pat Mell Road. Within this area, low rise office uses will be strongly encouraged in order to provide a transition between residential and commercial uses.	NAC-P50	In recognition of existing and changing conditions, a small commercial node has been created at the intersection of Atlanta Road and Cooper Lake Drive (CP-2-3 and CP-2-4). This is a northward expansion of the Neighborhood Activity Center at the Atlanta Road and Cumberland Parkway intersection. This node incorporates not only commercial uses, but High Density Residential at the northeast and southwest corners of the intersection. There is also a small section of Medium Density Residential at the northwest corner of the node. It is recommended that no further extension of the commercial node at this intersection be considered. This proposal also provides a transition from the commercial and higher-density residential uses to lower-density residential and less-intense uses. <i>(As amended January 16, 2018)</i>
NAC-P49	In order to implement and promote a more compatible and practical land use pattern for the area along Powder Springs Road near the intersection of Flint Hill Road, as depicted in Figure A1-36, the Board of Commissioners recommends the establishment of a Neighborhood	NAC-P51	Due to the mix of uses located along Oak Ridge Road at the Douglas County line, industrial compatible uses may be appropriate. This is in addition to the retail, office, and residential uses that currently exist in the surrounding area. <i>(As amended January 15, 2019)</i>
		NAC-P52	For the NAC located at the northwest corner of Veterans Memorial Highway and Buckner Road, the Board of Commissioners wishes to include a 35' buffer of MDR to protect the residential nature of the northern parcel. <i>(As amended January 15, 2019)</i>

NAC-P53 In order to better implement and promote the revitalization of the Windy Hill Road/Austell Road intersection, the Board of Commissioners encourages new development and redevelopment at this intersection be consistent with recommendations identified in the 2017 Milford/Osborne mTAP study. *(As amended April 23, 2019)*

NAC-P54 In order to promote a more active, vibrant and pedestrian friendly, small-scale neighborhood commercial center, around the intersection of Due West Road, Acworth Due West Road and Kennesaw Due West Road, the following guidelines would be encouraged:

- Uses to maintain and complement the existing character of the commercial node and surrounding residential neighborhoods
 - In order to enhance the small-town character, the NAC along the east of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Services Permit.
 - Architectural and landscape design that complement the existing design within the Neighborhood Activity Center
 - Street parking on locally designated streets
 - Inter-parcel access would be encouraged
 - Internal sidewalks connected to adjacent external sidewalks
 - Bike and pedestrian amenities such as decorative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development
- (Pending approval Oct. 2022)*

NAC-P55 Any new development or redevelopment within the Neighborhood Activity Center located along Cobb Parkway in north west Cobb between Highway 92 and the Bartow County line must follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement. *(Pending approval Oct. 2022)*

NAC-P55 The Board of Commissioners encourages the Neighborhood Activity Center and the unique residential intensity that has been approved for the tract of land depicted in Figure A1.38, to neither establish or serve as a precedent for other Neighborhood Activity Centers across the County *(Pending approval Oct. 2022)*

INDUSTRIAL COMPATIBLE (IC)



DEFINITION:

Industrial Compatible provides for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- | | |
|--------------|--|
| IC-P1 | Regional-serving employment areas consisting of light industrial, office/ warehouse, distribution and support commercial service uses shall be encouraged to locate in IC areas. |
| IC-P2 | Office uses should be limited in height and floor area. Floor area ratios (FAR) for offices should be less than 0.75. Office buildings should be less than four stories |
| IC-P3 | Buffering and screening of outdoor storage shall be required in IC areas. |

- | | |
|--------------|---|
| IC-P4 | Industrial processes and activities should be located inside and should not produce substantial noise, vibration or noxious by-products. |
| IC-P5 | IC areas can serve as a transitional category between more intensive uses and less intensive uses. |
| IC-P6 | Due to the importance of transportation in manufacturing and distribution IC area should be located where there is safe, direct access to the regional freeway system. |
| IC-P7 | Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density. |

SMALL AREA POLICY GUIDELINES:

- | | |
|--------------|---|
| IC-P8 | <p>At the intersection of Kennesaw Avenue and Marble Mill Road the following restrictions may apply:</p> <ul style="list-style-type: none"> • All parcels directly abutting the right-of-way of Kennesaw Avenue between Marble Mill Road and the Marietta city limits shall be limited to the Low Rise Office (LRO), Office and Institutional (O&I) or Office/Service (OS) zoning districts in order to minimize the potential negative impact of development on adjacent residential areas. |
| IC-P9 | Due to the existing Cobb International Business Park, the area west of US 41, north of Stanley and west of Old US 41 (SR 293) will serve as an IC area for light industrial uses. South and west of this area along Stilesboro Road, Old US 41 and the Barrett Parkway Extension, residential uses are proposed in order to buffer the nonresidential uses and |

	<p>the Kennesaw Mountain National Battlefield Park. These uses will also aid the County in limiting access to the Barrett Parkway Extension, to ensure its functioning as a traffic moving roadway. It will be the County's policy to restrict access to the Barrett Parkway Extension by limiting curb cuts to the extent possible. In light of this policy, access to the residentially designated areas to the west of the US 41/Barrett Parkway intersection should be from either US 41, Old US 41 or any publicly dedicated street other than the Barrett Parkway Extension.</p>				<p>residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of place.</p>
IC-P10	<p>There is an IC area located along South Cobb Industrial Boulevard, west of South Cobb Drive. This area is largely surrounded by residential uses within the City of Smyrna. As additional development and redevelopment occurs in this area it will be important to consider buffering, architectural and use restrictions to protect the adjacent residential uses.</p>				
IC-P11	<p>In recognition of the existing Heavy Industrial (HI), Light Industrial (LI) and residential zoning in the area south of Powder Springs Road, Flint Hill Road, the Silver Comet Trail and east of Carter Road and the City of Powder Springs, and in an effort to provide for appropriate buffering to adjacent residential areas and protect the floodplain and buffers associated with Noses Creek, and to encourage orderly growth and development by minimizing land use conflicts and environmental degradation of the Noses Creek corridor, stipulations will be considered by Cobb County and the City of Powder Springs as property is developed, rezoned and/or annexed.</p>				
IC-P12	<p>In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-</p>				
			IC-P13		<p>In recognition of the industrial, residential and recreational activities that occur near the intersection of Old Highway 41 and Kennesaw Avenue, the Board of Commissioners recommends that the approximate 8.5 acre parcel on the north side of Old Highway 41, east of White Road be amended to the Industrial Compatible (IC) future land use category. To provide a more compatible use with the neighboring residential community, the following uses be encouraged: clean industrial, medical offices or medical instrument manufacturing or storage. These are uses that can be performed internally in a structure and therefore will not have a major visual impact on this tract's transition between the primary industrial uses to the east and the residential and recreational uses to the south and west. Also, any new development on this property is recommended to be subject to a traffic study in addition to submitting architectural plans and a landscape plan to assist the decision-making process.</p>
			IC-P14		<p>In recognition of the changing conditions along Kennesaw Ave, the Board of Commissioners recommends that the approximate 1.9 acre parcel on the north side of Kirk Road, east side of Kennesaw Avenue encourage the following zoning categories: Low Rise Office (LRO), Office/Services (OS), or Office and Institutional (O&I) in order to minimize potential impacts on nearby residential and recreational uses.</p>
			IC-P15		<p>The area that includes properties along the north side of Atlanta Road, east of North Church Lane and</p>

approximately .2 mile west of Log Cabin Drive (Figure A1.27), is hereby designated as the Atlanta Road Transition Zone. The transition zone is needed because of the conflict between the high-intensity industrial land uses along the south side of Atlanta Road and the nearby low-density and medium-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the industrial land uses, the following specific criteria are needed in the area identified as the Atlanta Road Transition Zone:

- Uses within the Atlanta Road Transition Zone should transition in nature from the high-intensity industrial uses along the south side of Atlanta Road to the more residential uses along Log Cabin Drive.
- Industrial uses should be protected from further residential incursion on the south side of Atlanta Road.
- Existing non-residential uses on the north side of Atlanta Road, within the transition zone, should encourage retail, office, services, institutional or light industrial future uses. Existing and any future light industrial properties on the north side of Atlanta Road are encouraged to not emit noise, odor or smoke to neighboring residential users.

IC-P16

In an effort to mitigate any future land use conflicts between the residential lots along Dogwood Circle and the Industrial Compatible use to the north of the residential uses, it is recommended that the Planning Commission and Board of Commissioners consider requiring additional and enhanced buffering and screening requirements on any industrial

developments adjacent to the residential uses. This will protect the existing residential land users as well as the viability of the industrial users. The Planning Commission and Board of Commissioners should also consider access only along Veterans Memorial Highway unless otherwise deemed acceptable by the Cobb County Department of Transportation.

IC-P17

In an effort to mitigate any future land use conflicts between the residential uses to the north of parcel 18042100010 and the Industrial Compatible use to the south, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project. This will protect the existing and future residential land users as well as the viability of the industrial users.

IC-P18

In an effort to mitigate any future land use conflicts between the surrounding residential uses and the Industrial Compatible uses on the south side of Huddleston Drive in District 4, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the surrounding existing and future residential land users as well as the viability of the industrial users.

IC-P19

In an effort to mitigate any future land use conflicts between the surrounding residential uses and the Industrial Compatible uses on the southwest side of Buckner Road and Oakdale Road in District 4, it is recommended that the planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on any redevelopment of the industrial tract in order to protect the surrounding existing and future

residential land users as well as the viability of the industrial users.

IC-P20

In an effort to mitigate industrial land use impacts affecting adjacent residential land uses, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and/or screening requirements on any redevelopment of the industrial properties along the west side of Atlanta Road corridor between Austell Road and Pat Mell Road.

INDUSTRIAL (IND)



DEFINITION:

Industrial provides for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into a finished product. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI, HI

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

IND-P1

The primary uses within IND areas should be industrial or manufacturing. Supporting office uses should be limited in floor area and intensity. Office uses should be limited to floor area ratios (FAR) of less than 0.5.

IND-P2

Due to the importance of transportation in manufacturing and distribution, IND areas should be located where there is safe, direct access to the regional freeway system

- IND-P3** IND areas should not be located immediately adjacent to residential areas.
- IND-P4** In reviewing new industrial development proposals, an assessment of environmental impact and impact mitigation should be conducted.
- IND-P5** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- IND-P6** In an effort to mitigate any future land use conflicts between the residential lots along Regal Hills Lane and the Industrial Compatible use to the south and east of the neighborhood, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the existing residential land users as well as the viability of the industrial users.

PRIORITY INDUSTRIAL AREA (PIA)



DEFINITION:

Priority Industrial Area supports the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. The Board of Commissioners have identified specific priority industrial areas (PIA).

These sites are the areas that, through research, evaluation and industrial site selection best practices, are areas considered most important to provide future industrial type job producing sectors. Due to the urbanizing nature of Cobb County, the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, it is imperative to evaluate land use policy in greater detail as it relates to important industrial areas.

The overall intent of this policy is to establish more stringent criteria for decision making when trying to alter the land use.

COMPATIBLE ZONING DISTRICTS:

Compatible Zoning Districts is determined by the Priority Industrial Area subcategories, although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers.

PRIORITY INDUSTRIAL AREA SUB-AREA CLASSIFICATIONS

Each part of the County designated as a PIA has sub-categories that guide development within each of these industrial areas. The descriptions of the categories are as follows:

Priority Industrial Area - Medium Density Residential (PIA-mdr)

Medium Density Residential are areas that are currently residential at two and one-half (2.5) and five (5) dwelling units per acre that should transition to light industrial, office/warehouse, or light manufacturing uses over time.

Priority Industrial Area - Community Activity Center (PIA-cac)

Community Activity Center areas currently support retail type uses that should transition to light industrial, industrial, office/warehouse, distribution or light manufacturing uses over time. Small supportive retail uses serving the needs of the surrounding industrial users may be appropriate on a case-by-case basis in the Community Activity Center subcategory.

Priority Industrial Area - Industrial Compatible (PIA-ic)

Industrial Compatible subcategories can support light industrial, office/warehouse and distribution uses.

Priority Industrial Area – Industrial (PIA-ind)

Industrial subcategories can support heavy industrial and manufacturing uses.

Priority Industrial Area - Transportation, Communications and Utilities (PIA-tcu)

The purpose of the TCU is to provide for uses such as power generation plants, railroad facilities, telephone switching stations, airports, etc.

Priority Industrial Area - Park, Recreation, and Conservation (PIA-prc)

The purpose of the PRC subcategory is to provide for land dedicated to permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

POLICY GUIDELINES:

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Board of Commissioners are considering a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Board of Commissioners are requested to consider a zoning change to a PIA property or areas adjacent to PIA properties that alter its zoning designation to one that is not compatible with the Priority Industrial Area. Finally, the policy relating to “Adjacency to viable industrial areas” should be considered by the Planning Commission and the Board of Commissioners when a zoning change occurs to a property adjacent to PIA properties:

PIA-P1	Job impacts: Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.
PIA-P2	Tax Base Impacts: Evaluate and compare the tax-base impacts between potential uses with the existing zoning and the proposed zoning, as well as comparing tax-base impacts to job impacts.
PIA-P3	Viability: Prioritize developments with immediate uses over potential uses without users lined up.
PIA-P4	Transition: Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use develop.
PIA-P5	Adjacency to viable industrial areas: Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with

residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

SMALL AREA POLICY GUIDELINES:

PIA-P6

In an effort to lessen the negative impacts on adjacent residential neighborhoods caused by Industrial uses along the east and west side of Six Flags Parkway, west of Queens Ferry Place and Queens Ferry Drive and to maintain the purpose and intent of the PIA, it is recommended that the Board of Commissioners consider the following when rezoning properties located within the PIA Future Land Use category:

- 1.) Industrial uses that foster innovative, high-technology, and low-pollution industries;
- 2.) The use of stone, brick and/or EFIS on building facades; and
- 3.) The use of enhanced landscaping along primary road frontages to enhance aesthetics and mitigate negative impacts.

To facilitate this, the Board encourages the assemblage of smaller land parcels into single tracts. Additionally, as a means of protection for area residences, the Board encourages transitional land uses that serve as a step-down from the more intense heavy industrial uses to the less-intense residential uses. Also, in instances where an industrial use is directly adjacent to residential uses, it is recommended that a natural or enhanced buffer be established on the industrial side of the property line.

(As amended January 16, 2018)

PIA-P7

In an effort to encourage compatibility between conflicting land uses and support job producing uses, the industrial sector, as identified in Figure A1.39, is encouraged to transition from PIA industrial uses to PIA industrial compatible uses. This policy, through rezoning efforts, encourages non-manufacturing uses that do not cause excessive odor, traffic, noise, or pollutants. In addition, it is recommended that any new structures be limited to 2 stories and landscaping along the right-of-way to enhance the visual appeal of the area. It is also important that during any rezoning or redevelopment of sites along the southern border of the sector, provide additional and enhanced buffering and/or screening along the property line adjacent to the residential neighborhoods to the south.

(Pending approval Oct. 2022)

PIA-P8

In an effort to encourage compatibility between conflicting land uses and to support job producing uses, the commercial sector, as identified in Figure A1.39, is encouraged to transition from PIA industrial uses to PIA community activity center uses. This policy, through rezoning efforts, encourages commercial and office type uses that serve the needs of the surrounding industrial users. If redevelopment occurs on a formerly residential lot, the subject business would be encouraged to use the existing structure. To accommodate the needs of the new business, the structure may be retrofitted or renovated to fit the needs of the business. Outside storage should be limited to the rear of the property/building and screened from the roadway and adjacent homes. For the tract that is directly adjacent to the Silver Comet Trail, another valid use may be a recreational use that provides pedestrian and bike access to the Silver Comet Trail.

(Pending approval Oct. 2022)

PUBLIC/INSTITUTIONAL (PI)



DEFINITION:

Public/Institutional provides for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan. Small Area Policy Guidelines (SAPG) for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, retirement communities, and cemeteries

SMALL AREA POLICY GUIDELINES:

PI-P1 In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of

place.

PI-P2

In order to establish an appropriate land use on the properties located just south of the City of Marietta along Hill Street, Garrison Road, Lakewood Road, Carnes Drive and Appleton Drive between Powder Springs Street and South Cobb Drive, the Board of Commissioners has established a High Density Residential (HDR) future land use category to assist in revitalizing this area of the County. Due to the site's proximity to existing Community Activity Center to the east and west, mixed-use to the north and High Density Residential to the south, the Board of Commissioners encourages townhome, owner-occupied units with an emphasis on urban design, inter parcel access, environmental sustainability and pedestrian accessibility to mitigate development impacts. Requests for changes in land use may be suitable if incorporated into a development assemblage, within the low to moderate range of dwelling units allowable in the HDR category and contains appropriate transitions to surrounding single-family structure.

PI-P3

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and

Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

PARK/RECREATION/CONSERVATION (PRC)



DEFINITION:

Park/Recreation/Conservation (PRC) provides for land dedicated to active or passive recreational uses, either publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan. When development plans are presented to the Board of Commissioners, the adjacent Future Land Use designations will be given consideration with emphasis on adequate buffering, step-down to uses of different intensity and preserving environmentally sensitive areas.

This land use category includes environmentally sensitive areas such as flood plains and wetlands which serve an important natural function by providing enhanced water quality protection, groundwater recharge, floodwater storage, channelization, silt retention and groundwater discharge. When it is feasible to do so, the County may consider acquiring (easement or fee simple ownership) flood plain and/or wetland areas that would remain undeveloped to ensure these valuable functions continue unabated.

COMPATIBLE ZONING DISTRICTS:

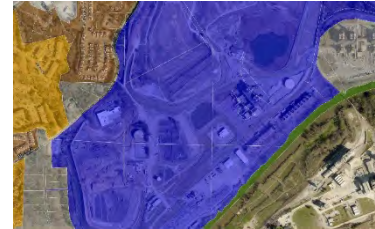
Any district dedicated to active or passive recreation use. Conservation is the sub-category for permanently protected land dedicated to passive

recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

PARK/RECREATION/CONSERVATION SUB-AREA CLASSIFICATIONS

Conservation is a sub area classification of PRC for permanently protected land dedicated to passive recreation uses. It includes land set aside to protect water quality, wetlands and areas with erodible soils, stream banks, riparian buffers, scenic views, historic and archeological resources and steep slopes. They may be private or publicly owned and may include playgrounds, parks, natural preserves, wildlife management areas, national forests, stream buffers, wetlands, floodplains and/or other similar uses purchased with local, state and federal funds.

TRANSPORTATION/COMMUNICATION/UTILITIES (TCU)



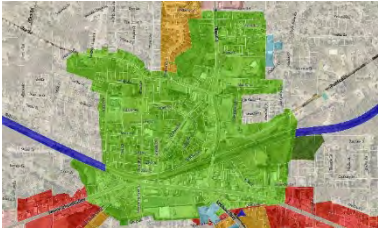
DEFINITION:

Transportation/Communication/Utilities provides for uses such as power generation plants, railroad facilities, communication towers, airports, etc.

COMPATIBLE ZONING DISTRICTS:

Any district dedicated to uses such as power generation plants, railroad facilities, communication towers, airports, etc.

MABLETON TOWN CENTER (MTC)



DEFINITION:

Mableton Town Center provides for areas that establish development standards and incentives to assist residences and businesses in having a desirable mixed-use community that is a walkable, green and a vital hometown that will be an even better place to live, work and play. Throughout the Mableton community, transect zones are established to guide developments that will respond to regional characteristics and needs. Guidelines for this category are listed below:

COMPATIBLE ZONING DISTRICTS:

Land use will be determined by the specific transect zones. The zones range from T3, which is Sub-Urban Zone focusing more on low-density residential developments to T6, which is Urban Core Zone consisting of higher intensity uses. For more information on compatible zones please refer to the Mableton Form Base Code.

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

MTC-P1 Mableton should retain its natural infrastructure and visual character through growth opportunities that encourage infill development in parity with the development of new communities.

MTC-P2 Developments within the area should support Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) patterns and Mableton's vision of being a Lifelong Community.

MTC-P3 Transportation corridors should be planned and reserved in coordination with land use.

MTC-P4 Green corridors should be used to define and connect the town center area.

MTC-P5 The community should include a framework of infrastructure to support all modes of transportation that would coordinate with the development patterns enabled by the code.

MTC-P6 The architecture and landscape design should grow from local climate, topography, history and building space through energy efficient methods, where possible.

MTC-P7 The harmonious and orderly evolution of the built environment should be secured through regulating the form of buildings.

The following are general development standards, however more specific standards exist according to the building's form, position, functions within the Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) zone and it's transect zone classification.

MTC-P8 Developments should be compatible with the density and intensity of uses based upon their building function;

MTC-P9 The lot layers, building disposition and height should be defined by specific transect zone classifications in order to ensure appropriate compatibility with land uses within and outside of the MTC.

MTC-P10	Exterior designs should be compatible with frontage standards and general requirements;
MTC-P11	Permitted building functions, including residential, lodging, office, retail, civic and other functions, should be compatible with the allowable functions of the appropriate transect zones;
MTC-P12	The quantity of required parking should be consistent with the building function;
MTC-P13	Landscaping for properties should be consistent with established frontage types.

RURAL RESIDENTIAL (RR)



DEFINITION:

Rural Residential provides for areas that are suitable for Cobb County's lowest density housing. Such areas include those difficult to sewer, furthest from major activity centers, public services and transportation corridors, or have sensitive environmental features or scenic values. The RR category provides for development that is zero (0) to one (1) unit per acre. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, PRD

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following guidelines:

RR-P1	Areas that are not projected to have the basic services of water and sewer due to topographical or other constraints shall be classified as RR on the Future Land Use Map.
RR-P2	Areas of the County located furthest from employment centers and major transportation corridors shall be classified as RR on the Future Land Use Map.

RR-P3 New residential uses should be developed in a manner that helps protect the rural character and environmentally sensitive nature of these areas.

Any area of floodplain or wetland shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

RR-P4 In order to show the importance of low density development within the Rural Residential area in north west Cobb County east of Cobb Parkway and west of Lake Allatoona, the Board of Commissioners strongly encourage single-family residential development at a density no higher than what is recommended by Rural Residential due to topographical impacts on sewer availability and the potential for negative environmental impacts on Lake Allatoona.
(Pending approval Oct. 2022)

RR-P5 Any new development or redevelopment within the Rural Residential Area west of Cobb Parkway, north of Highway 92 and south of Cedarcrest Road is strongly recommended to follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement due to the complexities of the topography and limited wastewater infrastructure in the area.
(Pending approval Oct. 2022)

VERY LOW DENSITY RESIDENTIAL (VLDR)



DEFINITION:

Very Low Density Residential provides for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, R-30, R-20, OSC, PRD

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- | | |
|----------------|---|
| VLDR-P1 | Areas that do not have the basic services of water and sewer shall be classified as VLDR on the Future Land Use Map. |
| VLDR-P2 | New residential uses should be developed in a manner that helps protect the rural/estate character of these areas. |
| VLDR-P3 | Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density. |

SMALL AREA POLICY GUIDELINES:

- VLDR-P4** In an effort to mitigate any future land use conflicts and to ensure the preservation of the stable low-density, single-family residential neighborhoods that make up Vinings, it is recommended that the Very Low Density Residential (VLDR) future land use that currently exists on the majority of the residential areas of Vinings, be kept in place and that any future development or redevelopment be compatible with the VLDR future land use category and the surrounding low-density, single-family neighborhoods. This area includes existing VLDR along Stillhouse Road, Paces Mill Road, New Paces Ferry Road, Paces Ferry Road, Woodland Brook Drive and associated neighborhoods off these major roads in Vinings.
- VLDR-P5** Due to the complexities of acquiring multiple easements and limited wastewater infrastructure within the boundary highlighted within Figure A1.37, the Board of Commissioners strongly encourages densities no higher than what is recommended by VLDR.
(Pending approval Oct. 2022)

LOW DENSITY RESIDENTIAL (LDR)**DEFINITION:**

Low Density Residential provides for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, R-30, R-20, R-15, OSC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- LDR-P1** Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- LDR-P2** Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed

	densities do not adversely affect the stability of existing residential areas.		
LDR-P3	New residential uses should be developed in a manner that helps protect the character of these areas.		
LDR-P4	Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.		
SMALL AREA POLICY GUIDELINES:			
LDR-P5	In order to mitigate potential land use conflicts which could arise from the conversion of single-family residences and lots into more intense residential development along Kinjac Drive, north of Macby Drive, it is recommended to limit the intensity of zoning applications for consideration. New development in this area along Kinjac Drive in Land Lot 523 of the 16 th District shall be limited to the LDR designation at a maximum of 2.0 units per acre net density.		
LDR-P6	Given the documented low impact nature of non-supportive senior living housing on County infrastructure and services, these housing units may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. Further, any of the housing units in this category must be located along an arterial roadway, as defined by the Cobb County Thoroughfare Plan, as may be amended from time to time.		
LDR-P7	In an effort to mitigate any potential land use conflicts that could arise from the conversion of single-family residences and lots into more intense residential development along		
			Dallas Highway between Martin Ridge Subdivision and Mount Calvary Road, it is recommended to limit the intensity of zoning applications for consideration in this area. New developments in this area along Dallas Highway located in Land Lot 328 of the 20 th District are recommended to be part of an assemblage proposal with vehicular access onto Mount Calvary Road. Provide sufficient buffering (determined by District Commissioner) adjacent to the existing service station to the southwest. Development shall be limited to the LDR designation.
		LDR-P8	In an effort to mitigate any potential land use conflicts that could arise from the conversion of single family residences and lots into more intense residential developments between Dallas Highway to the north and Old Dallas Highway to the south and extending west from the Dallas/Old Dallas Highway intersection to the eastern boundary of the CAC node, it is recommended to limit the intensity of zoning applications for consideration in this area. New developments in this area are recommended to be part of an assemblage proposal with vehicular access onto Old Dallas Highway. The proposed units should be oriented towards Old Dallas Highway and provide sufficient buffering (determined by District Commissioner) adjacent to the CAC node to the west. Development shall be limited to LDR designation.
		LDR-P9	The existing PRC tract that fronts Sandy Plains Road, just northeast of the Davis Road intersection is encouraged to be developed in an assemblage plan that would combine the two (2) abutting residential tracts to the west in a LDR use proposal with direct ingress/egress access to the signalized intersection of Sandy Plains Road and Davis Road.
		LDR-P10	In order to mitigate potential land use conflicts that could arise from the conversion of single-family residences and lots

into more intense residential development along Old Tennessee Road, north of Hurt Road, it is recommended to limit the intensity of zoning applications for consideration. The development approved on September 19, 2006, does not set a precedent for higher density residential development in the area because of proposed infrastructure improvements in this area. The developer agreed to improve Old Tennessee Road from Hurt Road to the edge of the development so that it would be a twenty-four (24') foot wide roadway and agreed to install a cul-de-sac at the end of the dead-end section of the street. This substantial investment in public infrastructure paid for by a private individual provided justification for allowing additional density on this site (Land Lot 771 of the 19th District). New development in this area along Old Tennessee Road shall be limited to the standard LDR designation.

LDR-P11

In an effort to encourage neighborhood compatibility, revitalization that occurs on Blair Bridge Road between Riverside Parkway (formerly Six Flags Drive) and South Gordon Road should be done in a manner that respects the existing character and density of the surrounding neighborhoods. Pockets of redevelopment should be accommodated to stabilize the housing stock. Any increases in density for the new developments should be minimal.

LDR-P12

In an effort to halt the expansion of commercial nodes, to assist with the revitalization of declining structures, and the need to provide an adequate transition and buffering to protect the surrounding VLDR and RR neighborhoods; the properties located along the south side of Dallas Highway west of West Sandtown Road and east of Kennesaw View Drive are to be Low Density Residential (LDR). The LDR area should be constrained by Kennesaw View Drive and West Sandtown Road so that it will not set a precedent for higher densities in this area of Cobb County. Preferred

developments in this LDR area would be made up of an assemblage of properties with a single curb cut on Dallas Highway. Any development should maintain the focus of the development on Dallas Highway so that it can transition to a less intense development plan along Kennesaw View Drive to minimize impacts on the neighboring established residential areas. Densities should be a maximum of two (2) units per acre for single-family, detached dwelling units and a maximum of four (4) units per acre for developments using the Residential Senior Living zoning category.

LDR-P13

In order to establish an appropriate land use on the properties located just north of Sandy Plains Road and east of Trickum Road in Land Lot 455 of the 16th District (known as Parcels 1, 2, 3, 4 and 27), the Board of Commissioners has established and encourages this residential community to be developed in an assemblage plan. Future development in said area should include the appropriate transitions to surrounding single-family structures.

LDR-P14

In order to protect the residential character of the area and surrounding property owners, the Residential Senior Living on the southeast side of Macland Road and W Sandtown Road intersection will be expanded north to the existing Low Density Residential area to the north. Said area shall not extend beyond the boundaries of the adjacent five parcels totaling 4 acres. The Board of Commissioners will only consider senior living type developments consistent with the residential character for the parcels surrounding this area.

LDR-P15

The existing LDR tracts that front John Ward Road, just northeast of the intersection of John Ward Road and Battlefield Drive are encouraged to be developed in an assemblage plan that would combine the three (3)

	abutting residential tracts north of Battlefield Drive. Any development here should ensure appropriate transitions in scale and general compatibility with the existing stable residential communities.		
LDR-P16	In order to provide definitive future direction for the locally designated Concord Covered Bridge Historic District within the Cobb 2040 plan, a future land use overlay shall be provided for the Historic District. This overlay will give the historic district special consideration in future planning and any new development that would require rezoning. While the Historic District is locally protected under the Cobb County Historic Preservation Ordinance, providing additional acknowledgement and consideration within the Cobb 2040 plan assures that this part of Cobb County will remain an area of historic, architectural and cultural value.	LDR-P19	Due to the existing residential uses and the proximity of industrial uses surrounding the LDR area north of Flint Hill Road, south of Powder Springs Road and west of Anderson Farm Road and Ewing Road, any new residential development will be encouraged to provide adequate buffering/screening to ensure the desirability and viability of the residential tracts. <i>(Pending approval Oct. 2022)</i>
LDR-P17	In an effort to provide an adequate transition and buffering from the commercial uses along Cobb Parkway the property designated as Low Density Residential on the Future Land Use Map and located to the rear of the commercial uses on the west side of Cobb Parkway in land lot 37 of the 20 th District are to be considered for senior living type developments as long as direct access to Cobb Parkway and inter-parcel access to adjacent retail and office uses can be achieved.		
LDR-P18	In accordance with the action of the Board of Commissioners on January 17, 2017, as a way to protect the low-density residential character of the area along the north and south side of Robinson Road from Lecroy Drive eastward to Holt Road, the Board of Commissioners discourages more intense commercial and / or residential uses along Robinson Road. It will only consider residential developments consistent with the single-family, detached		

MEDIUM DENSITY RESIDENTIAL (MDR)



DEFINITION:

Medium Density Residential provides for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- MDR-P1** Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- MDR-P2** Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses. Single-family residential developments resulting in densities greater than four (4) units per acre may also be limited in overall acreage due to intense deforestation, drainage, and erosion and

sedimentation concerns associated with such development. Specific restrictions may be codified in the Cobb County, Georgia Zoning Ordinance.

- MDR-P3** New residential uses should be developed in a manner that helps protect the character of these areas.
- MDR-P4** MDR areas can serve as a transitional category between more intensive uses and less intensive uses.
- MDR-P5** Affordable housing with open space and high-quality design should be encouraged to be developed in this category.
- MDR-P6** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- MDR-P7** On December 11, 2001, the Board of Commissioners adopted a land use initiative for the area on Wilhelmina Drive to control residential development patterns. Due to the area's infrastructure limitations and topographical sensitivity, the Board articulated a desire to minimize the intensity of development for this area. In order to implement this objective, the Board of Commissioners will only consider development below or at the midpoint of the MDR category (2.5 – 5 du/a) and require the use of Open Space Community Overlay specifications to minimize grading and impact on King's Lake.
- MDR-P8** In order to mitigate the land use conflicts that can arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for

	the parcels within Land Lots 40 and 41 of the 17 th District bordered by Floyd Road, Ayers Drive and Landers Road. All properties must be assembled and included in one rezoning/development plan. Architectural design encouraging two-story “brownstone” appearances, shared access, rear entry garages, no direct access to Floyd Road and land use transition will be of paramount importance. Rezoning applications will be evaluated for appropriateness based on these criteria. This is appropriate based on opportunities for commercial development on the west side of Floyd Road and to complement the Mable House historical complex.				
MDR-P9	On January 21, 2003, the Board of Commissioners adopted a land use initiative for the area along Cooper Lake Road to control residential development patterns. Due to the topographical sensitivity of the surrounding area, the Board of Commissioners articulated a desire to minimize the intensity of the development for this area. In order to implement this objective, the Board of Commissioners will only consider development below or at the midpoint of the MDR designation (2.5-5 du/a) and require the use of the Open Space Community Overlay specifications to minimize grading and impact to sites along Cooper Lake Road.		MDR-P12	In an effort to encourage neighborhood revitalization, redevelopment along Six Flags Parkway, from Riverside Parkway (formerly Six Flags Drive) to Discovery Boulevard, should include attached and detached single-family residential structures using the full range of allowable densities under the MDR category.	
MDR-P10	The existing residential community located on the north side of Piedmont Road in Land Lots 585 and 586 of the 16 th District, just west of the Canton Road intersection is encouraged to be developed in an assemblage plan, which would combine a significant number of the residential tracts into a MDR proposal with a single ingress/egress entrance onto Piedmont Road.		MDR-P13	In an effort to encourage residential revitalization, redevelopment along South Gordon Road, from Factory Shoals Road to Mableton Parkway, should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment, additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category.	
MDR-P11	In order to generate a more contiguous transition between the Austell Road corridor and the surrounding stable single-family detached residential areas, new housing		MDR-P14	In an effort to encourage residential revitalization, redevelopment along Factory Shoals Road, from Riverside Parkway (formerly Six Flags Drive) to Mableton Parkway, should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment, additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category. Expansion of the commercial nodes should not be encouraged in this area.	

MDR-P15

In recognition of the efforts to improve the quality of life of residents and businesses in the Mableton area, the Board of Commissioners encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commission's Lifelong Communities Program. With increasing life expectancies and varying levels of ability of the County's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Board of Commissioners supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent opportunity to develop innovative land-management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff is committed to focusing on street network and safety in order to

provide ample passive opportunities for healthy living and combining these with the flagship Mable House property enhancements; this would provide an exemplary healthy living environment for Lifelong Communities.

MDR-P16

In an effort to encourage neighborhood compatibility and the preservation of natural resources between Atlanta Road and single-family residences to the east, the existing tract of land, known as parcel 17 in Land Lot 742 of the 17th district is encouraged to be developed at the medium-density residential scale with single-family detached homes concentrated toward the rear of the property or in a conservation focused residential development.

MDR-P17

The area that includes properties along the north side of Atlanta Road, east of North Church Lane and approximately .2 mile west of Log Cabin Drive (Figure A1-27), is hereby designated as the Atlanta Road Transition Zone. The transition zone is needed because of the conflict between the high intensity industrial land uses along the south side of Atlanta Road and the nearby low-density and medium-density, single family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the industrial land uses, the following specific criteria are needed in the area identified as the Atlanta Road Transition Zone:

- Uses within the Atlanta Road Transition Zone should transition in nature from the high-intensity industrial uses along the south side of Atlanta Road to the more residential uses along Log Cabin Drive
- Industrial uses should be protected from further

	<p>residential incursion on the south side of Atlanta Road</p> <ul style="list-style-type: none"> Existing non-residential uses on the north side of Atlanta Road, within the transition zone, should encourage retail, office, services, institutional or light industrial future uses. Existing and any future light industrial properties on the north side of Atlanta Road are encouraged to not emit noise, odor, or smoke to neighboring residential users 		
MDR-P18	<p>The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285, require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple, smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.</p>		
MDR-P19	<p>In order to provide definitive future direction for the locally designated Clarkdale Historic District within the Cobb 2040</p>		
		MDR-P20	<p>In an effort to mitigate any future land use conflicts between the Medium Density Residential neighborhood along Felton Lane and the Priority Industrial Area along Six Flags Parkway, it is recommended that any new development within the MDR provide appropriate buffering as determined by the Board of Commissioners.</p>
		MDR-P21	<p>In recognition of the existing land uses, zoning and future land uses along Chastain Meadows Parkway and Big Shanty Road, the Board of Commissioners has established a Community Activity Center on the west side of Bells Ferry Road. Due to the proximity of this CAC, to stable residential communities and office uses, it is not desired to have residential or retail uses in this activity center, but instead support office and medical type land uses. Furthermore, due to the surrounding residential neighborhoods to the east, buffering to adjacent residential uses and land use transitions will be of paramount importance when reviewing development proposals.</p>
		MDR-P22	<p>In accordance with their action on January 17, 2017, the Board of Commissioners has established an area of Medium Density Residential (MDR) north and west of an existing Neighborhood Activity Center (NAC) at the intersection of Floyd Road and White Boulevard. This is intended to allow for a step down in intensity that would</p>

serve as a transition between the commercial uses to the south and the single family residential uses to the east, north and west. It is recommended that the western boundary of the area of MDR be considered a line of demarcation between lower-and-higher intensity uses.

- MDR-P23** In order to better implement and promote the revitalization of the Windy Hill Road/Austell Road intersection, the Board of Commissioners encourages new development and redevelopment at this intersection be consistent with recommendations identified in the 2017 Milford/Osborne mTAP study. *(As amended April 23, 2019)*
- MDR-P24** In order to help revitalize parts of Canton Road and assist in creating more of a nodal type development pattern along Canton Road, the Board of Commissioners encourages an assemblage of parcels and recommends a senior living community at the north west corner of Canton Road and Westerly Way. *(Pending approval Oct. 2022)*
- MDR-P25** In an effort to encourage compatibility between conflicting land uses, the 16.4-acre tract of land along the west side of Sanders Road, known as the residential sector in Figure A1.39, directly south of the Silver Comet Trail, is encouraged to be developed at the MDR scale. It is recommended that all lots include documentation in their property deed noting their close proximity to an industrial area and that a heavily landscaped berm be constructed along the eastern property line of the tract adjacent to Sanders Road, where appropriate, to help shield future homeowners from the adjacent industrial uses to the east. *(Pending approval Oct. 2022)*

HIGH DENSITY RESIDENTIAL (HDR)



DEFINITION:

High Density Residential provides for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density should be sensitive to surrounding areas and offer a reasonable transition of land use. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-15, R-12, RA-4, RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- HDR-P1** Higher density housing should be located only in those areas with direct access to arterials or collectors in order to discourage neighborhood traffic intrusion and facilitate safe turning movements.
- HDR-P2** HDR areas can serve as a transitional category between more intensive uses and less intensive uses.
- HDR-P3** Affordable housing with open space and high-quality design should be encouraged to be developed in this category.

HDR-P4 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

HDR-P5 Reserved
(Pending approval Oct. 2022)

HDR-P6 In order to establish an appropriate land use on the properties located just south of the City of Marietta along Hill Street, Garrison Road, Lakewood Road, Carnes Drive and Appleton Drive between Powder Springs Street and South Cobb Drive, the Board of Commissioners has established a High Density Residential (HDR) future land use category to assist in revitalizing this area of the County. Due to the site's proximity to existing Community Activity Center to the east and west, mixed-use to the north and High Density Residential to the south, the Board of Commissioners encourages townhome, owner-occupied units with an emphasis on urban design, inter parcel access, environmental sustainability and pedestrian accessibility to mitigate development impacts. Requests for changes in land use may be suitable if incorporated into a development assemblage, within the low to moderate range of dwelling units allowable in the HDR category and contains appropriate transitions to surrounding single-family structure.

HDR-P7 In order to better implement and promote the revitalization and rejuvenation of land uses within the Powers Ferry Master Plan, the Board of Commissioners will encourage new development and redevelopment within the Powers Ferry study area. New development should be constructed in a manner that supports the goals and

policies of the Powers Ferry Master Plan. The Board of Commissioners encourages sustainable mixed-use development, including residential, commercial and office uses within the Village Center and catalysts sites, as well as the rehabilitation and redevelopment of multi-family dwellings within the Redevelopment Area as defined by the Powers Ferry Master Plan.

HDR-P8

The area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (See Figure A1-26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be "transitional" with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the High Density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should "step down" from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing

as a major component to redevelopment of the site. This site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional offices use may be appropriate, especially if they are geared towards the needs of seniors and will be reviewed on a case by case basis by the Planning Commission and/or Board of Commissioners.

- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.
- The Planning Commission and Board of Commissioners is recommending to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans, to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
- Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:

- Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan;
- Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
- Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

HDR-P9

The following pertains to property located on the south side of Old Powder Springs Road, west of Dunn Road and associated with Z-18 of 2020: Developments should be encouraged to allow no more than eight units per acre, and the units shall be for individual ownership. *(As amended January 19, 2021)*

REFERENCE MAPS

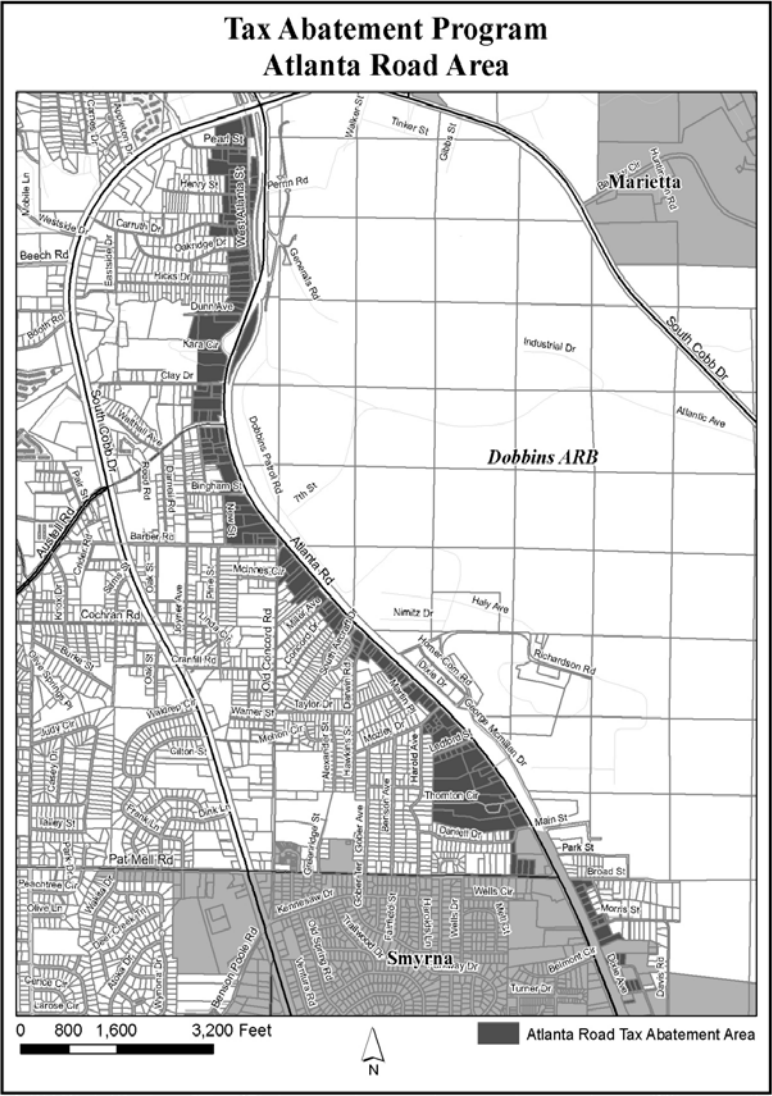


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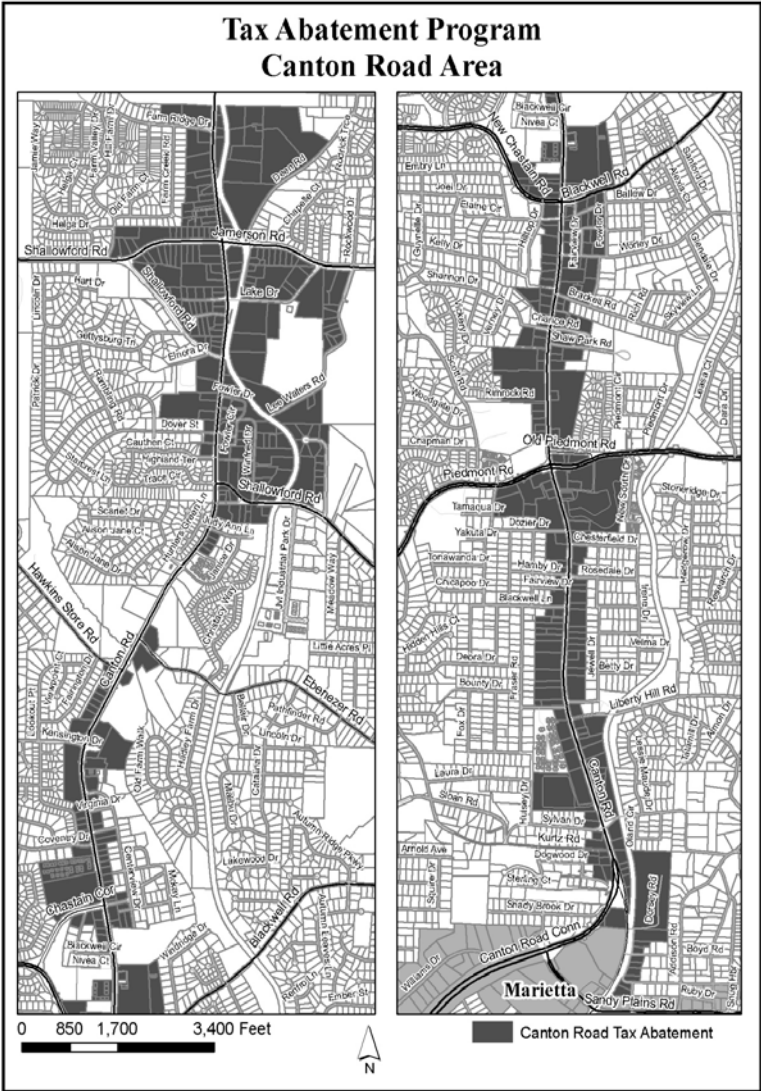


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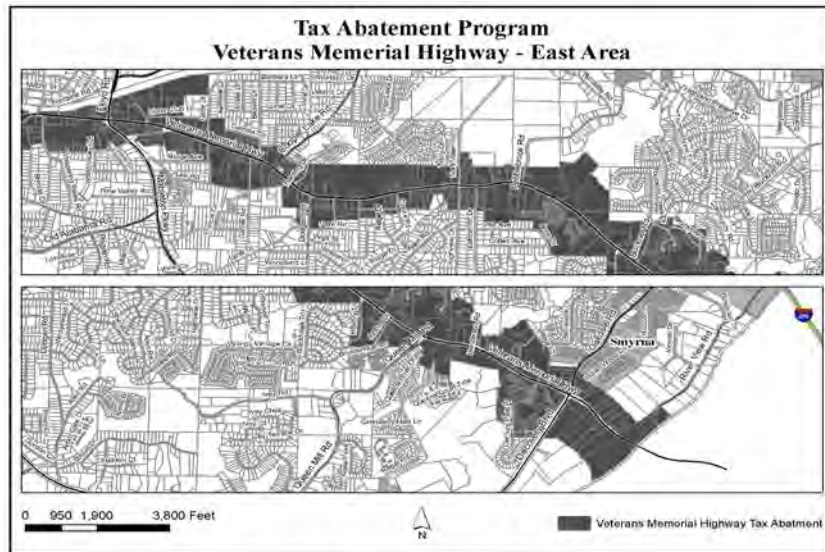


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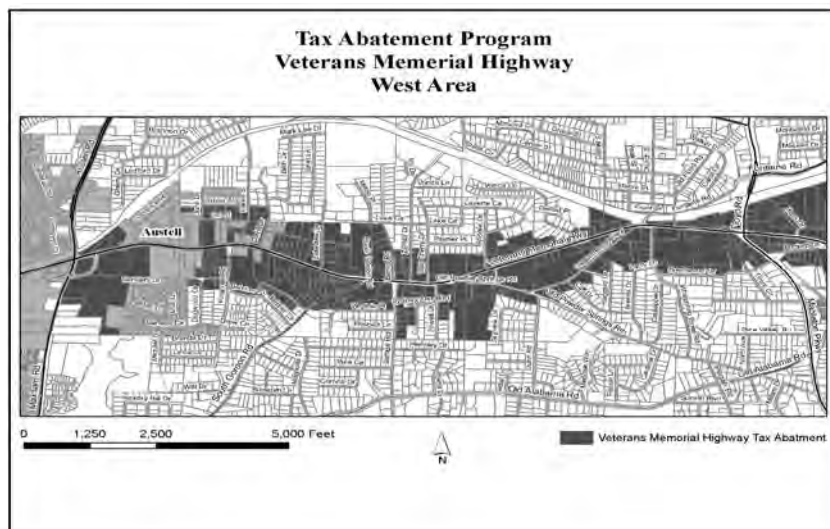


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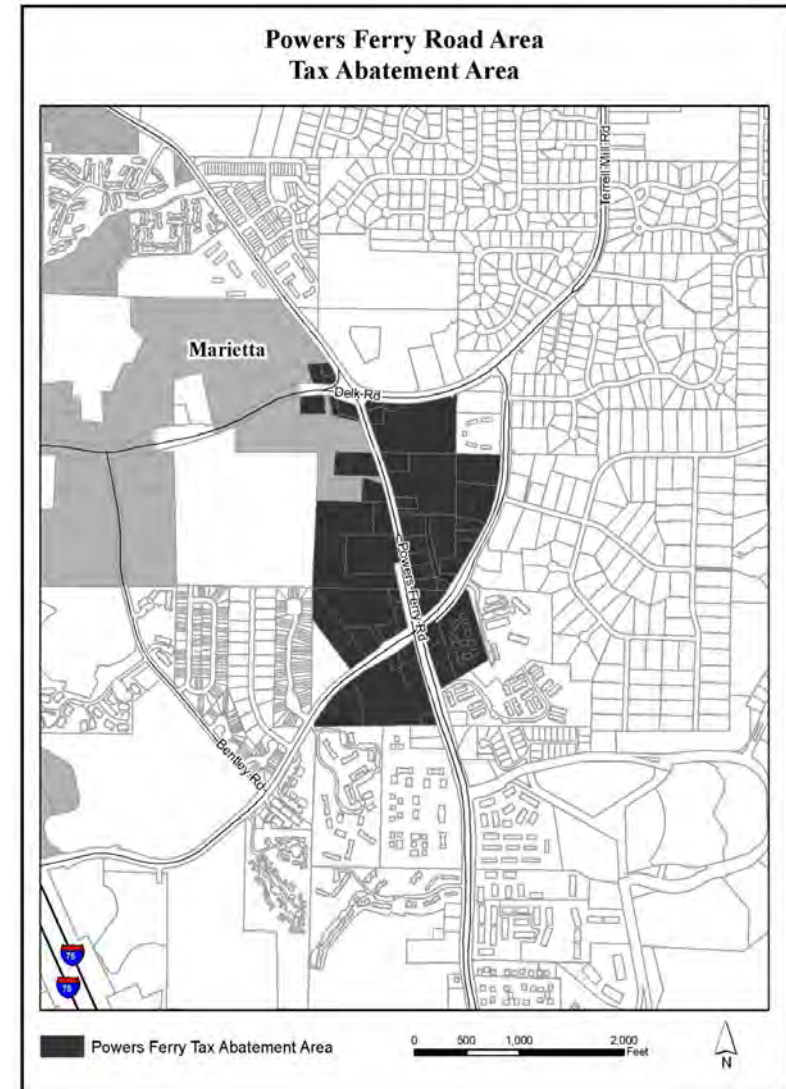


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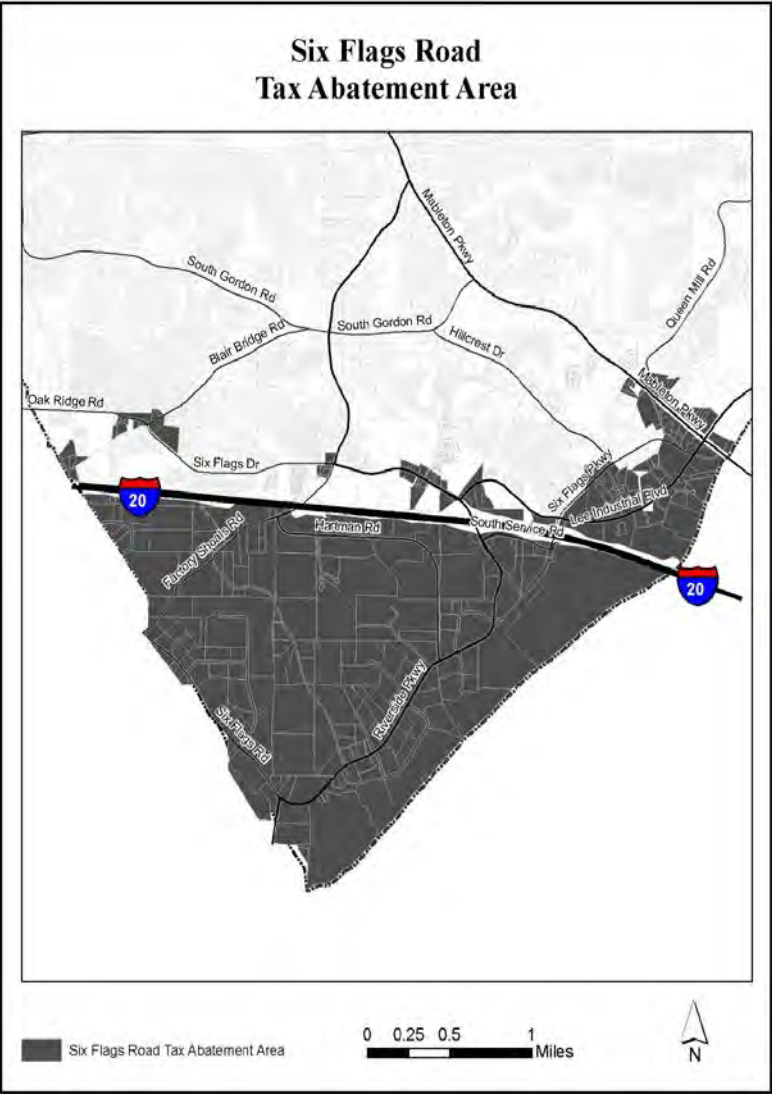


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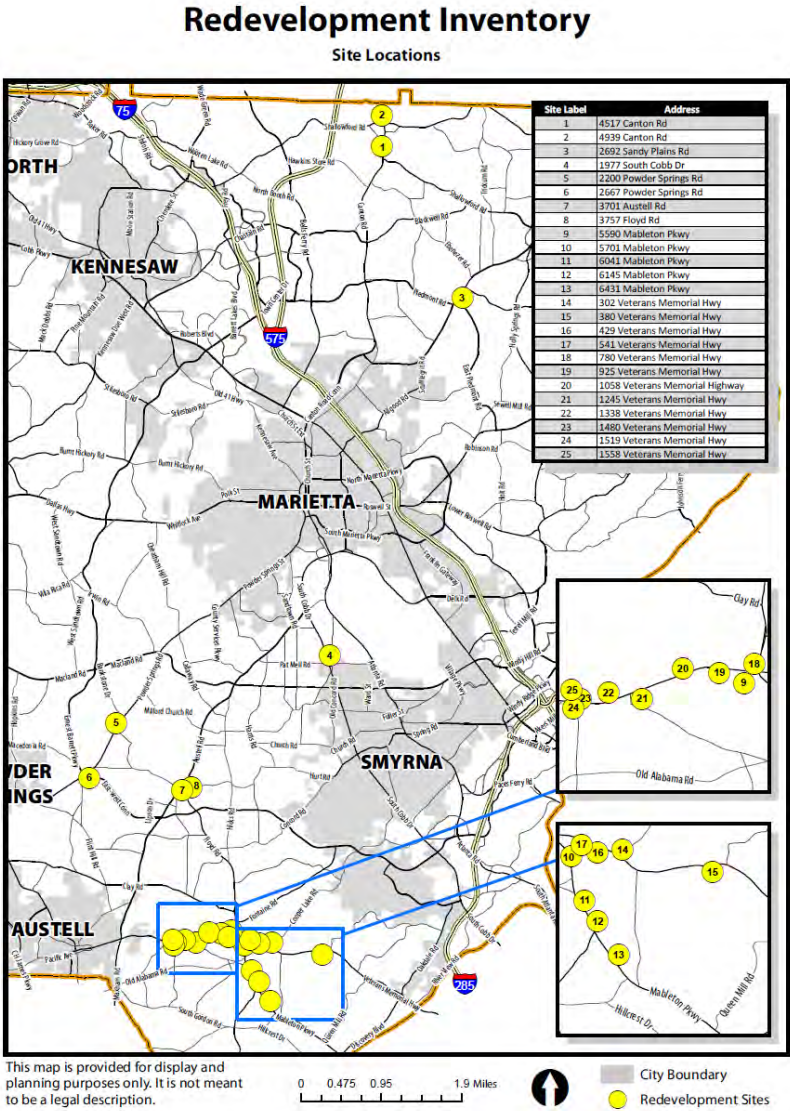


Figure A1. 10

Priority Industrial Area Sub-Categories

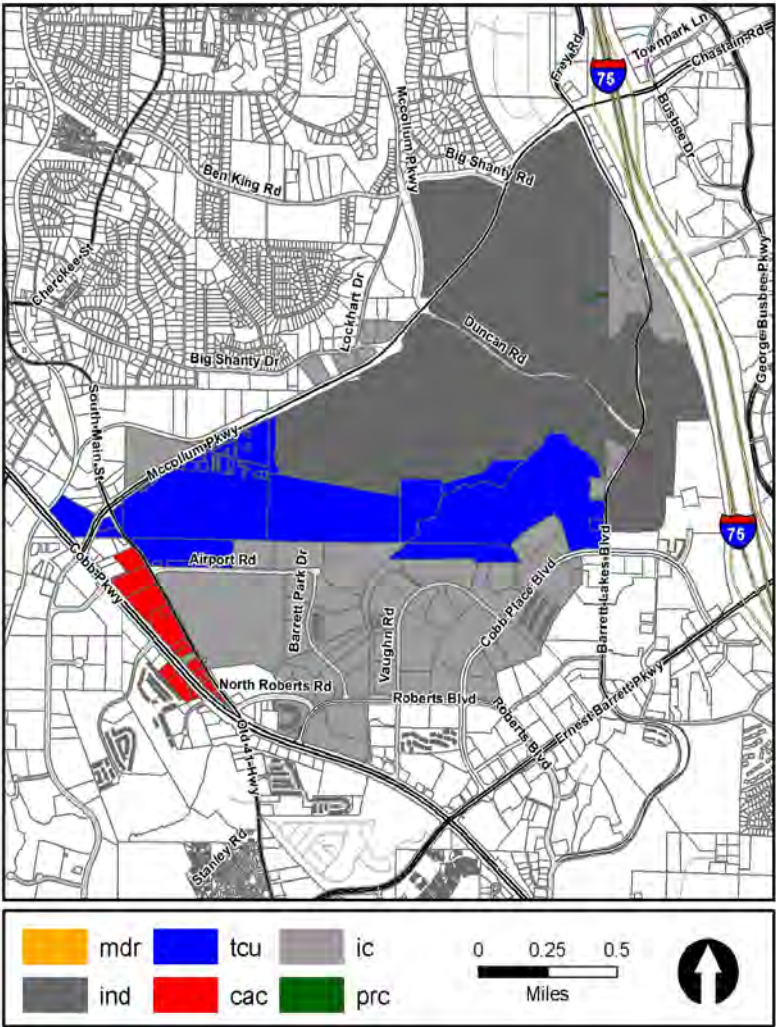


Figure A1. 11

Priority Industrial Area Sub-Categories

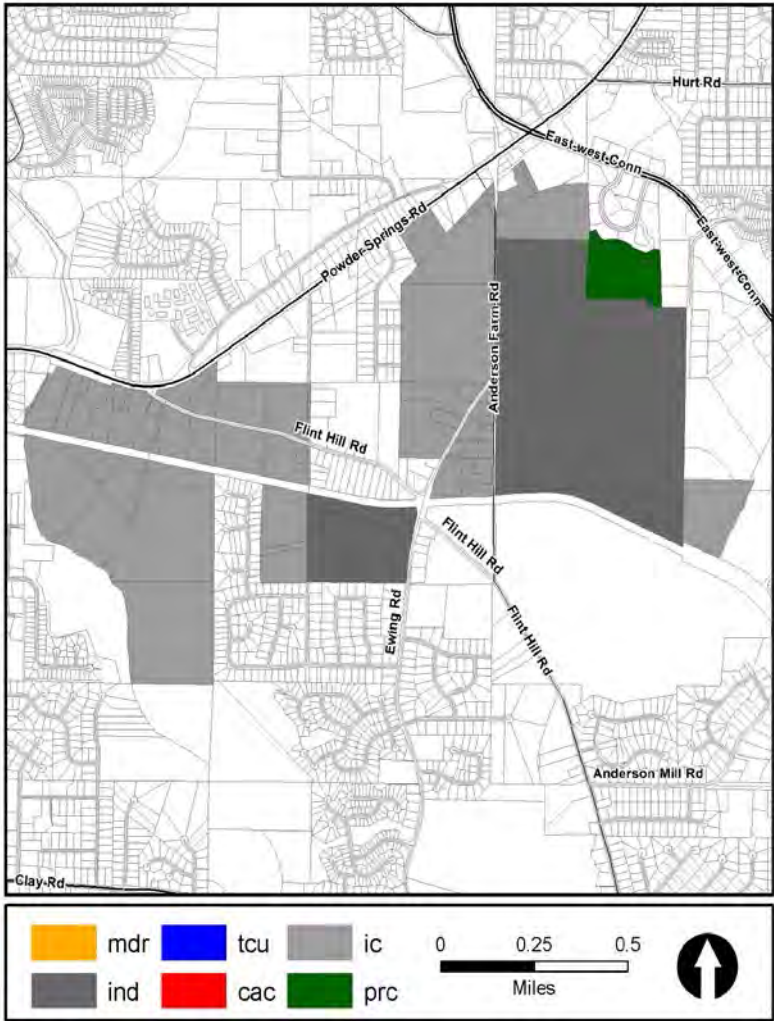


Figure A1. 12

Priority Industrial Area Sub-Categories



Figure A1. 13

Priority Industrial Area Sub-Categories

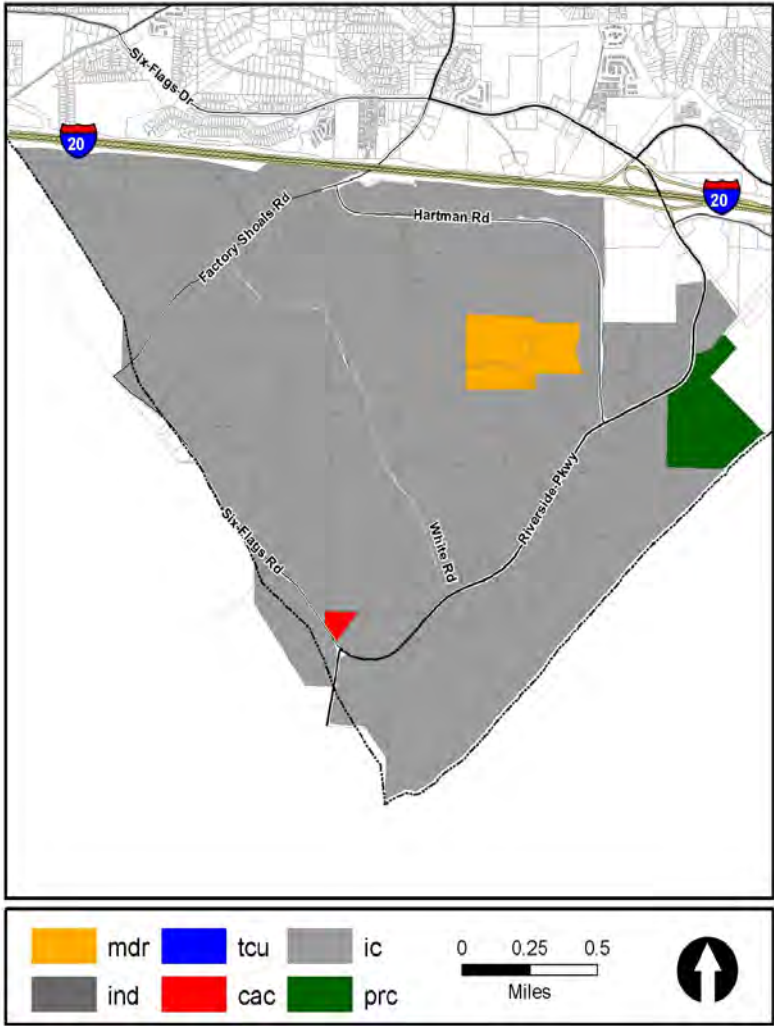


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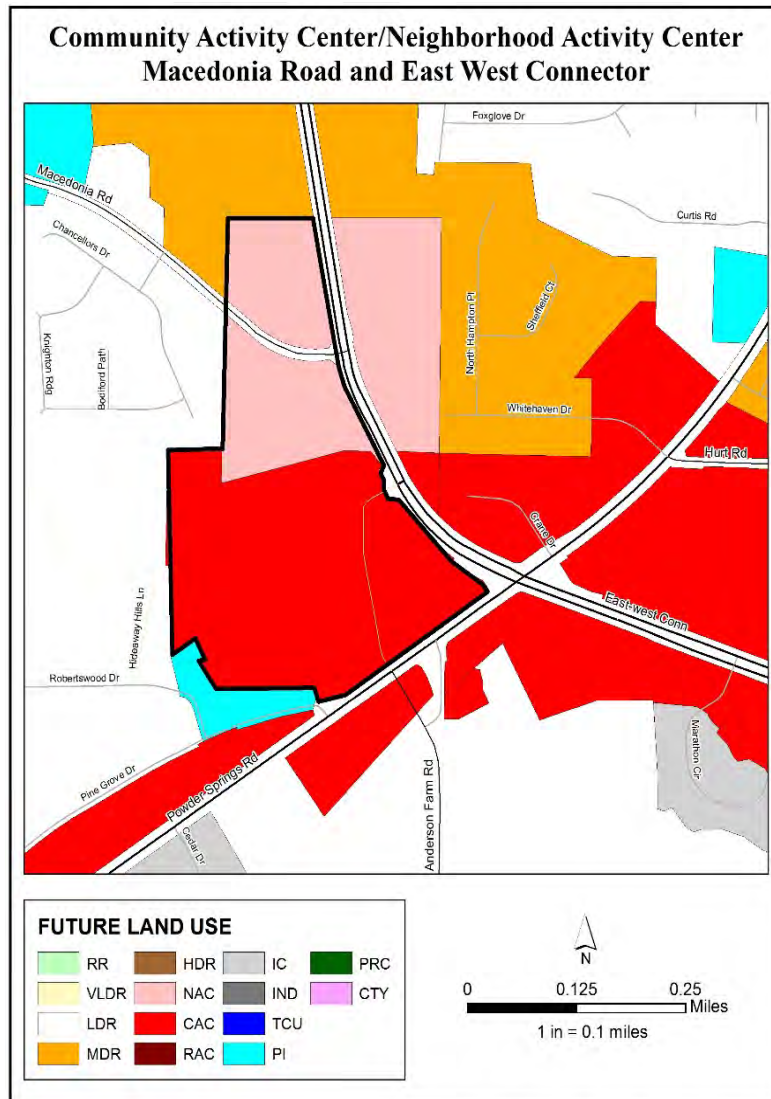


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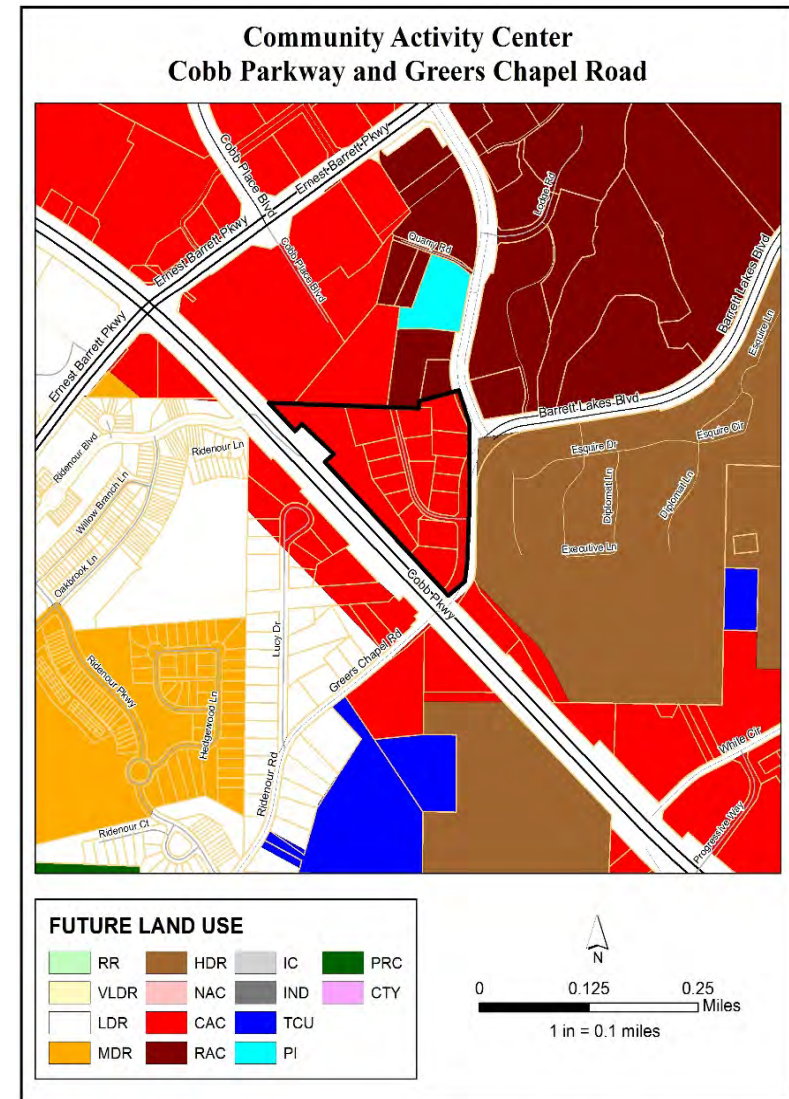


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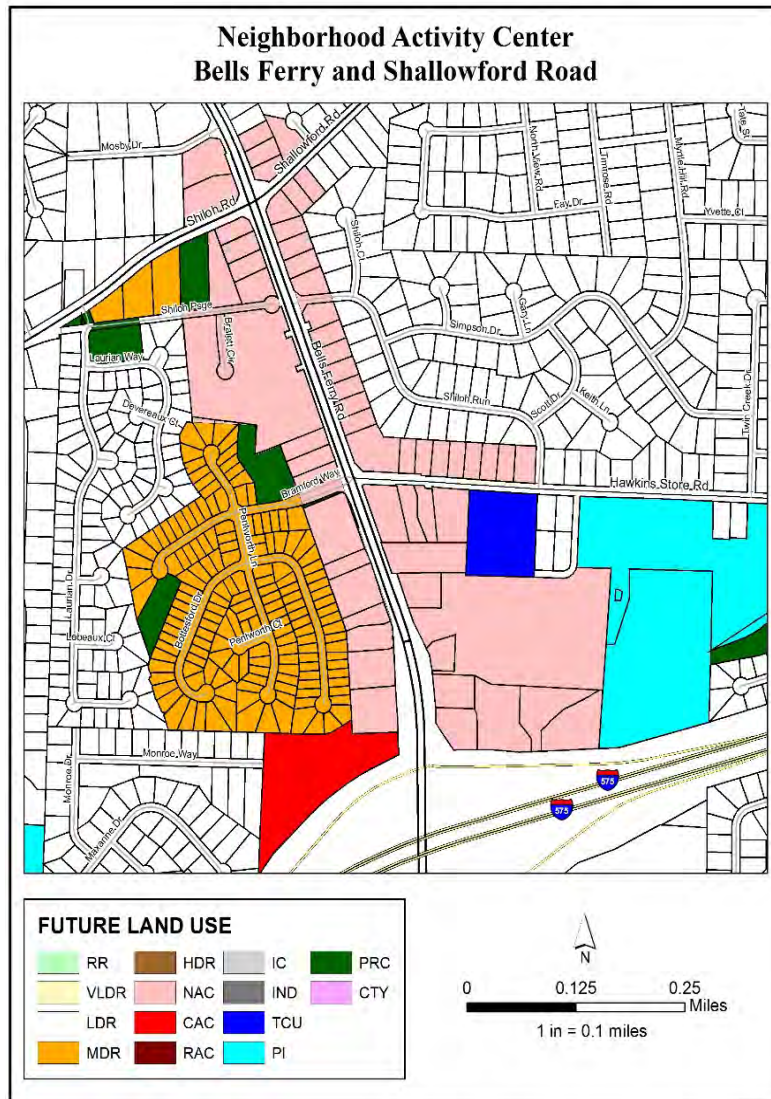


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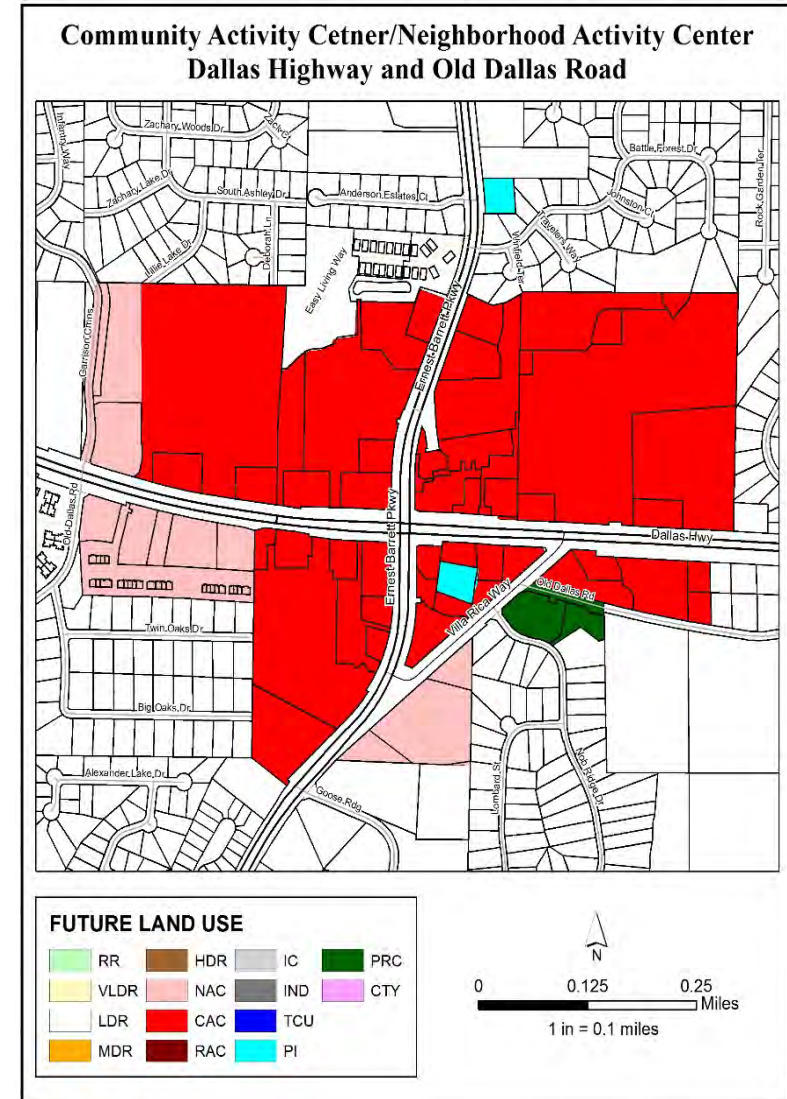


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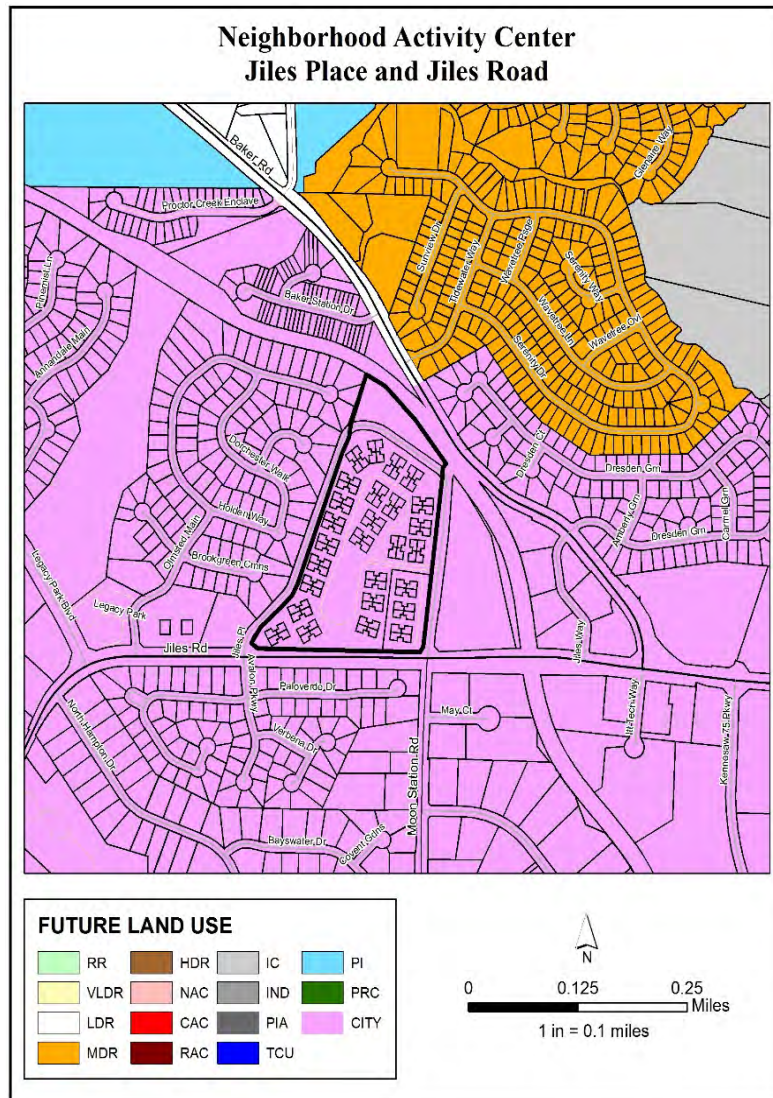


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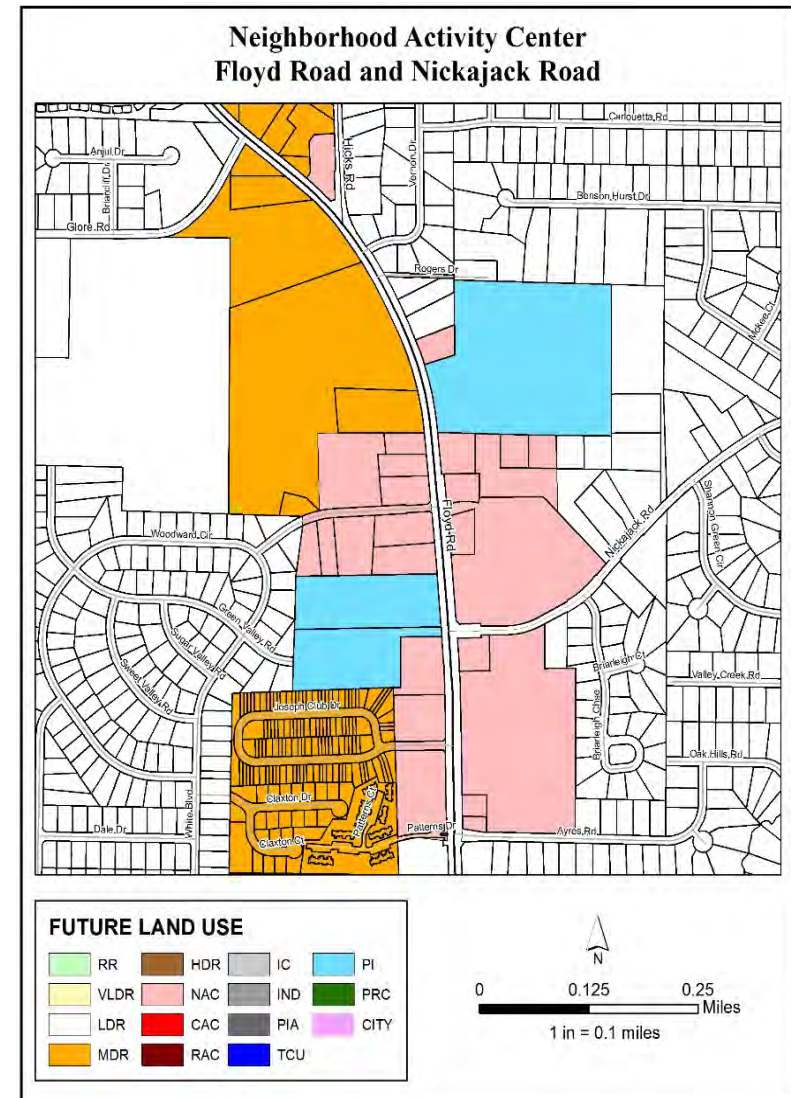


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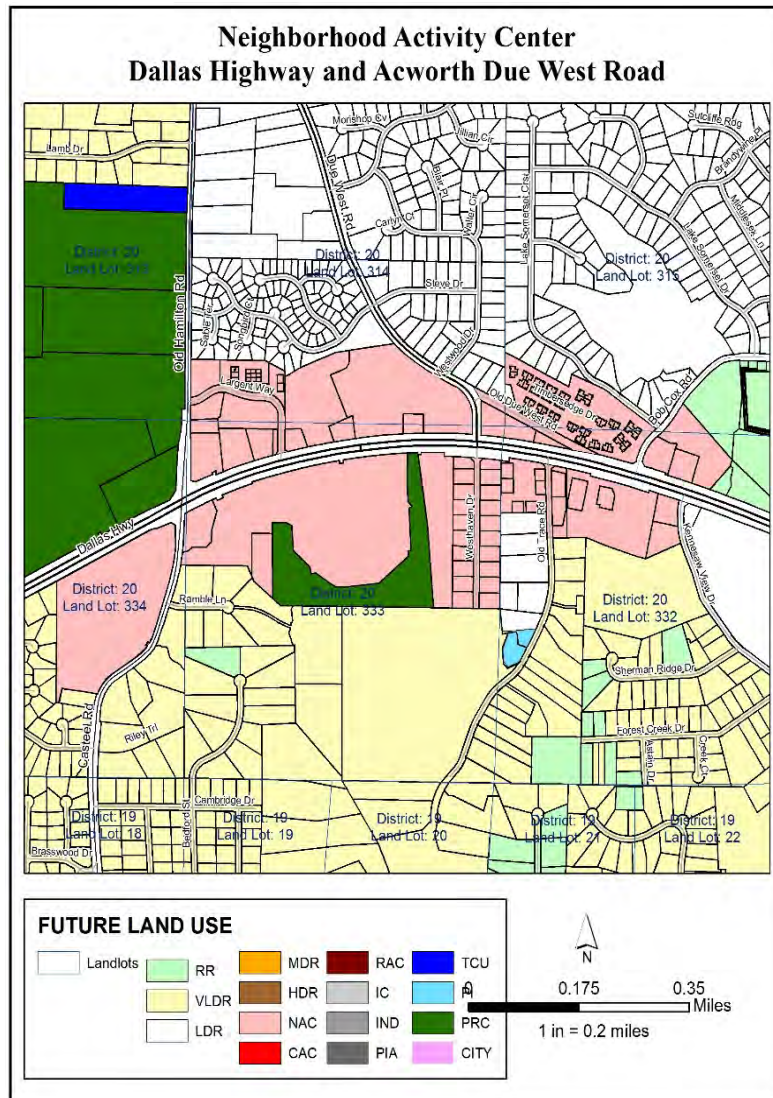


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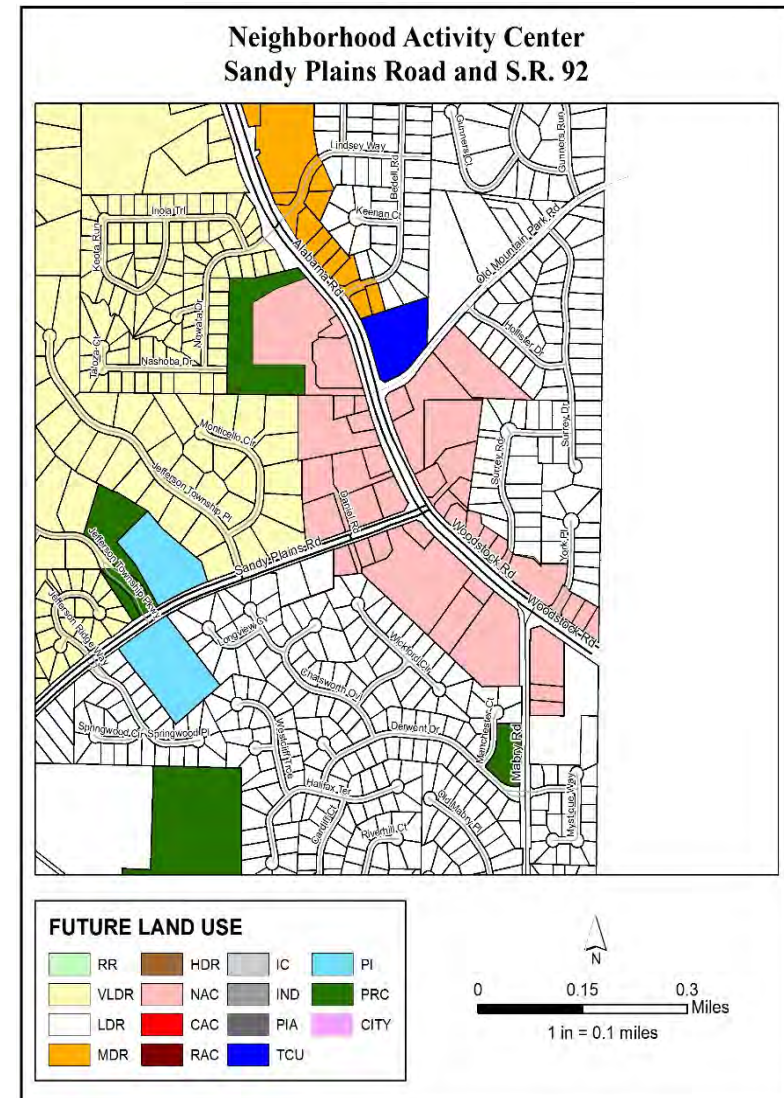


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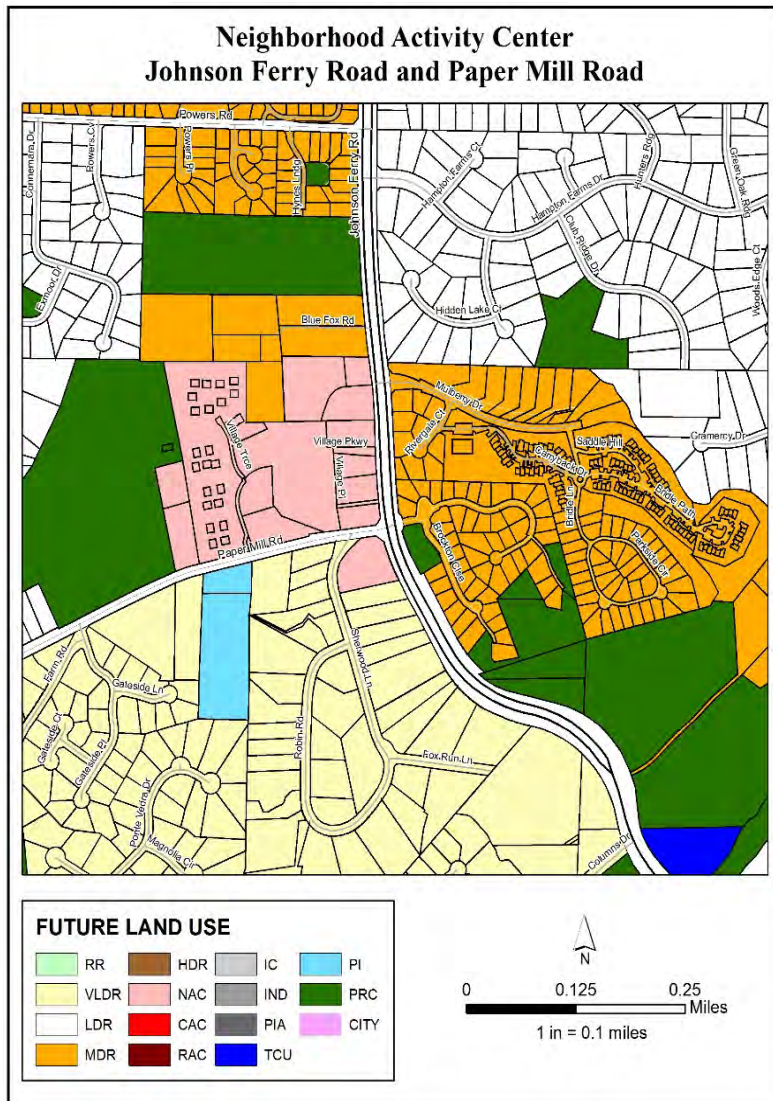


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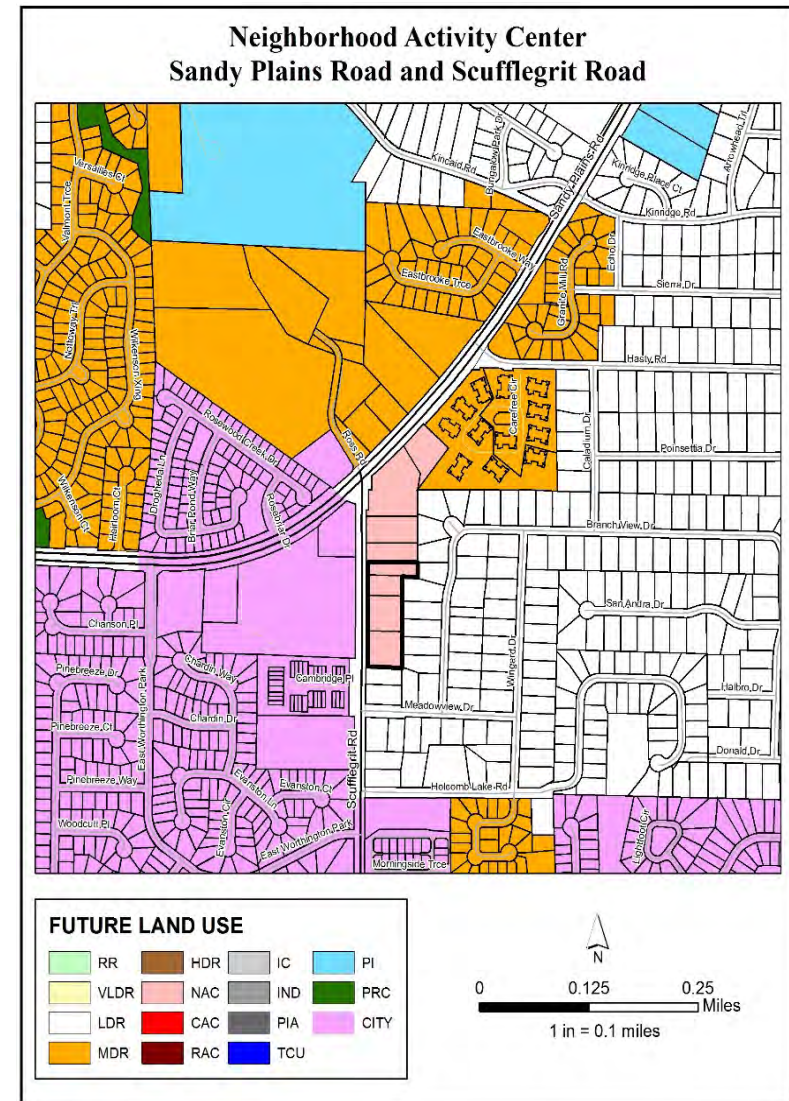
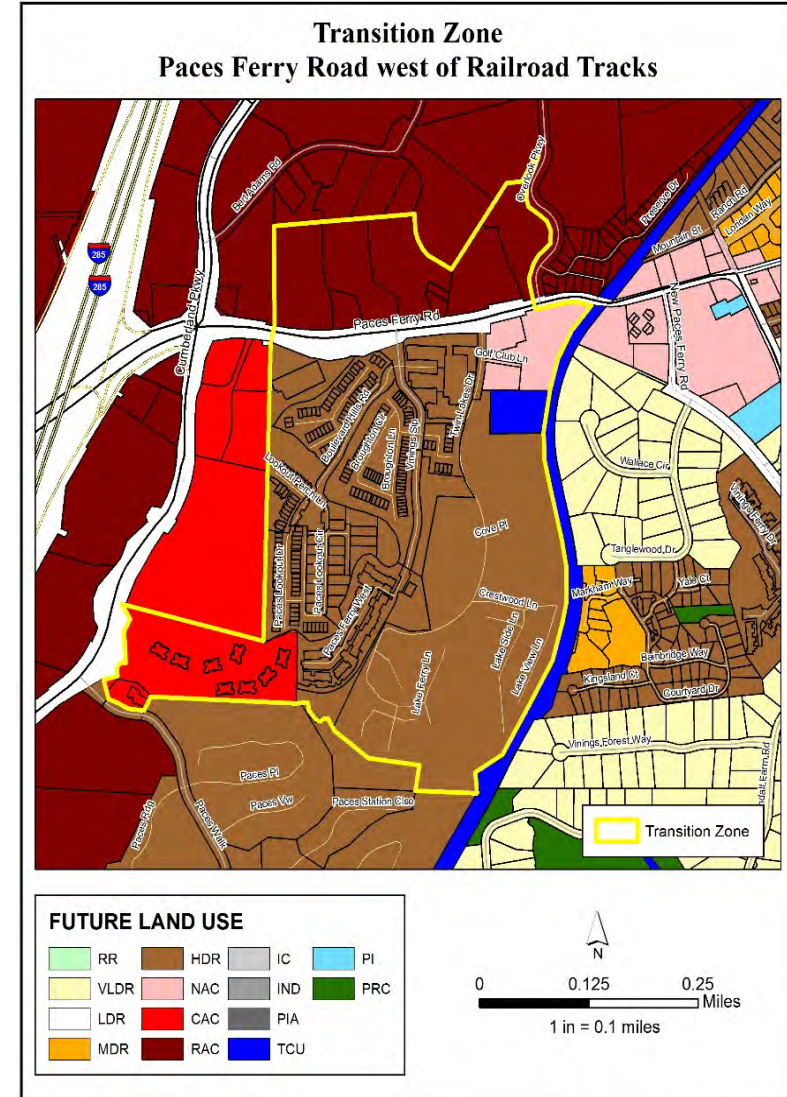


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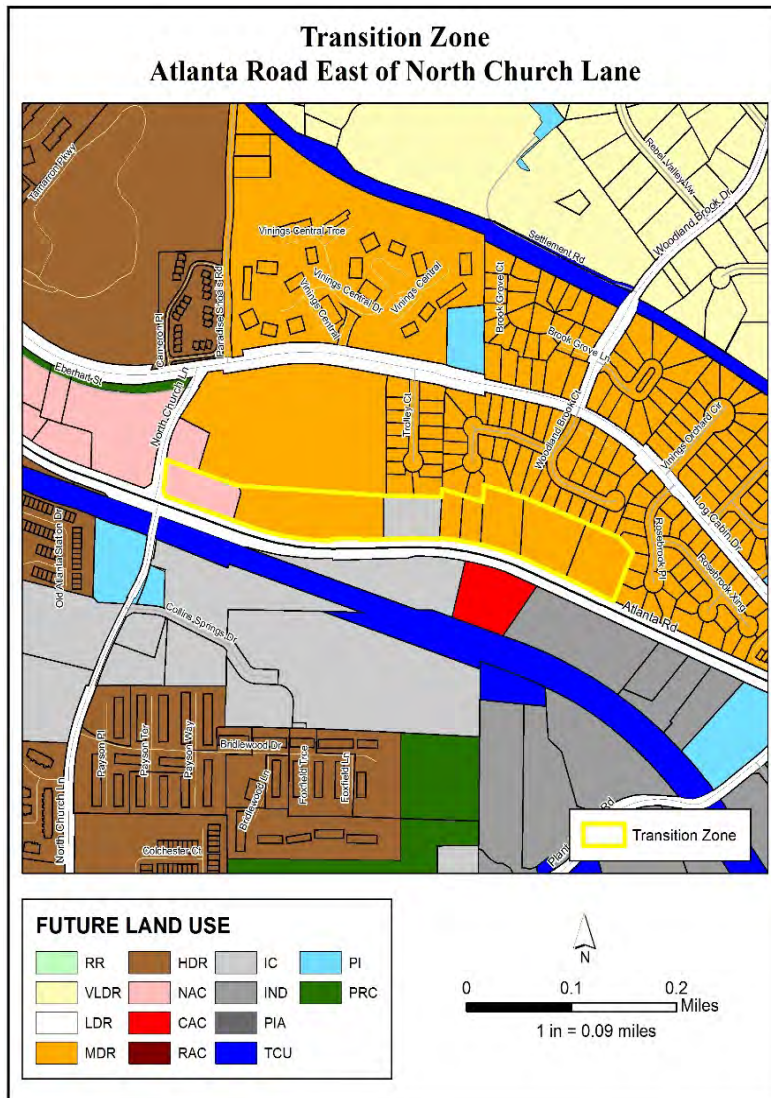


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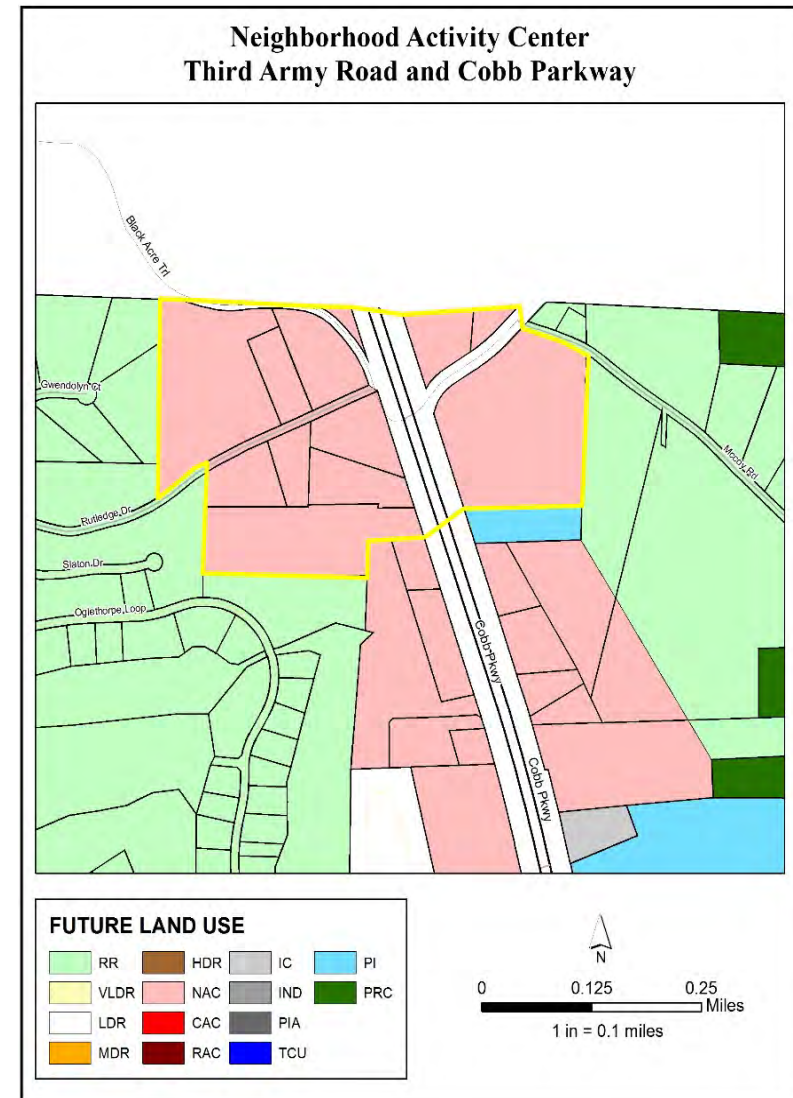


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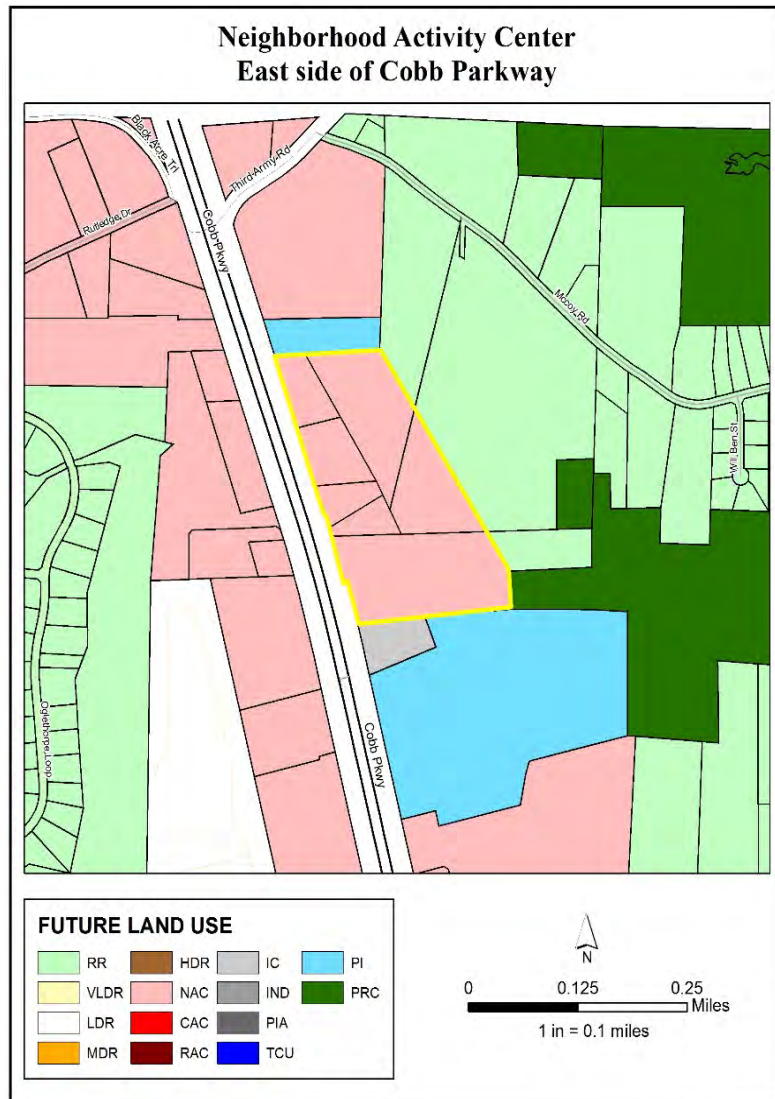


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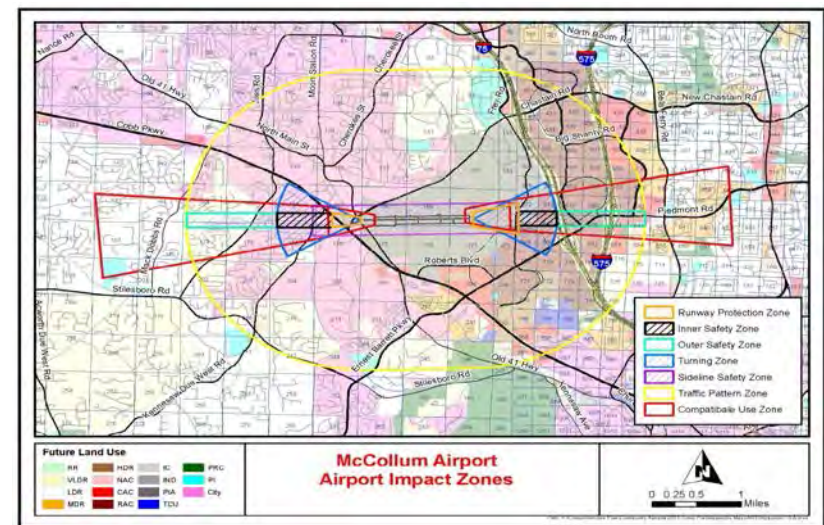


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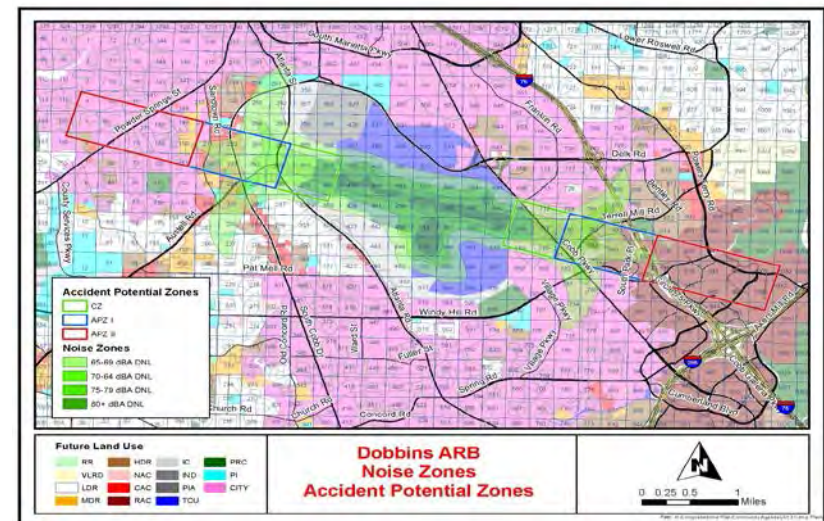


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Figure A1. 32

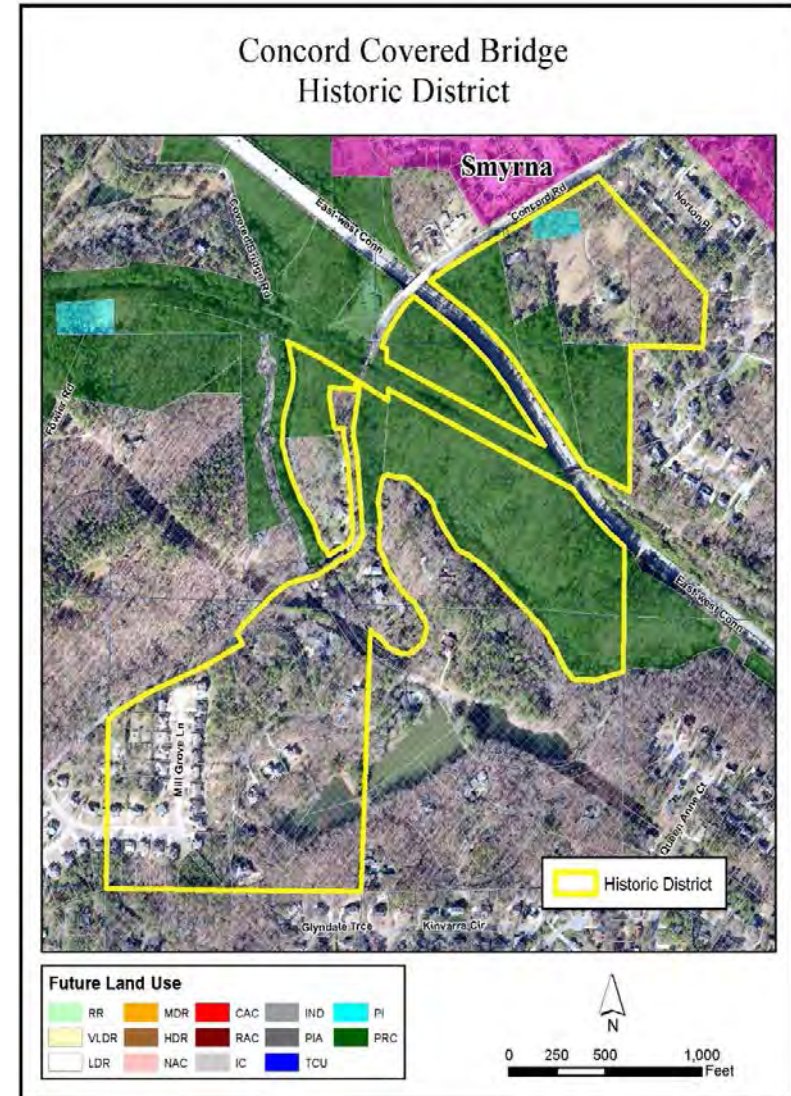


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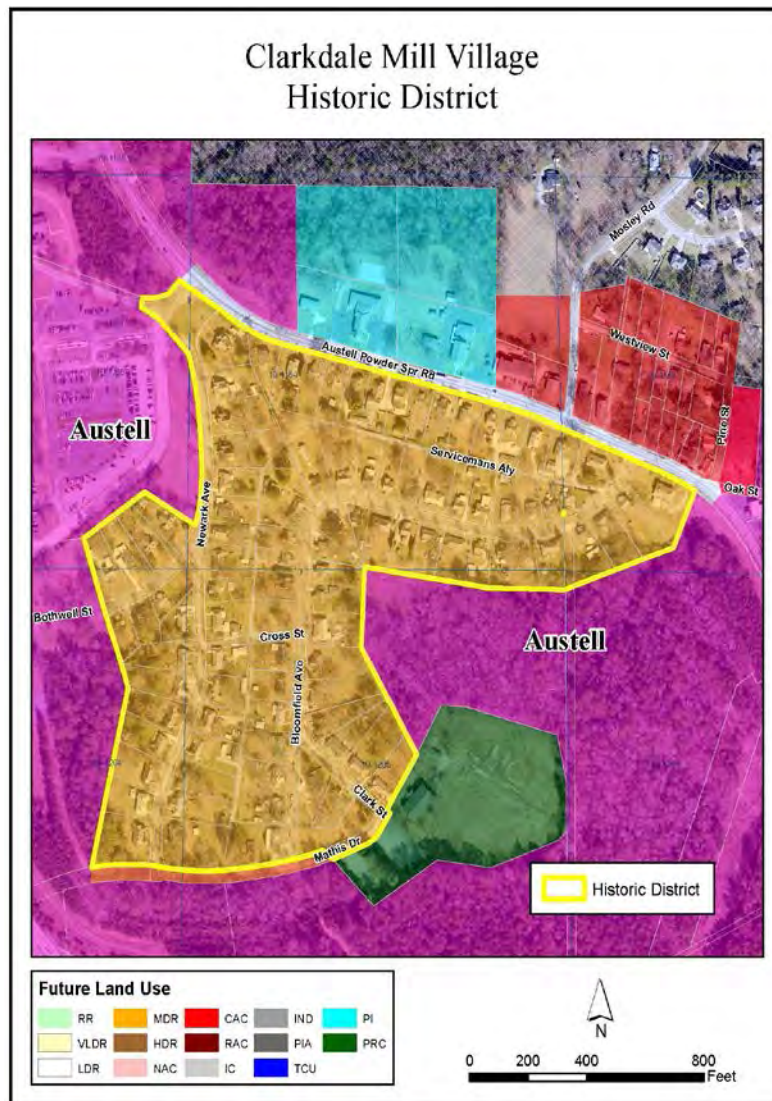


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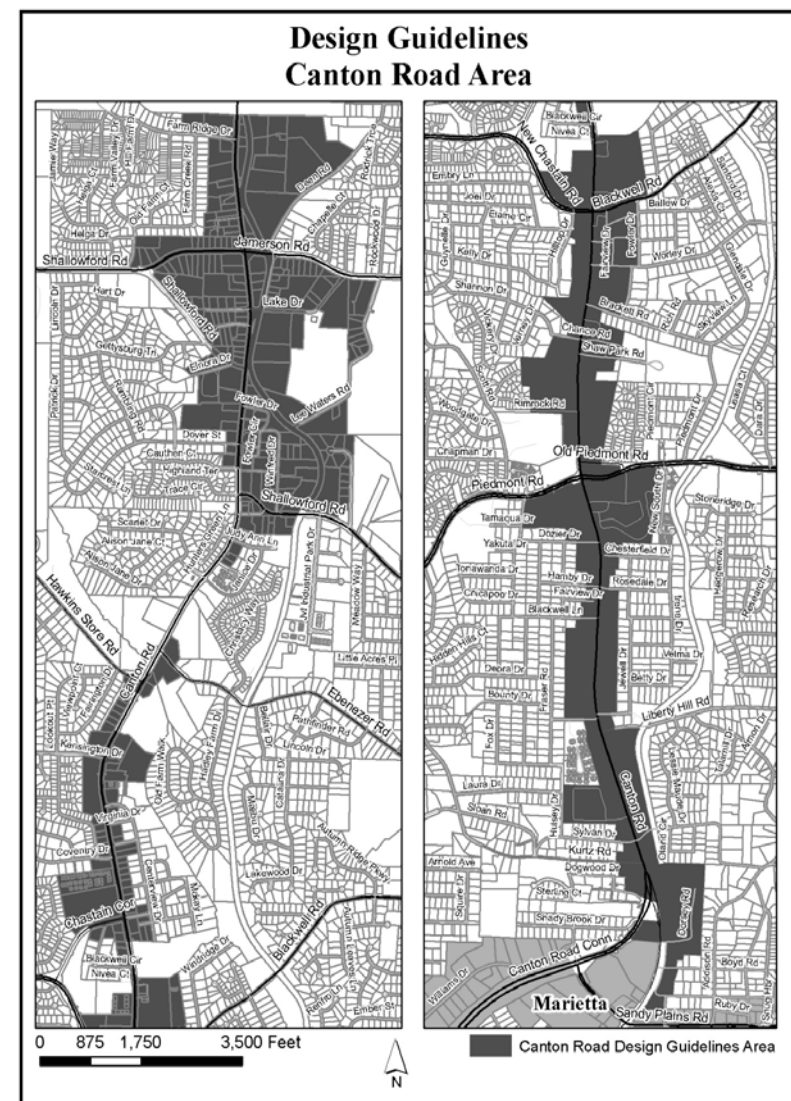


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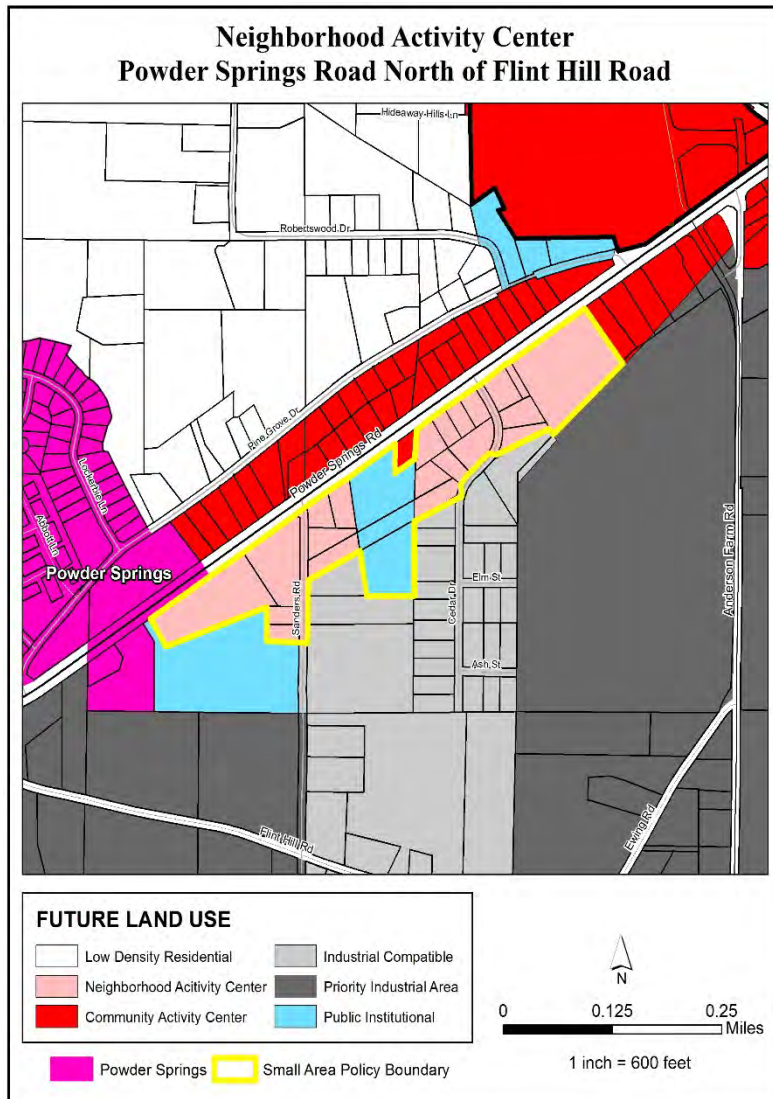


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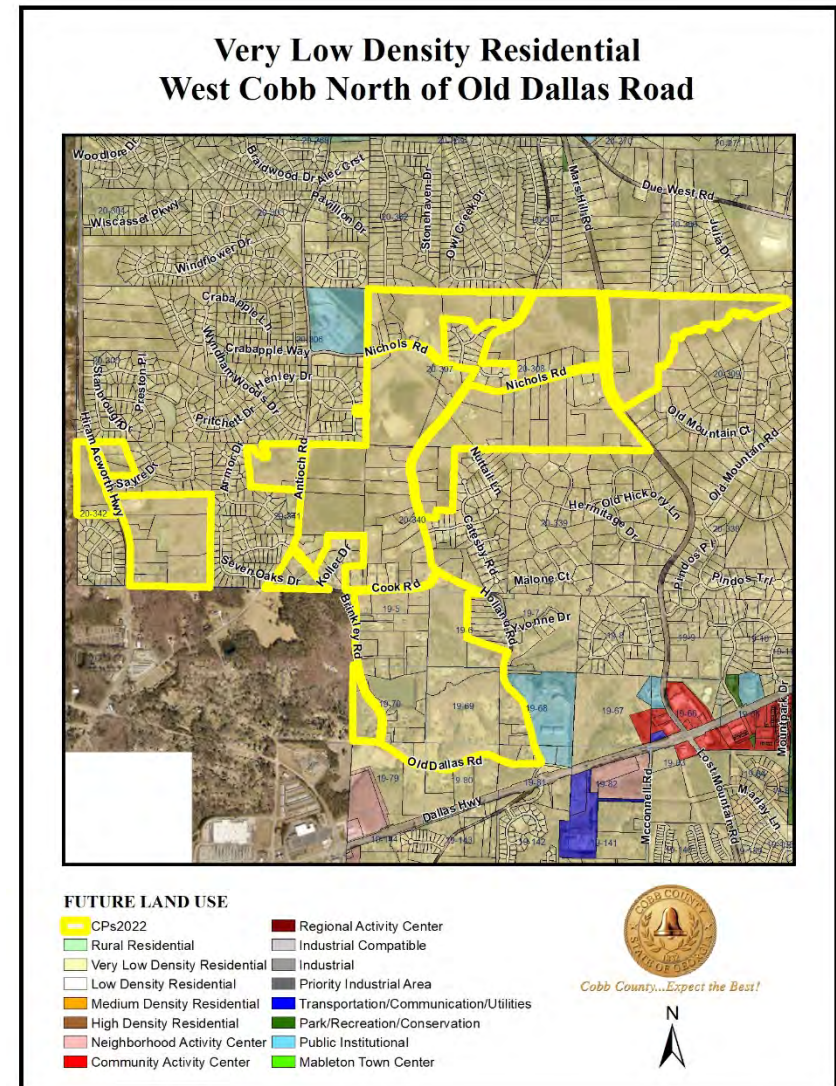
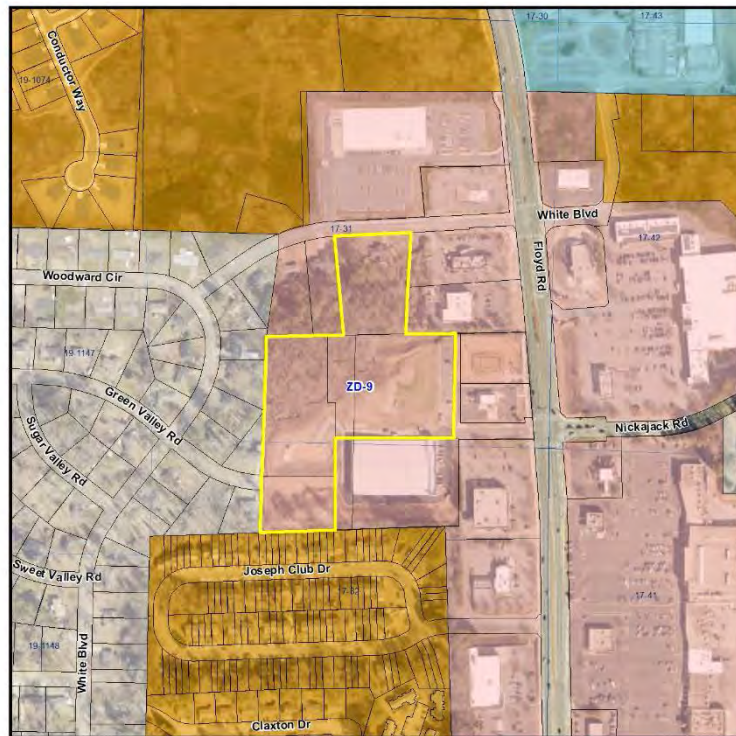


Figure A1.37

Neighborhood Activity Center White Boulevard & Floyd Road



FUTURE LAND USE

- | | |
|--|--|
| ■ Rural Residential | ■ Industrial Compatible |
| ■ Very Low Density Residential | ■ Industrial |
| ■ Low Density Residential | ■ Priority Industrial Area |
| ■ Medium Density Residential | ■ Transportation/Communication/Utilities |
| ■ High Density Residential | ■ Park/Recreation/Conservation |
| ■ Neighborhood Activity Center | ■ Public Institutional |
| ■ Community Activity Center | ■ Mableton Town Center |
| ■ Regional Activity Center | |



Cobb County...Expect the Best!



Figure A1.38

Sanders Road & Angelette Drive



FUTURE LAND USE

- | | |
|--|--|
| ■ <all other values> | ■ Regional Activity Center |
| ■ Rural Residential | ■ Industrial Compatible |
| ■ Very Low Density Residential | ■ Industrial |
| ■ Low Density Residential | ■ Priority Industrial Area |
| ■ Medium Density Residential | ■ Transportation/Communication/Utilities |
| ■ High Density Residential | ■ Public Institutional |
| ■ Neighborhood Activity Center | ■ Park/Recreation/Conservation |
| ■ Community Activity Center | ■ CPs2022 |



Cobb County...Expect the Best!



Figure A1.39

COVER PAGE
Appendix 2 (DRAFT)
COMMUNITY PROFILE

APPENDIX 2

COMMUNITY PROFILE

This report examines existing conditions in Cobb County across a range of topics and measures. Understanding the current state of the people, land and facilities is a critical component to the comprehensive planning process. Data and information presented in this analysis serves as a baseline for future planning and provides the foundation for the vision, goals and policies of the Cobb 2040 plan.

The information contained within is derived from a variety of sources including the following: U.S. Census data, Atlanta Regional Commission and Cobb County Government. Past plans and studies, geographic datasets as well as local knowledge and input were provided during the community engagement process and by County staff.

COBB SETTING

Cobb County is situated in the upper Piedmont section of northwest Georgia. It encompasses 346 sq. miles and is conveniently located to the



northwest of Atlanta and Fulton County. From the Chattahoochee River, the terrain slopes gradually to the north toward the foothills of the Blue Ridge Mountains and is traversed by numerous creeks and streams. Lake Allatoona and other smaller man-made lakes and ponds, offer recreational opportunities and scenic vistas. The County is marked by gently sloping ridges and valleys, which run northeast to southwest. Abrupt slopes are found along Cobb's small mountains including Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw, which also provide scenic panoramas and recreational opportunities.

Cobb County's natural beauty, abundant vegetation, proximity to water features, location within the Atlanta metropolitan region and its rich historical and cultural heritage provide assets that make Cobb a desirable place to live and work. The appeal of these attractions has contributed to its rapid growth in the past and will continue to attract people and businesses in the future.

HISTORICAL CONTEXT

Railroads and early industries helped establish Cobb County and its incorporated cities in the late 1800s and early 1900s. But it wasn't until World War II that Cobb County growth started to pick up. The Marietta Army Airfield was built in 1943, bringing with it the opening of the Bell Aircraft Corporation bomber plant and nearly 30,000 jobs. While Bell closed the plant at the end of the war, the subsequent Korean War led Lockheed, an aircraft manufacturing company, to reopen the plant in 1951. At the same time, the Marietta Army Airfield became Dobbins Air Reserve Base and the Naval Air Station Atlanta was added to the campus. The combination of these events, in conjunction with growth from the city of Atlanta, helped drive the economic engine of the County and set the stage for the rapid growth that was to come.

Because of the jobs that were now available in the 1950s and 60s and the lack of a robust transportation network, there was a need for housing to be located near employment. The south and central area of Cobb, which was also the commercial/industrial core of the County, began to experience

rapid residential growth. At that time, there was still considerable separation between Cobb County and the City of Atlanta.

The completion of Interstate 75 in the 1970s suddenly decreased travel times, significantly altering growth and development patterns. Cobb became more integrated into the Atlanta metropolitan area, and a second phase of intense growth began. During this time in the 70s, 80s and 90s, east Cobb and later north Cobb saw the character of the area change with cul-de-sac subdivisions and strip commercial developments along transecting arterial roadways.

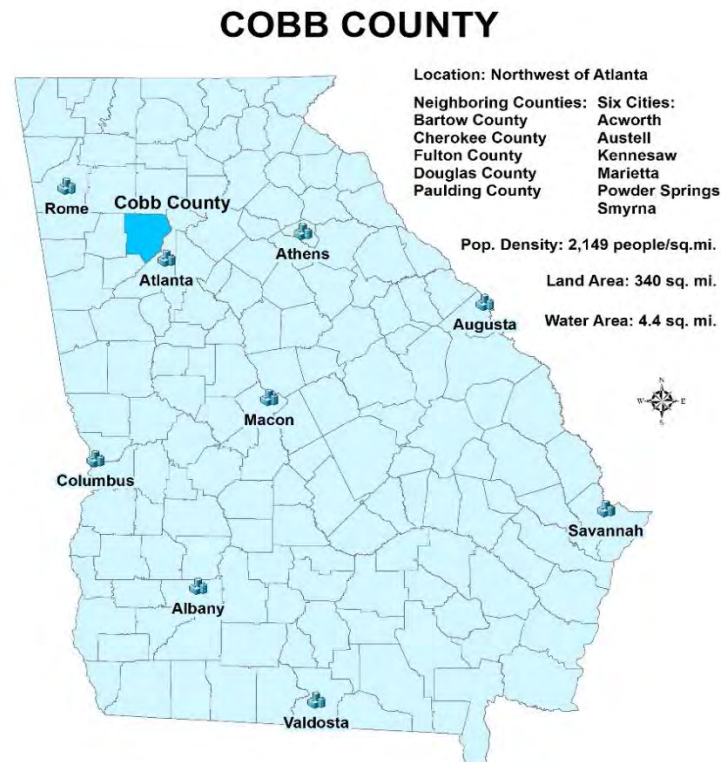


Figure 1

As land availability in east and north Cobb became scarce, the County's residential growth continued to progress in a seemingly counterclockwise fashion toward west Cobb in the 1990s and 2000s. During this time, large-lot residential subdivisions were built in relatively rural and agricultural areas. Learning from the inadequacies of the strip commercial corridors, commercial centers were characterized by well-defined, compact commercial nodes at strategic intersections of arterial roadways.

Development pressures in west Cobb continue to put a strain on services and infrastructure in that area. Much of the recent growth is due to the lack of available land in other parts of the County.

As the "back in time" growth progression of Cobb County has come full circle, redevelopment initiatives have started to renew the south Cobb area of the County. As these locations were the first to experience the rapid growth, they are now the first to experience the revitalization of underperforming commercial centers and neighborhoods.

DEVELOPMENT TRENDS

In the past 25 years, Cobb's development has reflected its increasing integration into the Atlanta metropolitan area. Links with Atlanta and with co-developing suburbs to the east in Fulton County have become stronger as access to I-75, I-285, and I-20 have increased in importance.

Cobb's "platinum triangle" area of I-285 and I-75 contains one of the largest concentrations of Class A office space in the area. It is also home to corporate headquarters for some of the region's largest employers.

Much of the land use along Highway 41 and Interstate 75 continues to be influenced by the cities of Acworth, Kennesaw, Marietta and Smyrna. Additionally, Dobbins Air Reserve Base and the Lockheed Martin Manufacturing plant are instrumental in anchoring industrial uses within the center of the County. The Town Center Community Improvement District (TCCID) and the Cumberland Community Improvement District (CCID) have encouraged land use patterns that promote a mixture of uses. The Town Center area continues to evolve into a residential and commercial service

area due to its location between I-75 and I-575, Cobb County International Airport and its proximity to Kennesaw State University. In the Cumberland area, office development has always been the primary use, but in recent years, the Cumberland CID has attracted more residential development to the area to promote a better jobs-housing balance. Since the Atlanta Braves baseball franchise has moved to Cobb County, the Cumberland area has continued to reap the benefits of more office, commercial and residential investments. As of 2021, the Cumberland CID had a \$23.6 billion annual economic impact on Georgia's economy and \$18 billion annual economic impact on Cobb County's economy. Growth in the Town Center and Cumberland area will continue to lead the County as more housing options become available, as well as more jobs.

Cobb County is dominated by established residential areas in east, west and south Cobb. Most residential areas are considered low dense neighborhoods serviced by nodal commercial centers at key intersections. Surrounding some of the commercial activity nodes are slightly denser detached and attached housing. The highest density residential developments continue to be developed within the higher intense commercial and job centers along the I-75 and Highway 41 corridor.

Commercial activity in the County is predominantly around three distinct development patterns. The first development patterns were established along the first arterial roadways in the County: Canton Road, Austell Road, Veterans Memorial Highway, Cobb Parkway, Atlanta Road and South Cobb Drive. Larger, more intense commercial development was established around freeway interchanges, such as the I-75 and I-575 intersection and the I-75 and I-285 intersection. The third pattern, and the least intensive, are the nodal activity centers. The activity centers are known as commercial "nodes" and are located at key intersections throughout the County. They provide easy access to commercial services for nearby neighborhoods and communities.

Industrial activity is critical to the economy in Cobb County. Most of the industrial development is focused near the interstates, airports, and railroads providing quick access to the transportation network. The largest industrial

area is located south of I-20. Other industrial districts are located around I-285 between South Cobb Drive and Atlanta Road and near the Cobb County International Airport and I-75. There is also an industrial area near the intersection of East-West Connector and Powder Springs Road that is anchored by Atlanta Junction, a large industrial "tank farm" operated by Colonial Pipeline Company.

Preferences continue to command detached, owner-occupied, single-family residential homes as the primary housing choice in the County. However, there will likely be a higher demand for attached residential units, both renter and owner-occupied housing in and around the I-75 and Highway 41 corridors and near job centers. With the expected increase in the older population, it is anticipated that there will also continue to be a need to provide supported and non-supported senior living communities. However, there should be checks and balances to ensure that the County does not over develop in one type of housing option. South Cobb has begun and will continue to see more redevelopment opportunities as planning efforts to rejuvenate older commercial corridors along Austell Road, Veterans Memorial and Mableton Parkway are implemented. Redevelopment of underutilized commercial properties should continue to be encouraged over the next twenty-five years. This promotes conservation of land resources and helps preserve stable suburban neighborhoods throughout the entire County. The revitalization and redevelopment of some residential areas will result in new investments along some of the County's older commercial corridors. These types of investments are greatly determined by factors such as macroeconomics, the cost and availability of land, and the business climate of the area. Thus, residential redevelopment greatly enhances the opportunity for private sector non-residential development along some of the underperforming corridors.

Cobb County's rapid growth transformed it from a small rural community to an integral part of one of the fastest growing metropolitan regions in the United States. As Cobb matures into a more suburban and urbanized center, more emphasis will need to be placed on redevelopment and neighborhood revitalization due to constraints on land availability. In order for the community to continue to expand its tax base and provide a high level of

service to the residents, property owners and businesses, Cobb County needs to find a balance of growth between quality redevelopment, new greenfield development and the preservation of stable suburban and rural neighborhoods. This should all be done while mitigating the unsavory aspects of growth.

DEMOGRAPHICS

Population

According to the U.S. Census Bureau, the population of Cobb County has increased from 447,745 in 1990 to 766,149 in 2020 (Figure 2), making it the third most populous county in the metro Atlanta area.

Total Population 1985-2020

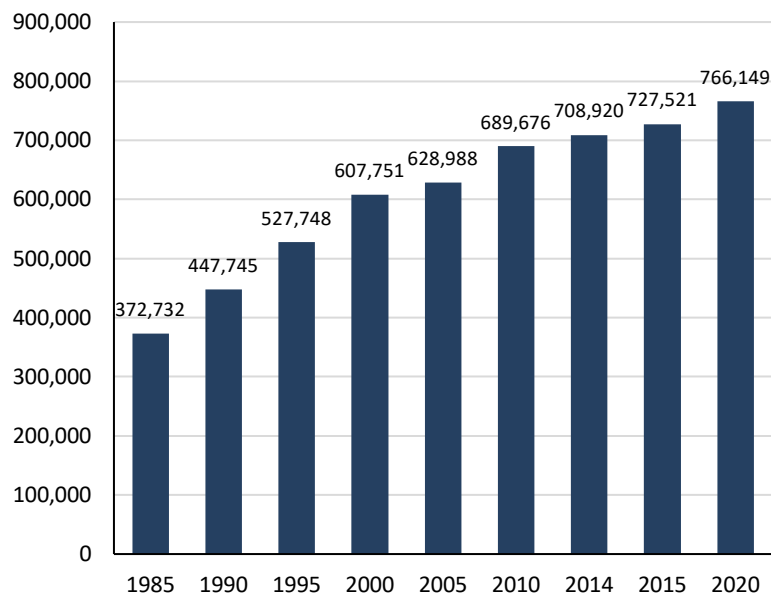


Figure 2

Source: U.S. Census Bureau – American Community Survey – Decennial Census

It is anticipated that the County will continue to grow. However, population growth is expected at a steadier rate. As more and more people find Cobb

as a desirable place to live, there will continue to be a need for jobs, housing, recreation, and services to meet the demand of that growing population.

By 2050, Cobb County is expected to be home to over a million people resulting in a 35% increase in population over the next 30 years (Figure 3).

Population Projection 2020 - 2050

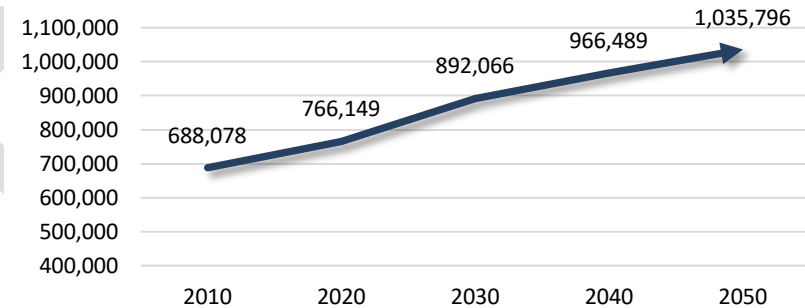


Figure 3

Source: U.S. Census Bureau-Decennial Census – Atlanta Regional Commission

Age

Cobb County's median age has increased from 35.4 years of age in 2010 to 37.3 years of age in 2020. Just over 55% of the residents are of typical working age, ranging from 25-64 years old. The largest single population age group in 2019 was the 35-44 age group, which accounted for 13% of the population. The senior population, which for planning purposes, is considered 65 and older, saw an increase of 28,048 people between 2010 and 2019, resulting in a 46.8% increase over the nine-year period. Overall, most age groups saw a slight increase in population between 2010 and 2019. However, the percentage of the population that makes up the working age group has decreased, while the percentage of the population that makes up the senior age group has increased. This has resulted in an overall increase in the median age for the County.

Median Age

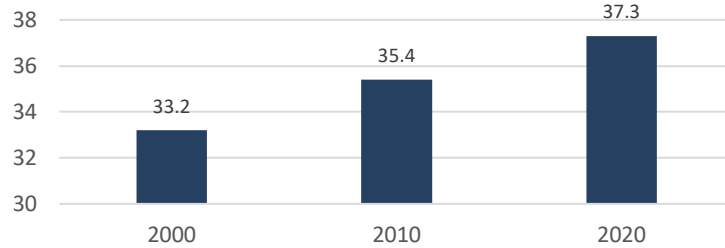


Figure 4

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Working Age 25-64 Years of age

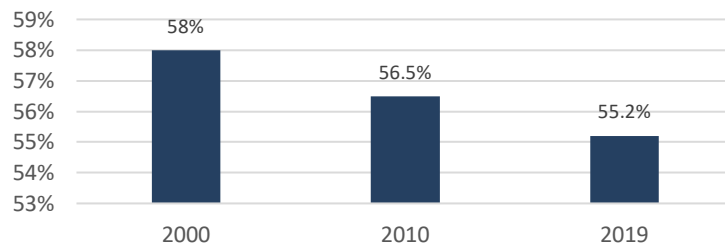


Figure 5

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Senior Population 65 Years and older

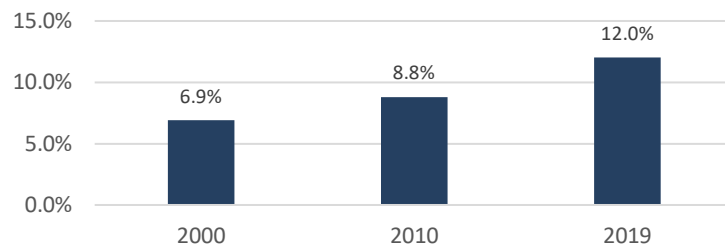


Figure 6

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Age Distribution 2000, 2010, and 2019

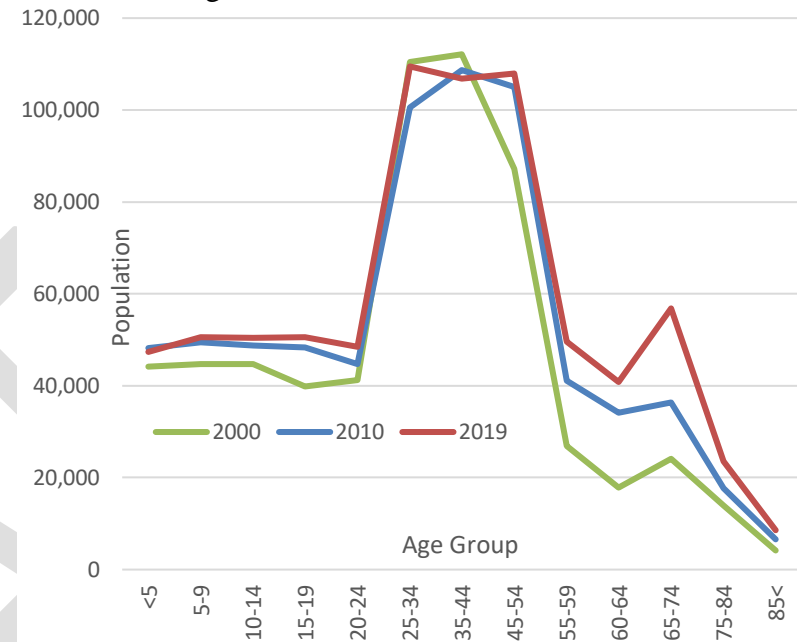


Figure 7

Source: U.S. Census Bureau - American Community Survey – Decennial Census

According to population projections, the largest population cohort in 2050 will be 35-44 years old. However, the greatest demographic challenge for Cobb County in the next 25 years will continue to be the increase in residents over the age of 65, which is projected to grow from an estimated 89,040 in 2019 to 234,922 in 2050.

Projected Age Distribution - 2050

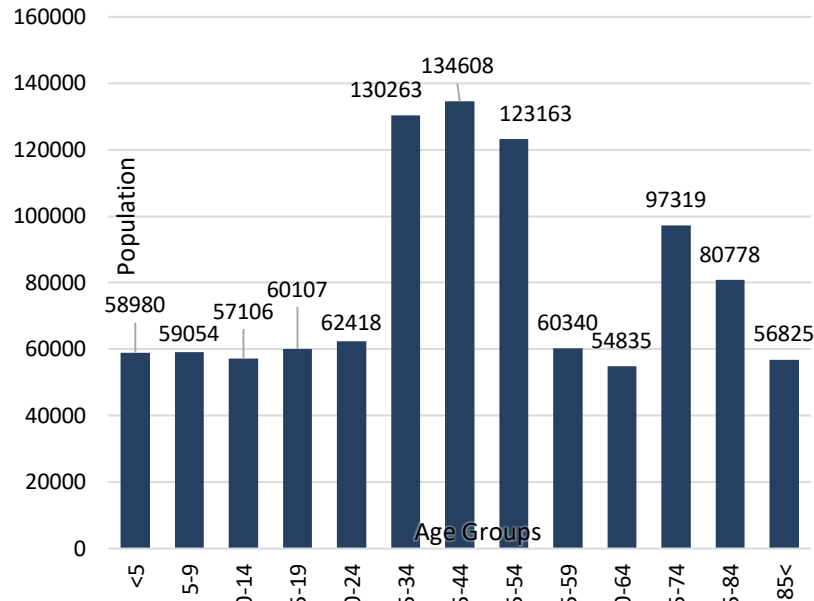


Figure 8

Source: Atlanta Regional Commission

Race & Ethnicity

Trends from the past 30 years show that Cobb County continues to grow more diverse (Figure 9). The County's increase in minority population mirrors the overall trends seen in Georgia and the Atlanta region. In 2020 the African American, Hispanic and Other populations collectively made up only 51.8% of the County's population (Figure 10).

According to projected population growth by race and ethnicity, Cobb will continue to become more diverse. All race and ethnicity groups are projected to increase in overall population numbers over the next 30 years. However, the white population will make up a lower percentage of that overall growth.

Diversity Trend (1990-2020)

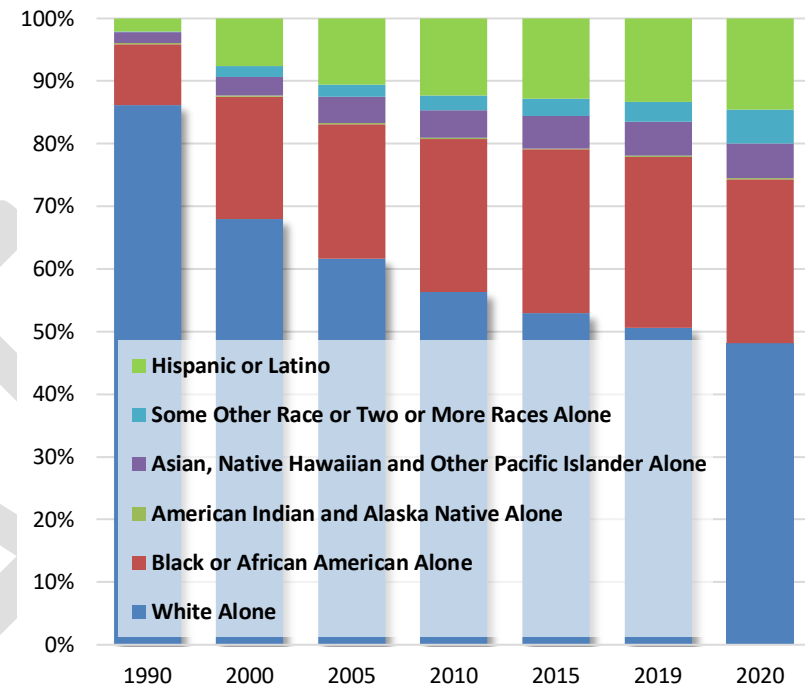
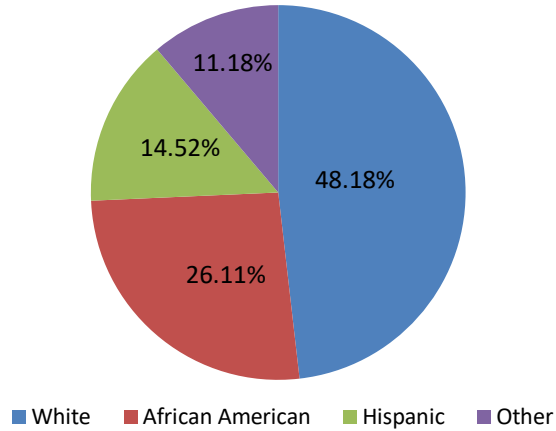
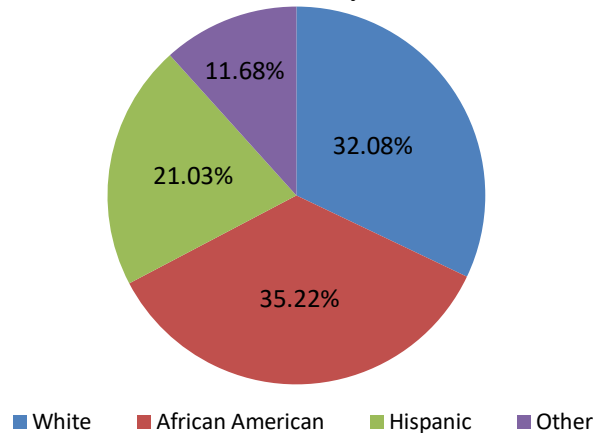


Figure 9

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Race & Ethnicity 2020**Figure 10**

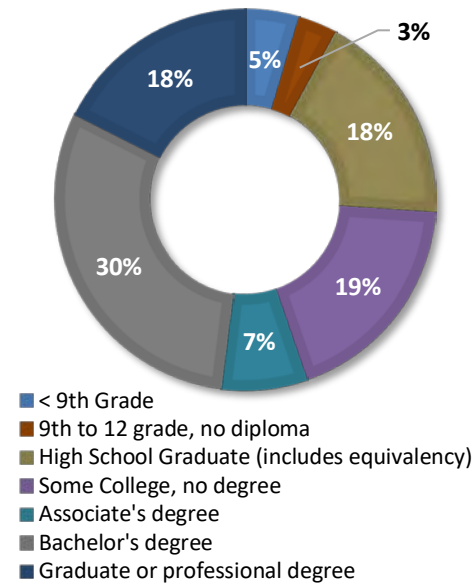
Source: U.S. Census Bureau - Decennial Census

Race & Ethnicity 2050**Figure 11**

Source: U.S. Census Bureau - Decennial Census

Educational Attainment

Cobb County maintains a competitive edge in educational attainment among its workforce population. As of 2019, most County residents over the age of 25 (55%) had at least a college degree compared to 52% in 2010.

Educational Attainment 2019**Figure 12**

Source: U.S. Census Bureau - American Community Survey

Income

Overall, Cobb has seen its median household income and per capita income increase over the last decade. The median household income in Cobb for 2019 was \$79,601. That was an increase of \$21,695 since 2011, which was the lowest median household income in the last 10 years. The per capita income in 2019 was \$42,005. That was an increase of \$14,142 over the last 10 years.

Median Household Income 2000-2019

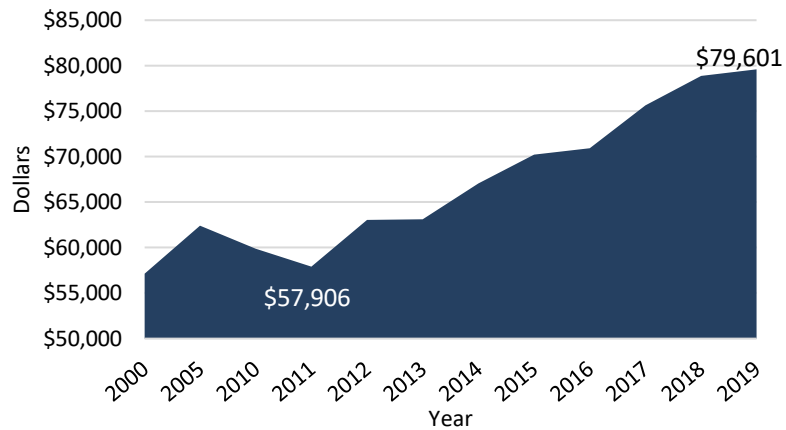


Figure 13

Source: U.S. Census Bureau - American Community Survey

Per Capita Income 2000-2019

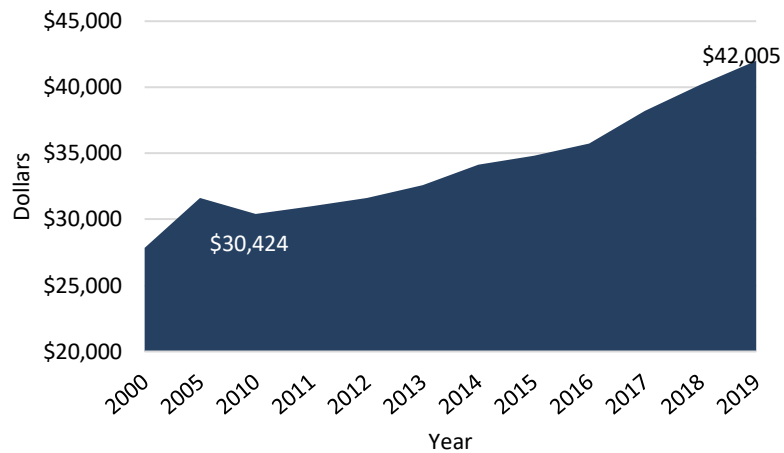


Figure 14

Source: U.S. Census Bureau - American Community Survey

The income growth rate remains healthy with Cobb ranked 3rd in the highest median household and per capita income level in metro Atlanta. However, there remains areas in the county where income is below state and national levels.

Median Household Income - Metro Atlanta

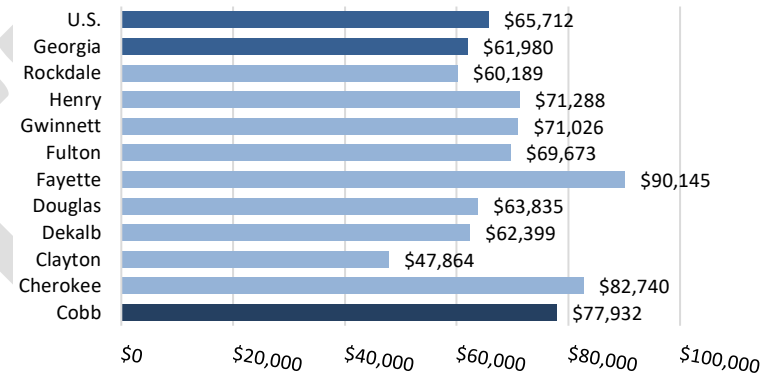


Figure 15

Source: U.S. Census Bureau - American Community Survey

Per Capita Income - Metro Atlanta

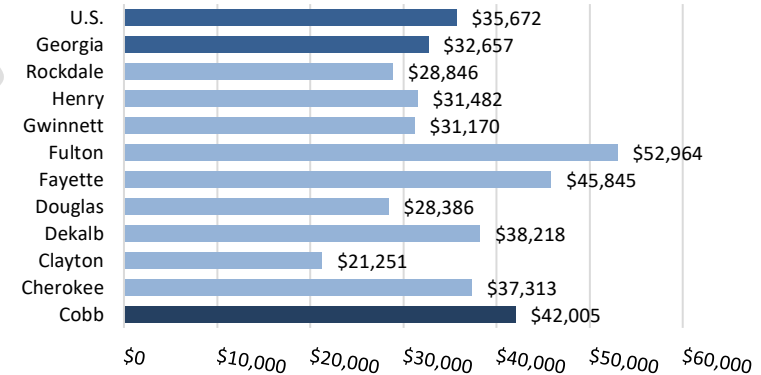


Figure 16

Source: U.S. Census Bureau - American Community Survey

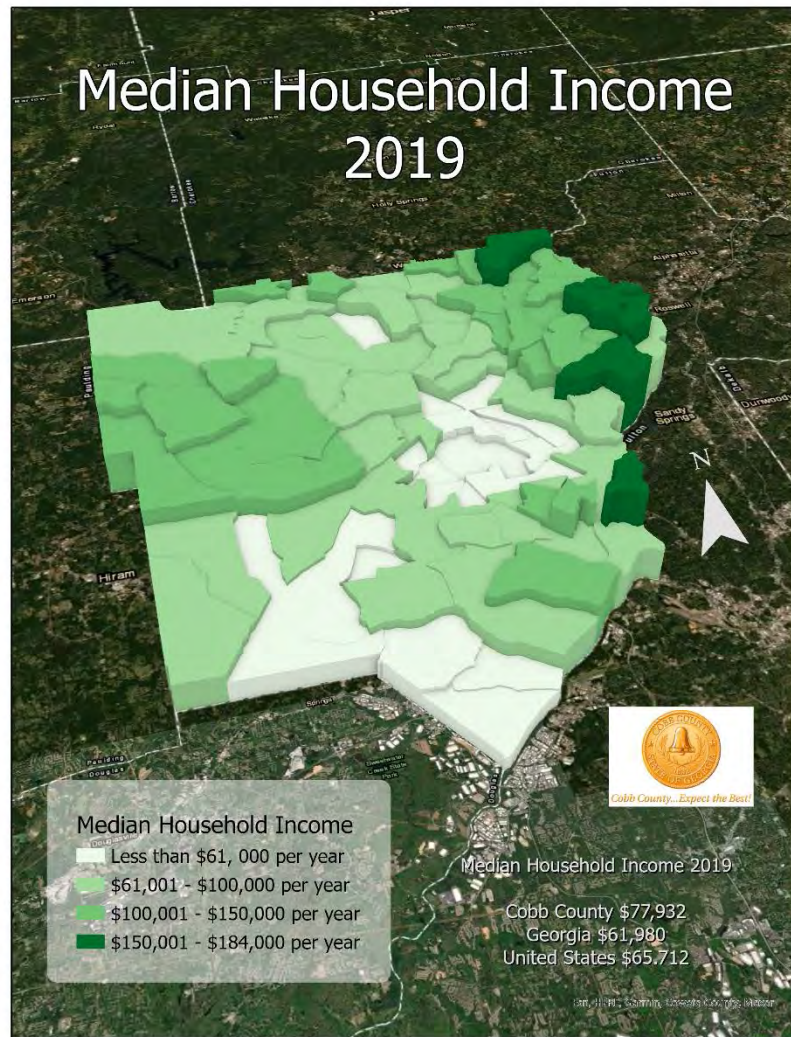


Figure 17

Source: U.S. Census Bureau - American Community Survey

Households

The United States Census Bureau defines a household to “include all the persons who occupy a housing unit as their usual place of residence”. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The number of households in the County has steadily increased over the last 10 years. Between 2010 and 2019 the number of Households has increased by 30,777 or 12%.

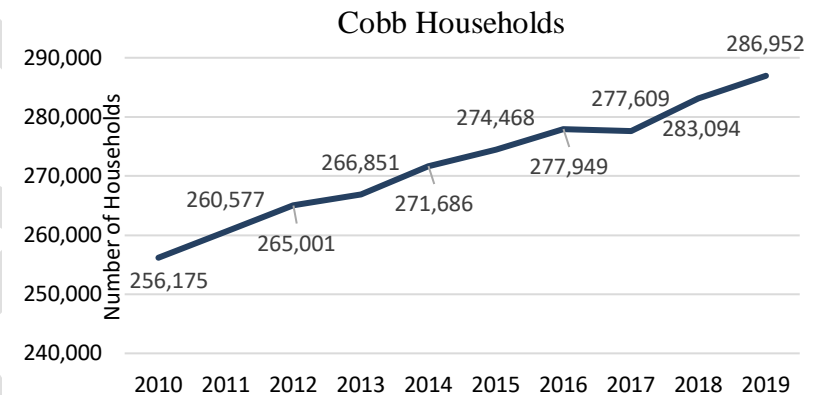


Figure 18

Source: U.S. Census Bureau - American Community Survey-Decennial Census

Non-family households have remained steady over the last 10 years. Between 2010 and 2019 the Non-Family Households have made up between 30.7% and 33.5% of the overall households in Cobb County (Figure 19).

The percentage of Households with children under the age 18 is decreasing, while the number of Households with at least one adult 65 and over is increasing (Figure 20 & 21).

Householders living alone are also increasing while single householders with children are trending lower (Figure 22).

Non-Family Households

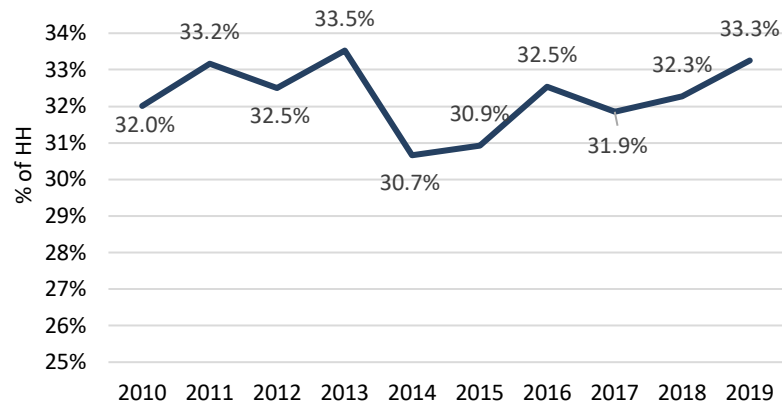


Figure 19

Source: U.S. Census Bureau - American Community Survey-Decennial Census

% Households with at least one adult 65 years or older

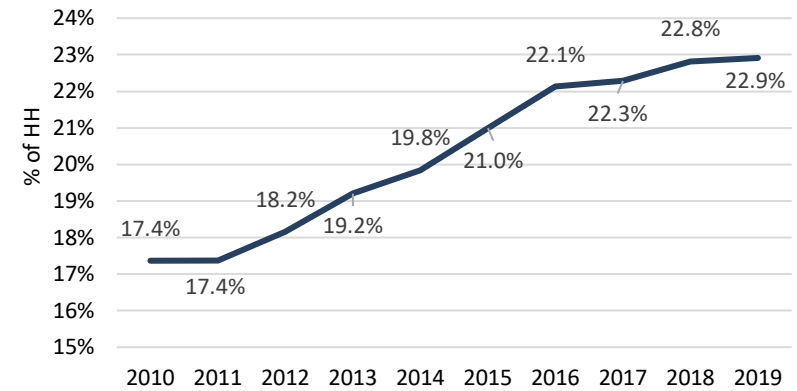


Figure 21

Source: U.S. Census Bureau - American Community Survey - Decennial Census

% Households with at least one child under 18

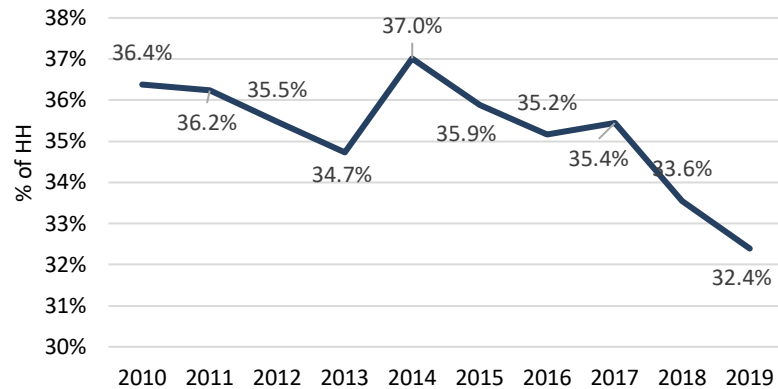


Figure 20

Source: U.S. Census Bureau - American Community Survey-Decennial Census

Householders Living Alone with at least One Child Under 18

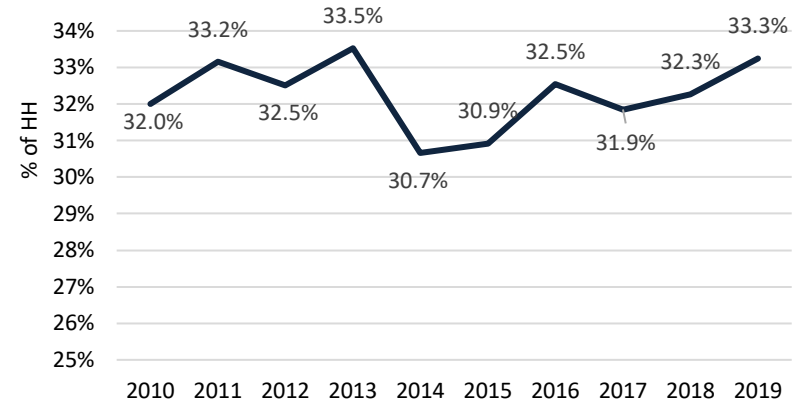


Figure 22

Source: U.S. Census Bureau - American Community Survey - Decennial Census

Householders Living Alone 65 Years or Older

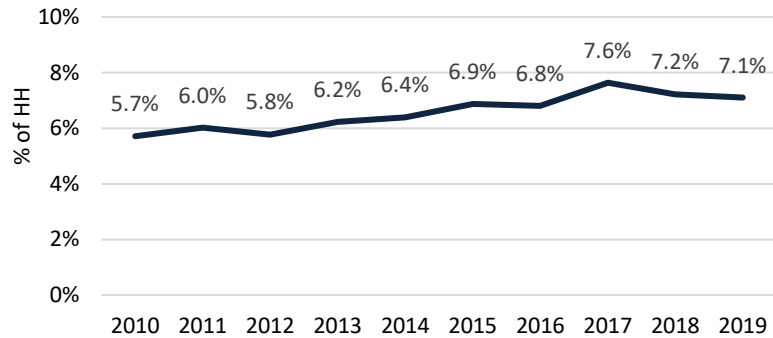


Figure 23

Source: U.S. Census Bureau - American Community Survey - Decennial Census

Consistent with the projected growth in population, the number of households in Cobb County is also forecasted to grow. By 2050, it is anticipated that the number of households in Cobb will rise to 408,242. That is a 42% increase from the number of households that were estimated in 2019.

Projected Households

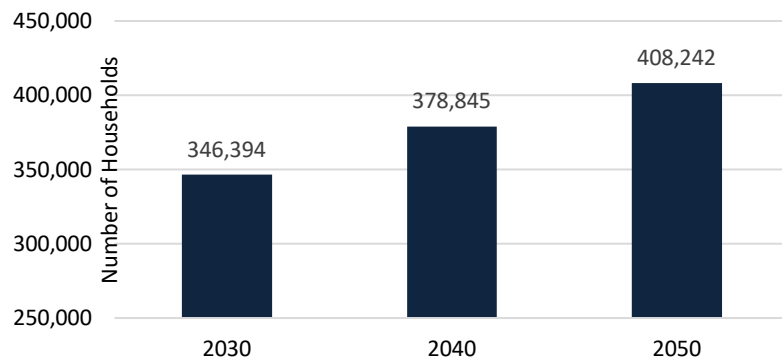


Figure 24

Source: Atlanta Regional Commission

Poverty

The overall poverty rate in Cobb County increased from 8.4% in 2005 to a peak of 13.9% in 2010. Since then the poverty rate has slowly diminished to 8.1% as of 2019.

Living below Poverty Cobb County

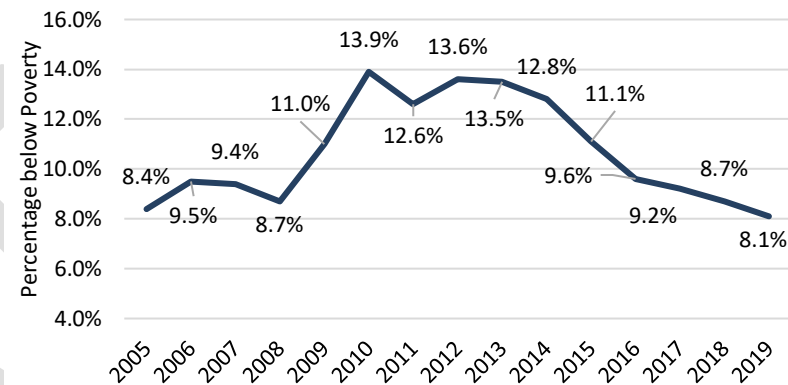


Figure 4

Source: U.S. Census Bureau - American Community Survey

Poverty rates in Cobb remain well below the State and National levels. However, there are pockets of poverty-stricken communities in central and south Cobb. Some of these areas have 28% to 34% of the population living below the poverty level.

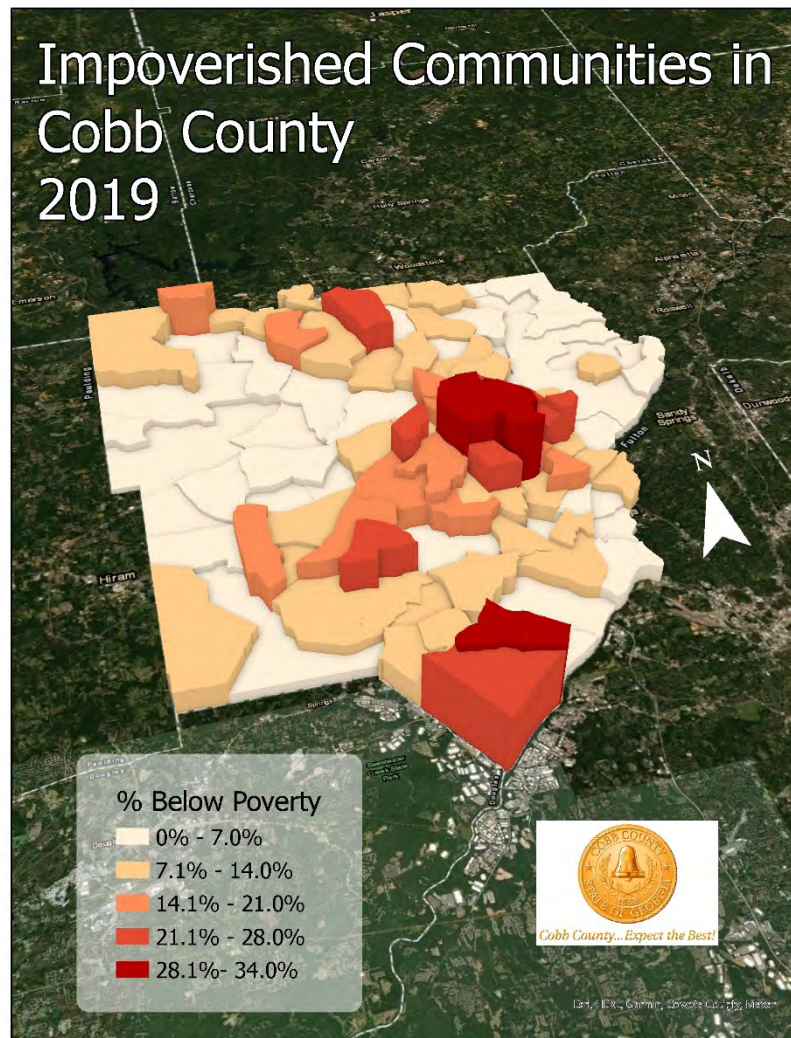


Figure 26

Source: U.S. Census Bureau - American Community Survey

HOUSING

Housing Types

Most of housing units in 2019 were single-family detached units at 66.40%. Housing with 10 units or more made up 16.9% of the housing in the County and single-family attached units covered 8.5% of the housing type.

Since 2010, the largest increase in housing type was single-family attached housing, which grew 1.5%. Housing with 10 or more units grew one half of a percent and single-family detached housing increased by one tenth of a percent since 2010.

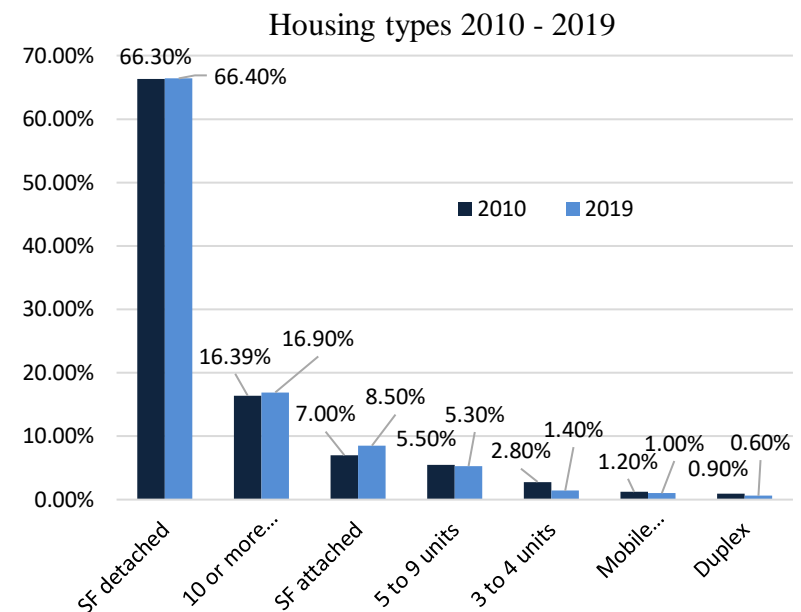


Figure 27

Source: U.S. Census Bureau - American Community Survey

Housing Units and Tenure

According to the American Community Survey 2020 5-year estimates, Cobb has 302,537 housing units. That is almost 16,000 more units than 2010 or 5.6%. For comparison, between 2000 and 2010, the County saw a 20.6% increase in housing units. The lower production of housing units is consistent with state and national trends.

Cobb County Housing Units		
Total # of Housing Units (2020 5-Year Est.)	302,537	
	2000-2010	2010-2020
Housing Units Change	49,039	15,976
% Change	20.6%	5.6%

Figure 28

Source: U.S. Census Bureau - American Community Survey

Since 2015 owner occupied housing has slowly been trending up, while renter occupied housing has been slowly declining. As of 2019, almost two-thirds of housing is owner occupied, while one-third is renter occupied.

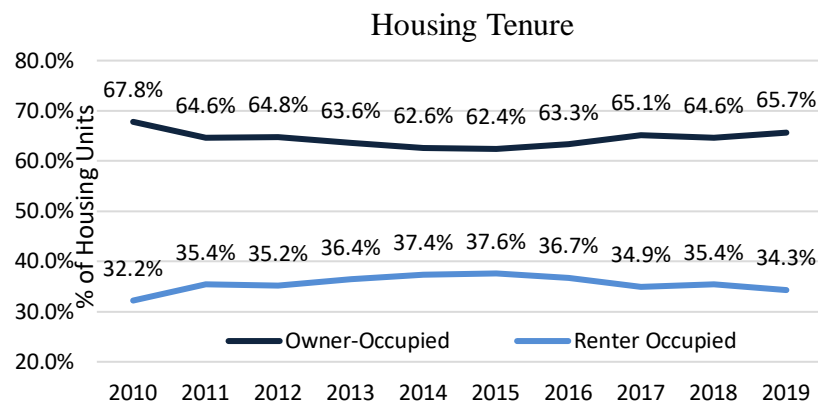


Figure 29

Source: U.S. Census Bureau - American Community Survey

Cost of Housing

While the cost of housing from the American Community Survey show lower home values than current market rates, due to market forces and rapid fluctuations in the real estate market, the numbers do show an increase in home values since 2013 consistent with state and national trends. Since 2013, the median home value has increased from \$182,700 to \$283,300 in 2019. That is a 55% increase in 6 years.

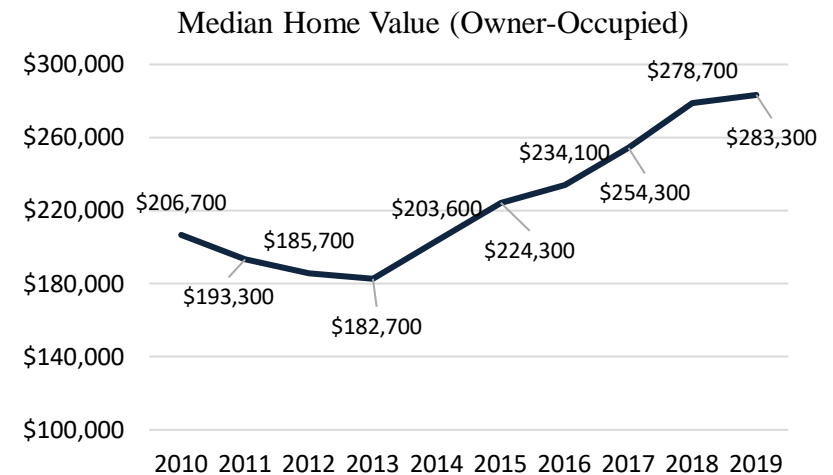


Figure 30

Source: U.S. Census Bureau - American Community Survey

The median gross rent has also increased to over \$1,255 per month. The climb began in 2011 and has increased by 40%. This increase is fueled by demand as more and more people wanting their own space.

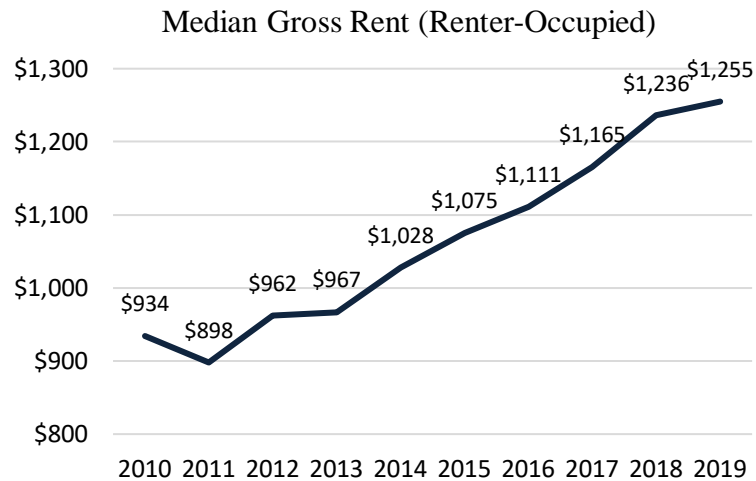


Figure 31

Source: U.S. Census Bureau - American Community Survey

Cost Burden

County residents who pay more than 30% of their income towards housing costs are considered cost burdened. The county-wide percentage of all homeowners who are cost burdened is around 22.5% as of 2019. However, almost half of renters are cost burdened. Both owner occupied and renter occupied cost burdened households are trending upward.

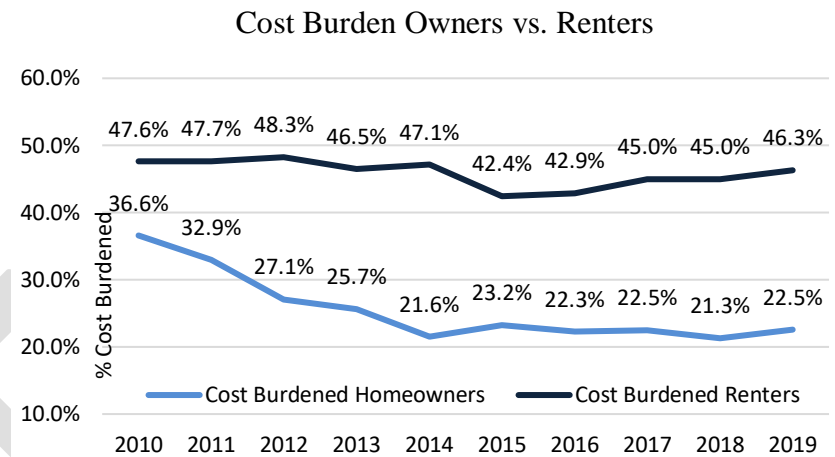


Figure 32

Source: U.S. Census Bureau - American Community Survey

Affordability

A home value to income ratio can provide a sense of affordability of owning a home apart from mortgage costs by comparing the median home value of owner-occupied units to the median income for an area. A ratio of 2.6 is roughly the ideal affordability measure used by real estate agents and homebuyers. According to Figure 33, the ratio has been going up since 2013. As of 2019, the median home value was 3.56 times the median income.

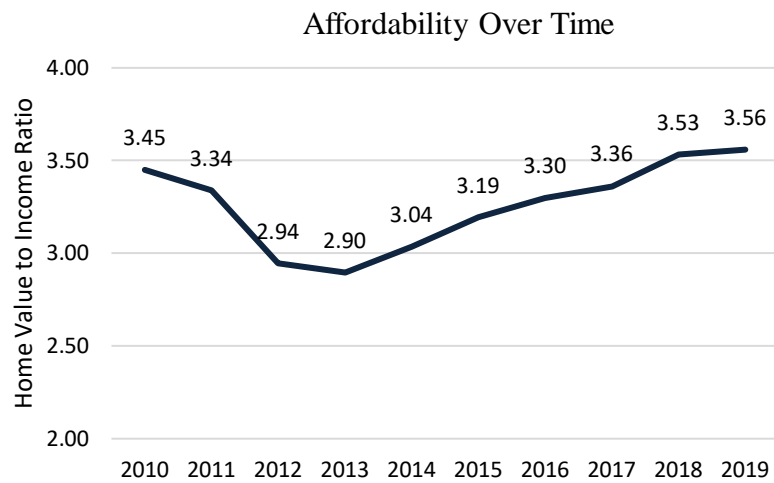


Figure 33

Source: U.S. Census Bureau - American Community Survey

Compared to metro Atlanta, Cobb County has one of the highest home value-to-income ratios at 3.56. Only Fulton and DeKalb County have higher ratios in 2019.

As the home value-to-income ratio continues to trend up, coupled with increasing property values, home affordability will become even more of a concern for the local workforce and different segments of the population. Innovation and cooperation between multiple federal, state, and regional agencies, organizations and stakeholders will be key in meeting the affordability demand.

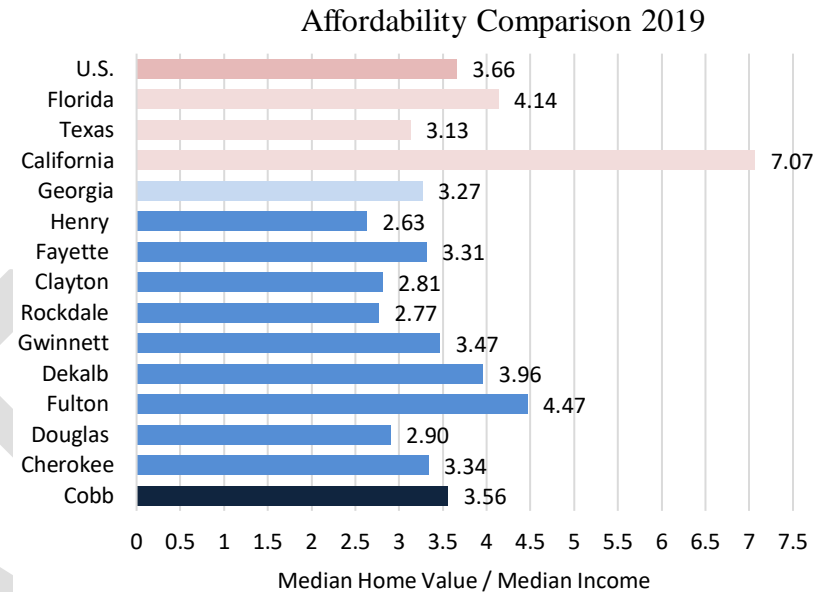


Figure 34

Source: U.S. Census Bureau - American Community Survey

Special Housing Needs

Cobb County is home to individuals of a variety of racial, ethnic, religious and economic backgrounds. In all communities throughout Cobb, there are individuals with various physical and/or mental disabilities, and other sociological hindrances, such as substance abuse. Individuals fitting this description may require special housing needs specific to the nature of one's unique situation.

In Cobb County, there are several non-profit organizations that volunteer their efforts to assist those with special housing needs. The County has an office that is dedicated to administering programs made available through the Federal Community Development Block Grant (CDBG), which is sponsored by the U.S. Department of Housing and Urban Development (HUD). Additionally, the Cobb County CDBG Office administers funding from federally sponsored programs aimed at making affordable and adequate housing attainable for all.

The table below shows the estimated homeless population in Cobb County as of 2015.

Cobb County Homeless				
Year	Sheltered Homeless Persons (Emergency and Transitional Housing)	Unsheltered Homeless (Counts and predictive model)	Total Homeless	Total Emergency and Transitional Beds
2009	368	126	494	445
2011	361	49	410	410
2013	351	144	495	415
2015	324	91	415	348

Figure 35

Source: 2009, 2011, 2013, 2015 Report on Homelessness – Georgia Department of Community Affairs

There are several non-profit and faith-based organizations in Cobb whose mission in the County is to address special needs and homeless population. Many of these organizations utilize funds from programs administered by the CDBG Program Office, as well as private and corporate donations, and other government funding sources. These organizations are an important asset to Cobb County and are vital to ensuring that all County citizens have their needs and issues addressed.

ECONOMIC DEVELOPMENT

Employment

According to the Georgia Department of Labor, as of March 2022 there were 436,817 civilians in the Cobb labor force, of which 424,688 were employed resulting in an unemployment rate of 2.8%.

Labor Force - March 2022			
	Civilian Labor Force	Number Employed	Unemployment Rate
Cobb County	436,817	424,688	2.80%

Figure 36

Source: Georgia Department of Labor

Unemployment rates are lower across the state and nation over the last 14 months with Cobb's rate performing better than Georgia and the United States.

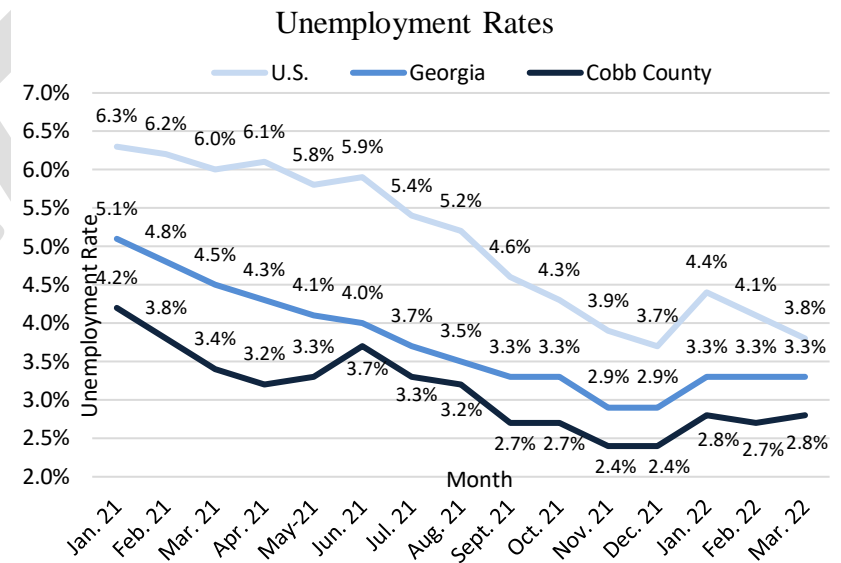


Figure 37

Source: Georgia Department of Labor

In 2020 the top five (5) occupations in Cobb included; Health Care and Social Assistance, Retail Trade, Administration, Support, Waste Management and Remediation Services, Professional Scientific & Technical Services, and Accommodation and Food Services.

Employment by Job Sector – Cobb County	
Industry	2020
Health Care and Social Assistance	38,828
Retail Trade	38,085
Admin., Support, Waste Management, Remediation	33,907
Professional Scientific & Technical Svc	33,488
Accommodation and Food Services	29,245
Construction	28,087
Wholesale Trade	21,755
Manufacturing	18,054
Finance and Insurance	15,749
Management of Companies and Enterprises	14,371
Transportation and Warehousing	14,143
Information	9,653
Other Services (except Public Admin.)	8,033
Real Estate and Rental and Leasing	6,574
Arts, Entertainment, and Recreation	4,184
Education Services	3,888
Utilities	1,009
Unclassified	882
Agriculture, Forestry, Fishing & Hunting	77
Mining	62

Figure 38

Source: Georgia Department of Labor

Employment will continue to increase out to 2050. Cobb County is forecasted to add approximately 24% more jobs by 2050.

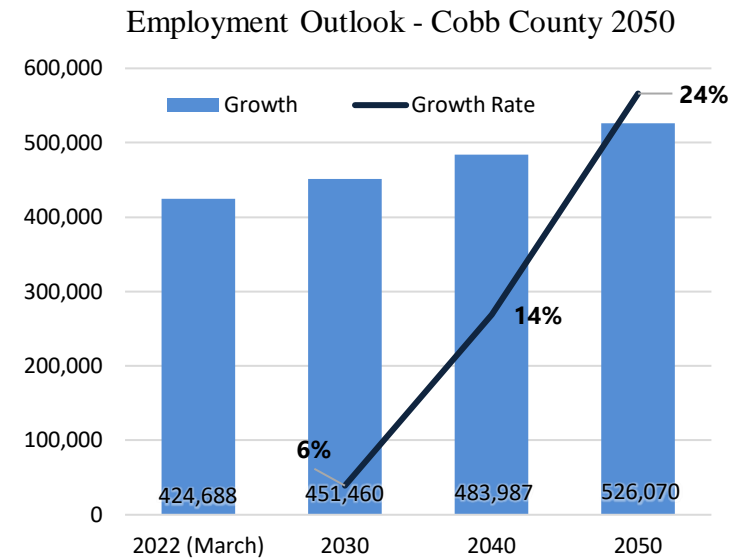


Figure 39

Source: Atlanta Regional Commission

In the short-term, out to 2028, most of the jobs will be in the healthcare and personal care services followed by Arts, Design, Entertainment, Sports, and Media and Education, Training and Library. In the long term, out to 2050, the forecasted increase in jobs will be in Finance and Insurance, Professional and Technical Services, Construction, Healthcare and Social Assistance followed by Retail Trade. Utilities, Agriculture, Mining, Manufacturing and Transportation and Warehousing jobs is expected to drop by 2050. Overall, Cobb is looking at a projected increase of 101,382 jobs between 2020 and 2050. Most of the jobs will continue to be in and around existing employment centers that stretch along I-20, I-285 and I-75.

Occupational Outlook - % Change 2018 - 2028	
Occupation	% Change
Healthcare Practitioners and Technical	24.12%
Healthcare Support	22.15%
Personal Care and Service	21.15%
Arts, Design, Entertainment, Sports, and Media	19.44%
Education, Training, and Library	16.68%
Business and Financial Operations	16.15%
Architecture and Engineering	16.10%
Computer and Mathematical	15.76%
Food Preparation and Serving Related	14.19%
Legal	13.76%
Management	13.62%
Building and Grounds Cleaning and Maintenance	11.21%
Protective Service	11.07%
Transportation and Material Moving	10.15%
Installation, Maintenance, and Repair	10.01%
Community and Social Services	8.20%
Construction and Extraction	7.98%
Sales and Related	7.81%
Office and Administrative Support	5.45%
Production	1.64%

Figure 40

Source: Georgia Department of Labor

Employment Outlook - % Change 2020 - 2050	
Job Sector	% Change
Finance and Insurance	68.8%
Professional, Scientific, and Technical Services	43.2%
Construction	39.4%
Health Care and Social Assistance	38.9%
Retail Trade	33.7%
Information	32.9%
Management of Companies and Enterprises	21.7%
Real Estate and Rental and Leasing	16.2%
Administrative and Support and Waste Management and Remediation Services	13.6%
Public Administration	6.5%
Educational Services	6.4%
Arts, Entertainment, and Recreation	6.1%
Wholesale Trade	5.6%
Accommodation and Food Services	5.4%
Other Services (except Public Administration)	0.7%
Transportation and Warehousing	-4.1%
Manufacturing	-11.3%
Mining, Quarrying, and Oil and Gas Extraction	-18.6%
Agriculture, Forestry, Fishing and Hunting	-26.2%
Utilities	-57.8%

Figure 41

Source: Atlanta Regional Commission

Economic Development Resources

Cobb County has numerous resources that help keep it a competitive area for business, industry and tourism. These resources include low taxes, economic incentives, technical colleges, university, and a team of Economic Development professional and partners.

The following are economic development incentive programs that businesses and industries may take advantage of if certain criteria are met:

- Federal Opportunity Zone
- Entrepreneurship and Innovation Grant Program
- Business Retention
- Targeted Industry
- Special Economic Impact
- Façade Improvement Program
- Enterprise Zones
- Military Zones
- Commercial and Industrial Property Rehabilitation Program

The following maps depict where some of the above incentives could potentially be utilized.

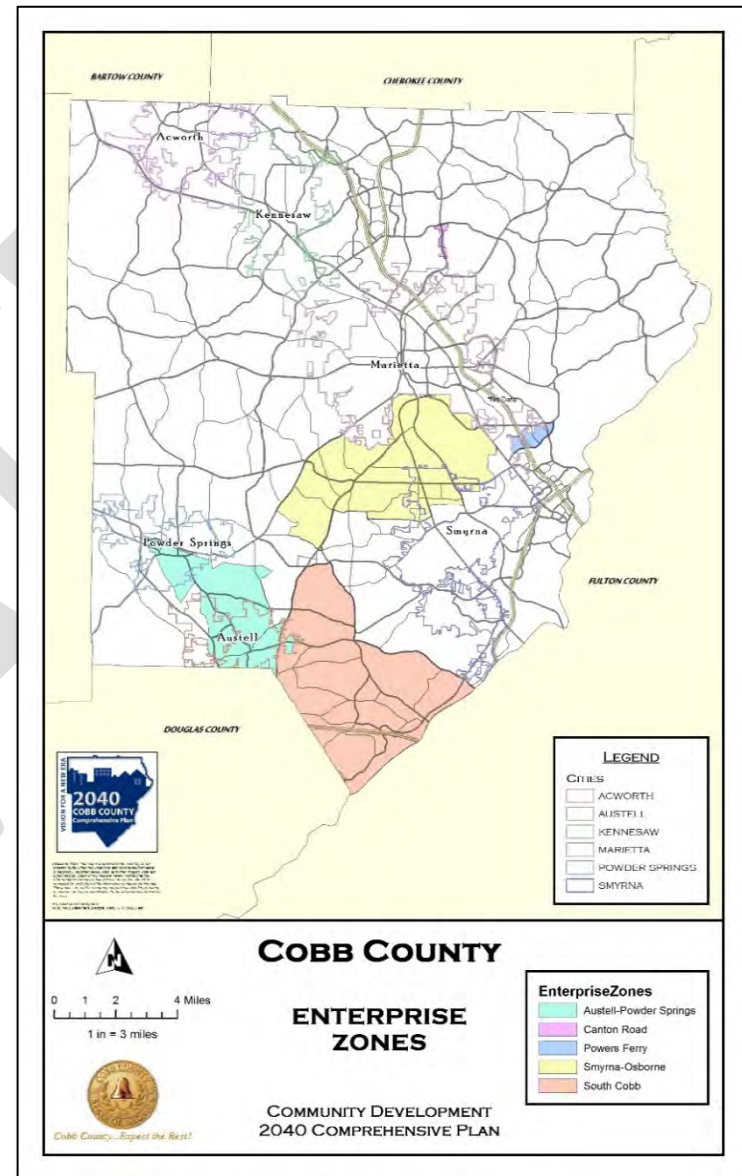


Figure 42

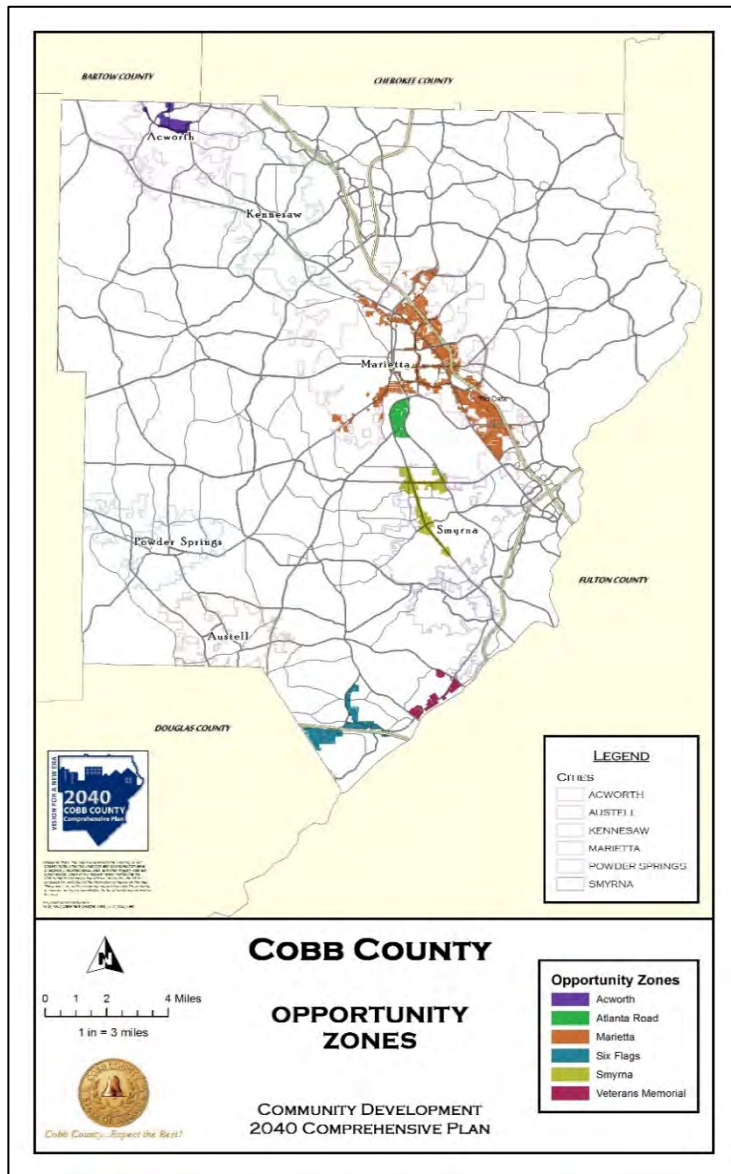


Figure 43

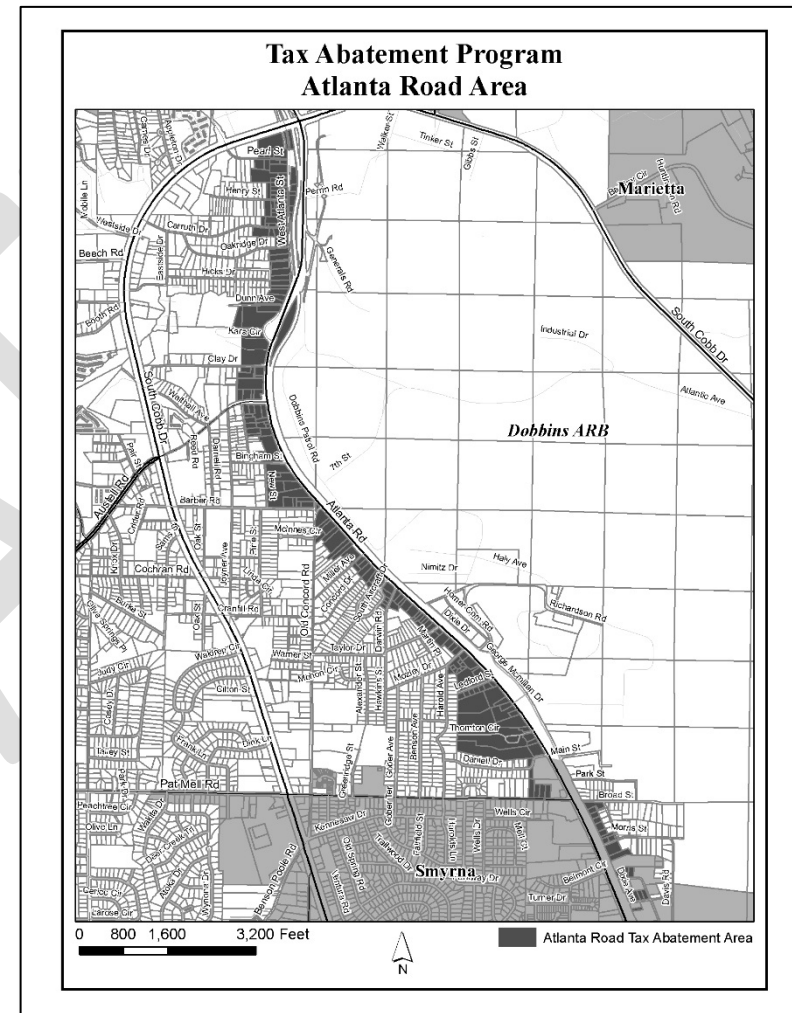


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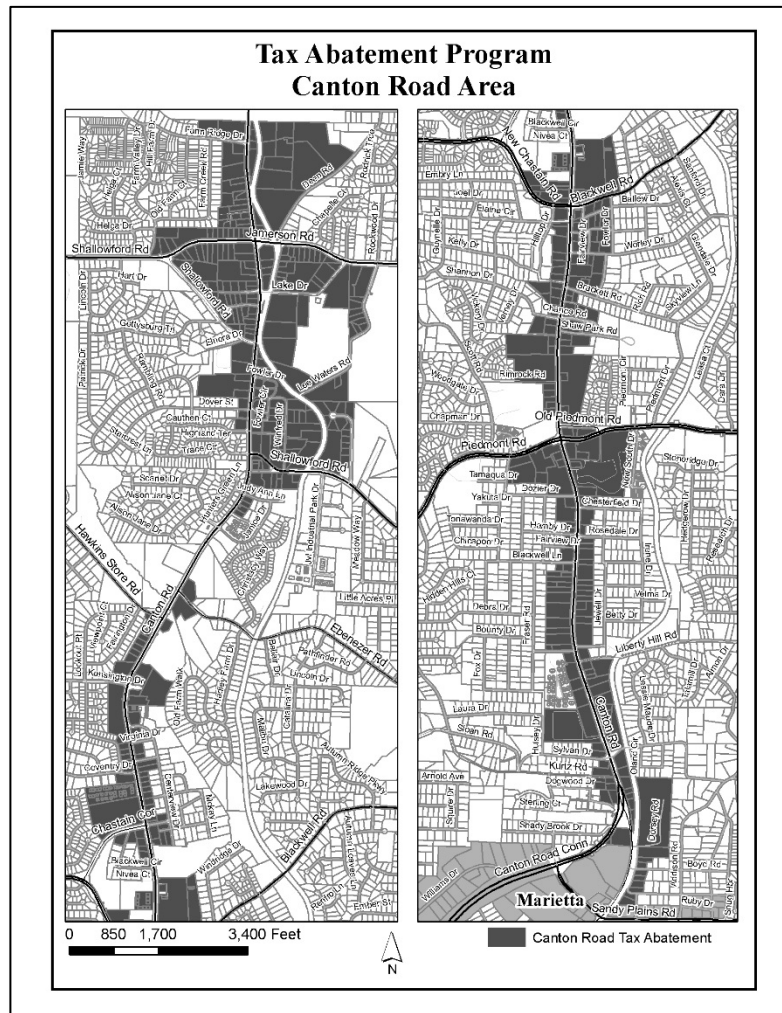


Figure 45

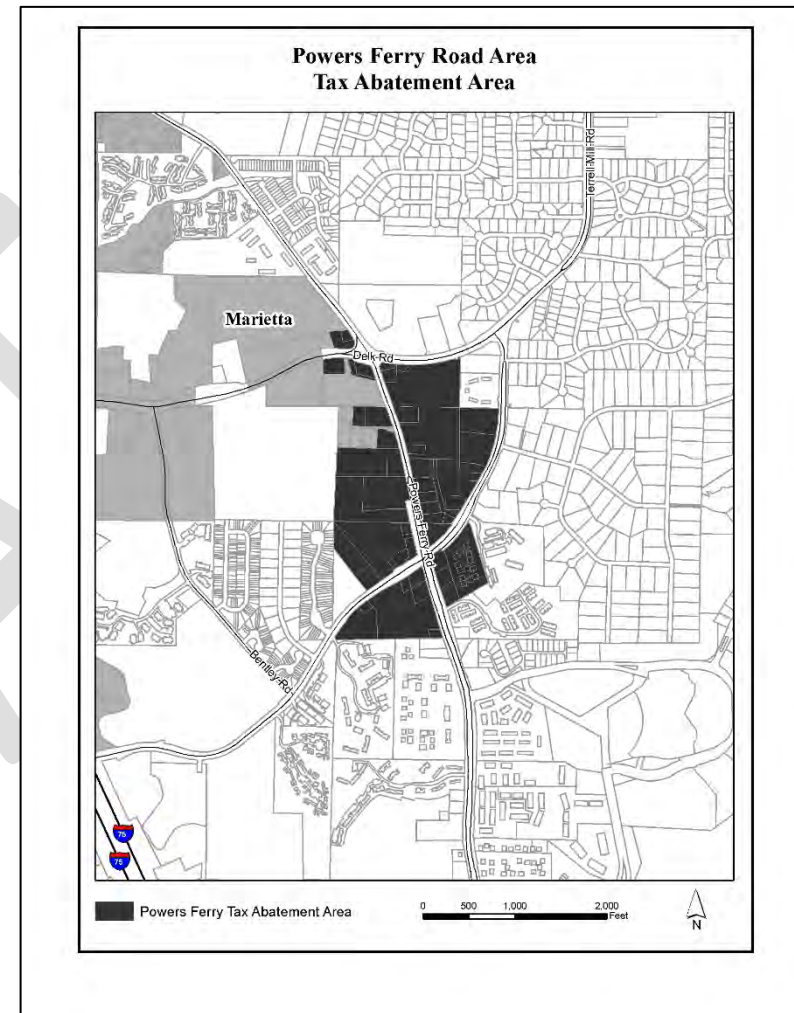


Figure 46

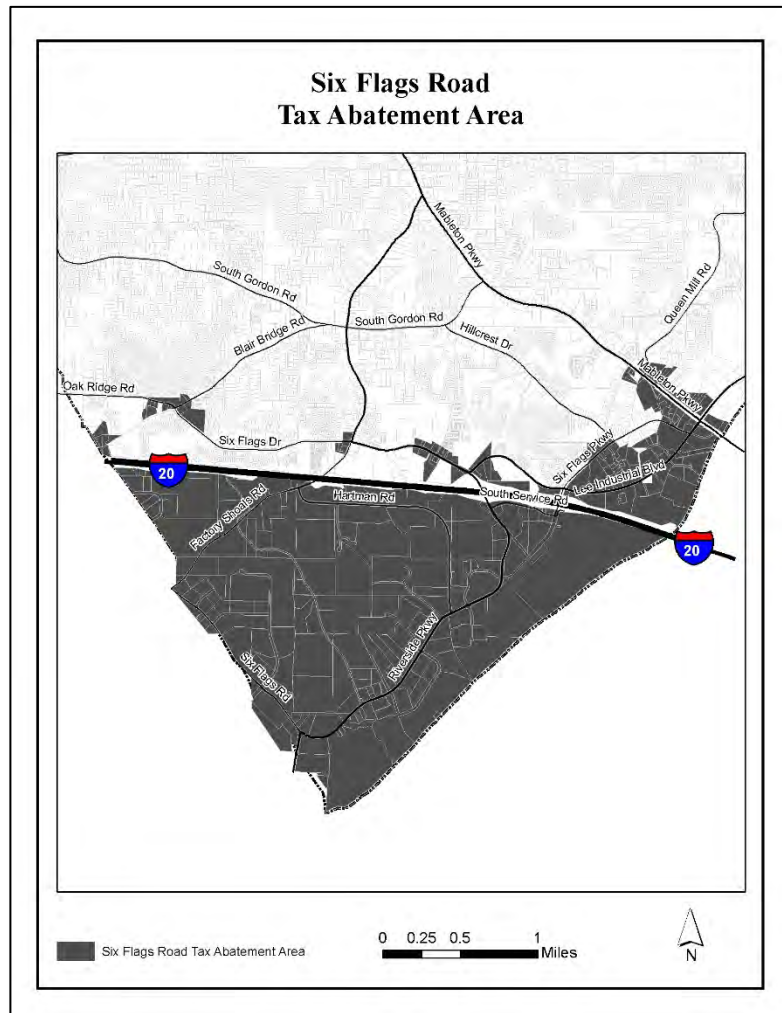


Figure 47

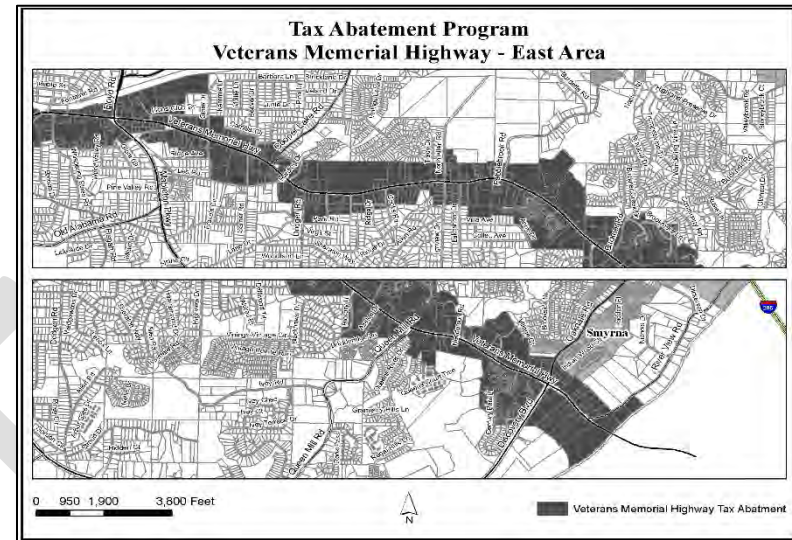


Figure 48

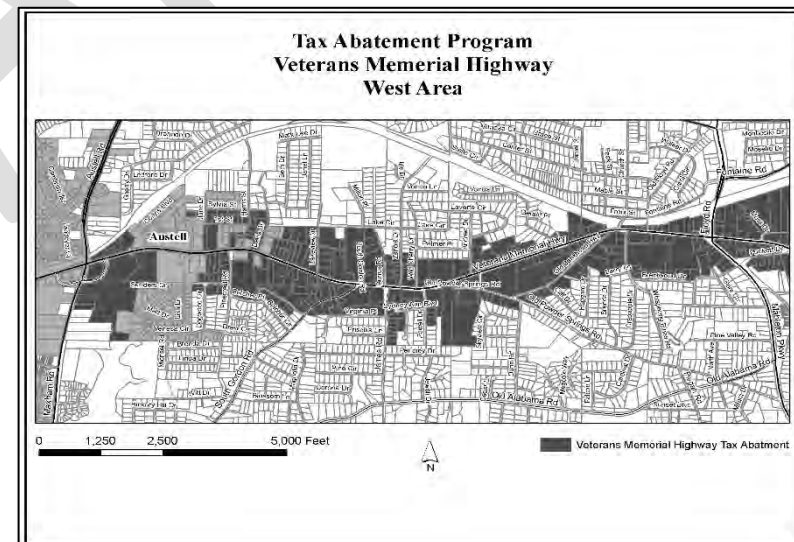


Figure 49

Higher Education

Cobb County is home to four community colleges and one university.

- Kennesaw State University
- Chattahoochee Technical College
- Fortis College
- ITT Technical Institute
- Lincoln College of Technology

Kennesaw State University (KSU) is a comprehensive university with thirteen Academic Colleges (Figure 53) and more than 150 undergraduate, graduate and doctoral degrees. On January 6, 2015, Kennesaw State and Southern Polytechnic State University consolidated to increase efficiencies and effectiveness to better serve students and the State of Georgia. As of 2021, KSU set an enrollment record with 43,000 students enrolled at the college, making it one of the 50 largest public institutions in the country by enrollment. On-campus housing capacity is approximately 5,200 students with eight distinctive residential communities. According to the Board of Regents of the University System of Georgia report in 2012, KSU has an economic impact of \$1.2 billion. There are 92 countries represented in the student body and 18 NCAA Division I Athletic teams. KSU has been elevated to an R3 classification by the Carnegie Classification of Institutions of High Learning. This classifies KSU as a doctoral institution with moderate research activity.



KSU ACADEMIC COLLEGES
Bagwell College of Education
Coles College of Business
College of Architecture and Construction Management
College of Computing and Software Engineering
College of Continuing and Professional Education
Honors College
College of Humanities and Social Sciences
College of Science and Mathematics
College of the Arts
Southern Polytechnic College of Engineering & Engineering Technology
Graduate College
University College
WellStar College of Health and Human Services

Figure 50

Source: Kennesaw State University

Chattahoochee Technical College is a unit of the Technical College System of Georgia and as of 2021 is the largest technical college in the state of Georgia with an enrollment of over 14,000 students. It is a two-year college that provides accessible, high quality technical, academic, adult education and workforce training.

Other schools include Fortis College in Smyrna, ITT Technical Institute-Kennesaw and Lincoln College of Technology in Marietta.

The Cobb Chamber of Commerce is another resource that helps make Cobb County a business-friendly environment. The Chamber contains more than 2,500 members from a variety of large, small, domestic and international businesses with a focus dedicated to bringing the community and its leaders together to create jobs and strengthen the economy and quality of life. The Chamber develops economic development initiatives that can assist new and existing businesses in business growth, workforce development solutions, industry recruitment, research and education partnerships and programs.

The Cobb County Chamber of Commerce took the lead in creating Cobb's Competitive EDGE, which was launched in 2012. The EDGE was the first-ever, community-wide, public-private partnership. It brings together all of Cobb's economic development partners into a unified effort. The primary objective for Cobb's EDGE is to help local businesses expand, grow small business, protect Dobbins Air Reserve Base, recruit new businesses, create a more educated workforce and revitalize our communities and infrastructure through seven strategic "seeds" for success. The seven "seeds" are listed below.

- Retaining & Expanding Existing Business
- Encouraging Entrepreneurship & Aiding Small Business
- Marketing Cobb & Projecting a Positive Image
- Developing, Recruiting & Retaining Talent
- Investing in Transportation Infrastructure & Traffic Relief
- Support & Coordinate Redevelopment Efforts
- Cultivating Community, Identities & Sense of Place

As part of the EDGE plan, there were also seven strategic industry targets that were identified for Cobb to pursue in the years to come. Based on the strong competitive advantages that support an existing clustering effect in Cobb County, the seven targets were classified and grouped into two categories: Core Cluster Targets, and Growth Opportunity Targets.

The Core Cluster Targets take advantage of and leverage specific, localized industries that have already clustered in Cobb County.

- Aerospace & Advanced Equipment Manufacturing
- Information Technology & Software
- Professional & Business Services
- Wholesale Trade & Logistics

The industry targets that do not exhibit a clustering effect but merit strategic targeting due to their growth potential are considered growth opportunities.

- Health Care Services
- Travel & Tourism
- Bioscience

The Development Authority of Cobb County (DACC) promotes the public good and general welfare, trade, commerce, industry and employment opportunities for Cobb County. It is a seven-member board appointed by the Cobb County Board of Commissioners with two fundamental activities:

- Provide access to capital and to other financial incentives that would assist desirable economic development projects; and
- Market and promote Cobb County to new businesses.

(Source: DACC website, Select Cobb)

Cobb Travel & Tourism promotes Cobb County as a premier travel destination for conventions, trade shows, special events and leisure travelers. They are the primary destination marketing organization for Cobb County. They remain instrumental in creating strategic partnerships and alliances among industry stakeholders along with other goals related to travel and tourism.

(Source: Cobb Travel and Tourism)

South Cobb Redevelopment Authority

There are a multitude of economic development interests and programs in Cobb County. From incentives to regulatory tools developed by Cobb County Community Development, each one of these interests provides information that targets industries, programs, ordinances and incentives that attract and promote growth and development/redevelopment supporting positive economic trends within the County.

Cobb County Community Development works closely with the South Cobb Redevelopment Authority (SCRA) to revitalize and redevelop areas in South Cobb that have been underinvested or underutilized with the overall intent to promote and create favorable locations for trade, commerce, industry and employment opportunities. The SCRA and Cobb County Community

Development worked together to create a movement of programming, new progressive ordinances and incentives focused in South Cobb to assist economic growth in this area. The SCRA has the power to issue low-interest bonds to assist private land development, and they also can buy, sell, consolidate or leverage land resources to spur redevelopment activity in South Cobb.

The impetus of the South Cobb economic development movement is the South Cobb Implementation Strategy. It is designed to serve as a guide for future actions that will function as the primary basis for preserving, protecting and enhancing South Cobb's existing assets with the greater goal to build new market share for the area and to improve the quality of life for those that reside there. This includes promoting the new Mableton Form Based redevelopment district, Six Flags redevelopment opportunities, branding South Cobb and educating private investors and business owners on the many strengths and opportunities in the South Cobb area, including redevelopment site incentives, Enterprise Zones and Opportunity Zones.



Redevelopment Inventory

Cobb County is limited on undeveloped land for development and those smaller undeveloped tracts will continue to dwindle over the of the next 30 years. As a result, it will become more important that the County promote

and encourage redevelopment initiatives and programs to ensure growth occurs in areas where infrastructure is in place. This will accommodate future population and business growth, while preserving character areas of the county and rejuvenating aging commercial corridors and older residential areas. A Figure 54 shows a list of Redevelopment sites that have been identified and promoted by Cobb County for redevelopment.

Redevelopment Sites (2016)	
2410 Canton Road	1057 Veterans Memorial Highway
4939 Canton Road	1336 Veterans Memorial Highway
3012 Canton Road	1480 Veterans Memorial Highway
2692 Sandy Plains Road	1245 Veterans Memorial Highway
1977 South Cobb Drive	676 Veterans Memorial Highway
3413 Austell Road	780 Veterans Memorial Highway
1887 Powder Springs Road	Church Stree and Mable Street
2745 Powder Springs Road	3300 Cobb Parkway
2546 Powder Springs Road	1275 Powers Ferry Road
3757 Floyd Road	1360 Powers Ferry Road
5055 Austell Road	1360 Terrell Mill Road
5590 Mableton Parkway	1410 Terrell Mill Road
320 Riverside Parkway	1480 Terrell Mill Road
380 Veterans Memorial Highway	

Figure 51

Source: 2040 Comprehensive Plan (2021)

International Affairs

The promotion of Cobb County to international markets is essential to staying competitive in the Atlanta region. Cobb County is home to a diverse industry mix, McCollum Field (Cobb County's International Airport) and a Norfolk Southern intermodal facility. In addition, Cobb is located with easy access to Hartsfield-Jackson International Airport, two deep-water ports in Savannah and Brunswick and the State of Georgia's extensive rail and road network. These global trade facilities, in and around Cobb County and the state, makes the region a highly strategic location for international trade.

Cobb County is also home to 8 consulates and bi-national chambers, according to SelectCobb, which is a component of the Development Authority of Cobb County. In some cases, the trade promotion work is handled from within the countries' consular offices while others maintain independent trade offices. Here is a list of consulates and bi-national chambers located in Cobb County and services that they offer:

Consulates:

- Honorary Consulate General of the Republic of Austria
- The Austrian Trade Commission
- Consulate General of the Republic of Costa Rica
- Honorary Consulate of the Republic of Estonia
- Honorary Consulate General of the Republic of Iceland
- Honorary Consulate of the Republic of Nicaragua
- Finnish American Chamber of Commerce
- Honorary Consulate of Lithuania

Services:

- Determine the exportability of products or services
- Identify appropriate markets and buyers
- Develop market entry strategies
- Establish shipping and distribution networks
- Determine appropriate payment methods and identify export financing and insurance needs

As a way to form global partnerships and build economic ties to help promote global cooperation, generate tourism and further cultural understanding between international communities and local communities, Cobb County has officially recognized and signed agreements with the City of Seongdong Gu, Seoul, South Korea to become a sister city.

Economic Target Areas

The Dobbins Air Reserve Base (Dobbins ARB) cluster is a significant economic engine for Cobb County and the surrounding region. There are several hosted military tenants located on Dobbins ARB, and they include

the Georgia National Guard, the 22nd Air Force, the Navy Operational Support Center and the U.S. Army Reserve, among other government tenants. It is also home to several private organizations that include Lockheed Martin Air Force Plant #6, AT&T, Federal Employees Credit Union and Georgia Tech Research Institute. Combined, this cluster is one of the largest employers in Cobb County.

In 2014, Cobb County completed a Joint Land Use Study (JLUS). The JLUS was a cooperative land use planning effort conducted as a joint venture between Dobbins ARB, City of Marietta, City of Smyrna, state and federal agencies and other stakeholders. The primary objective of the study is to reduce potential conflicts between the Dobbins military installation and surrounding areas, while accommodating new growth and economic development without compromising the operational missions of the installation.

The Town Center area is a regional job center location for office and industrial uses, as well as a retail/service area containing shopping, restaurants and automobile-oriented uses. The area is located between I-75 and I-575. The center of this cluster is the Town Center Mall, which is a regionally serving retail center. Corridor retail developments and office uses have followed the mall along the collector and arterial streets that are in the vicinity of the mall area. While not in the Town Center area, Kennesaw State University (KSU) is adjacent to the Town Center cluster and directly impacts the area. KSU has seen tremendous growth in enrollment, bringing with it a growing population of students, faculty, and staff looking for housing options, entertainment, recreation, shopping and access to local office parks and employers. The employment in the Town Center area is primarily service and retail oriented with a large quantity of the uses being automobile oriented and automobile dependent.

The Town Center Community Improvement District (CID) has completed a Town Center CID Master Plan that focuses on placemaking, trail expansion, smart technologies, balanced transportation, and redevelopment. Development strategies include:

- Placemaking: Creation of public spaces, gateway improvements and public art installments.
- Trail Expansion: Completing the remaining trail segments and multimodal loop by connecting major corridors, and activity areas to increase access, connectivity and enhance the pedestrian and bicyclist experience.
- Smart Technologies: Deployment of advanced traffic systems, electric vehicle charging stations, smart bus shelters, and partnerships with Cobb Department of Transportation and Georgia Department of Transportation (GDOT), and other agencies to pilot and employ new technologies and innovations.
- Balanced Transportation: Variety of roadway studies and improvements, forward thinking initiatives to improve traffic flow, increase traffic safety, and strengthen and promoting multimodal travel options
- Redevelopment Strategies: Reimagining Town Center Mall area

The Cumberland/Galleria area, which is home to the Cumberland CID, is a major regional activity center that has matured over the past decade and is anticipating significant growth in the next 20 to 25 years. It is located at the intersection of I-75 and I-285 and extends southward along I-285 to Atlanta Road. The area started mainly as a commercial retail area but has grown into a major office and professional service cluster that, as of 2017, has a 5.4% (2017 CCID annual report) impact on the Georgia economy and a 36% economic impact on Cobb County's economy. While retail remains the top job sector in the Cumberland CID, the area is also home to 33% of Cobb County's high-wage, professional jobs. Numerous companies house major regional and national headquarters or major business operations in this area.

In the last 10 years, there has been a concerted effort to expand residential and entertainment options throughout the Cumberland area. This effort has been successful, with a population of 29,000 that represents 3.8% of Cobb County's total population. In 2017, the Cumberland/Galleria area became one of the top entertainment destinations in the Atlanta-metro area when the Atlanta Braves relocated to the district in a one-of-a-kind stadium

complex that was coupled with a year-round, mixed-use development destination that includes retail, restaurants, housing, hotel, office space and an indoor entertainment venue. Understanding the significance of the Braves development is important for the future of the Cumberland/Galleria area. Additional jobs generated by the development have and will continue to impact the area. Transportation infrastructure, including parking and circulator programs, will impact the area along with ancillary developments like retail, restaurant and office uses. With the addition of the Braves development, the transportation infrastructure programmed for the area and the new residential units in the pipeline, the Cumberland/Galleria area will function in the future more like an urban center versus a suburban satellite city.

TRANSPORTATION

In the Cobb 2040 plan, the primary focus of the Transportation Element is meeting Cobb County's future transportation needs.

The Transportation Element is required for all jurisdictions that are included in a Metropolitan Planning Organization (MPO). Cobb County, and the cities within, are part of the Atlanta Regional Commission MPO. In addition, the rules specifically state the MPO's transportation strategy for the region may be substituted for this element.



CobbForward

In 2022, Cobb County completed an update to the Comprehensive Transportation Plan (CTP), known as CobbForward. Utilizing a robust community engagement campaign, CobbForward considers how Cobb will grow in the next 30 years. It offers policies and multimodal improvements to the transportation network and helps to position the County for implementation through local, state, and federal funding strategies.

CobbForward included four overarching components to develop the CTP.

- Existing Conditions: focused on establishing a baseline of where Cobb is today and understanding demand and travel patterns as well as the condition of transportation infrastructure
- Needs Assessment: involved the understanding future demand for transportation and anticipating projected mobility needs that may exist
- Recommendations: included the combination of projects and policies that can collectively look to address the needs identified in the Needs Assessment.
- Community Engagement

Through the collaboration between technical stakeholders, the Project Management Team, and the public, needs, goals and policies were identified to guide the team through the completion of the CobbForward plan and establish project priorities.

Cobb County recognizes the importance of developing a safe, balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and reinforces the livability of neighborhoods. CobbForward is meant to guide the future mobility network of Cobb's motorized and non-motorized transportation including public transit systems, bicycle and pedestrian networks. Cobb County understands that an efficient transportation system is crucial to the economic and social well-being of a growing community with increasing travel demands. The ability to provide a safe, convenient and efficient transportation system will continue to be a challenge in the decades to come.

The CobbForward plan will act as the Transportation element for the 2040 Comprehensive Plan 5-Year update. The analytical requirements can be found within the CobbForward Exiting Conditions and Needs Assessment Report. The Needs, Goals and Policy, as well as the overall Vision will be integrated into the main 2040 Comprehensive Plan document.

LAND USE

Land Use refers to how land is used and how it should be used moving forward. Future needs for various land uses are predicated on population and economic projections. The Comprehensive Plan guides land use to ensure land resources appropriately encourage a variety of housing choices, promote economic development, preserve natural and historic resources, provide open space and recreational uses and accommodate transportation routes and other public facilities, in order to protect and improve Cobb County's quality of life.

Existing Land Use

The analysis of existing land use patterns helps the community, staff, and elected officials gain an understanding about the current state of land use within the jurisdiction.

Cobb County's land use, character and development patterns are dominated by established residential areas within eastern and southern sections of Cobb County and developing residential areas in the west. Commercial uses are concentrated along highly traveled corridors and at major centers, such as Town Center and Cumberland. Industrial uses have assembled along the interstates with the largest concentration of industrial uses being in the southern tip of the county adjacent to I-20. Cobb allows for mixed-use and denser development in certain nodes, mostly within the regional centers of Cumberland and Town Center.

The existing land uses in Cobb have been grouped together into one of the following seven categories.

- (i) **Residential:** The predominant use of land within the residential category is single-family detached, single-family attached and multi-family dwelling units.
- (ii) **Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, services and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.
- (iii) **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities or other similar uses.
- (iv) **Mixed-Use:** This category is for development of land, building or structure with two or more different uses, such as but not limited to, residential, office, retail, civic or entertainment.
- (v) **Civic:** This category includes certain state, federal or local government uses and institutional uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- (vi) **Transportation/Communication/Utilities:** This category includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses.
- (vii) **Parks/Recreation/Conservation:** This category is for uses dedicated to active or passive recreation. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, open space, sensitive

habitats, national forests, golf courses, recreation centers, undeveloped land and other similar uses.

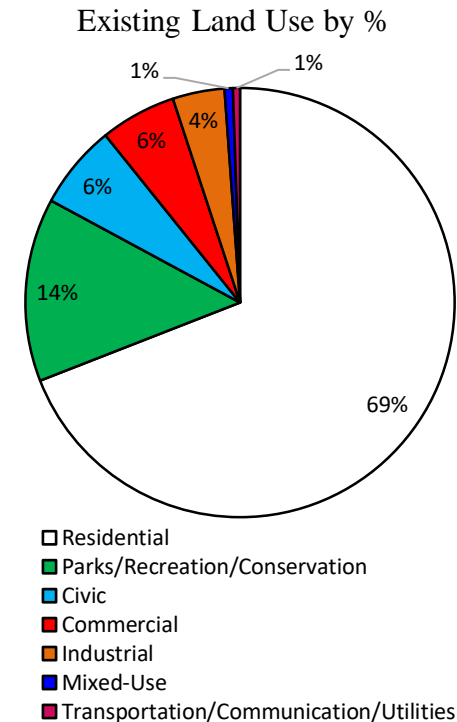


Figure 52
Source: Cobb County Planning Division

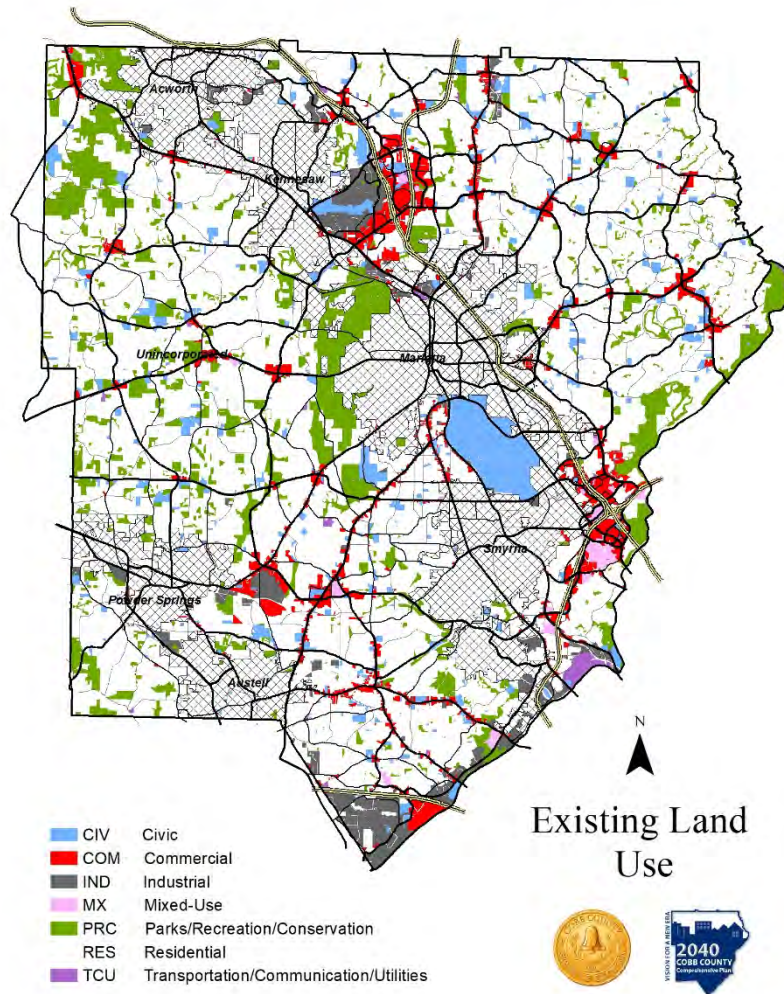


Figure 53
Source: Cobb County Planning Division

Future Land Use

The future land use map is a policy document that guides future land use decisions in Cobb County and is updated on an annual basis. The future land use map serves as a tool to implement the land use goals and policies of the Comprehensive Plan. The future land use map includes land use categories, which describe development patterns and community character.

The primary future land use designation is low-density residential, which guides residential development between 1 and 2.5 units per acre. This reaffirms Cobb's commitment to residential and the preservation of single-family detached, suburban style housing for the next 30 years.

There are three categories dedicated toward guidance of commercial use. The Regional, Community and Neighborhood Activity Centers make up a total of 6% of the future uses. Current goals and policies reflect more nodal type of commercial development versus "strip" commercial along high-volume transportation routes.

Parks/Recreation/Conservation makes up 8% of the future land use designations. Most of this is held in federal park land, which is Corps of Engineers property surrounding Lake Allatoona, National Park Service lands in the Kennesaw Mountain National Battlefield Park, and the Chattahoochee National Recreation Area.

There are also pockets of land dedicated for future industrial uses that have been shrinking over the last 10 to 20 years. Recent policy changes resulting in a Priority Industrial Area future land use designation attempts to protect some of the more significant industrial areas in the County to ensure a variety of jobs for Cobb residences.

The future land use map and corresponding policies provide sufficient opportunities for each land use type to serve the needs of the community and balance a desired mix of residential, commercial, and industrial type uses.

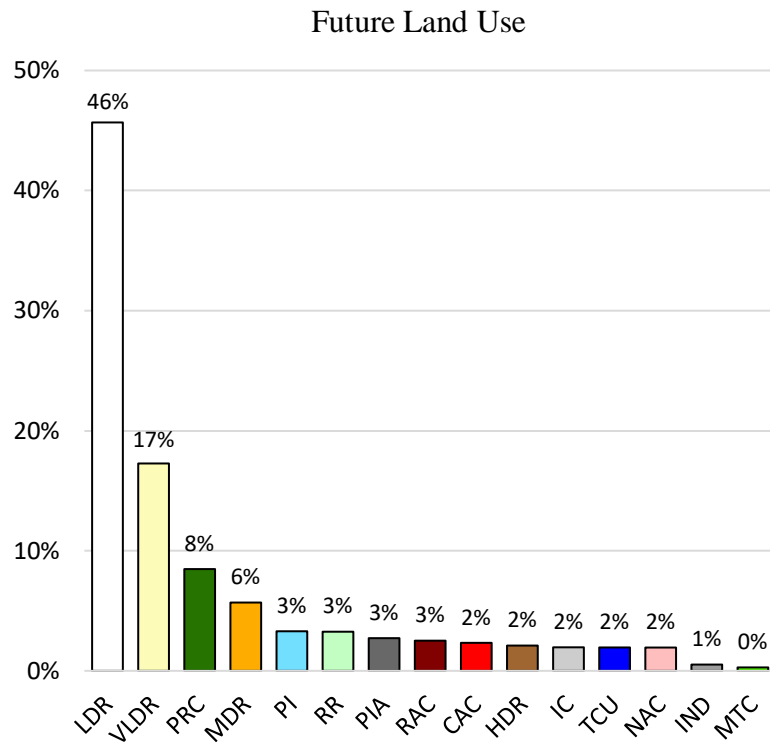


Figure 54
Source: Cobb County Planning Division

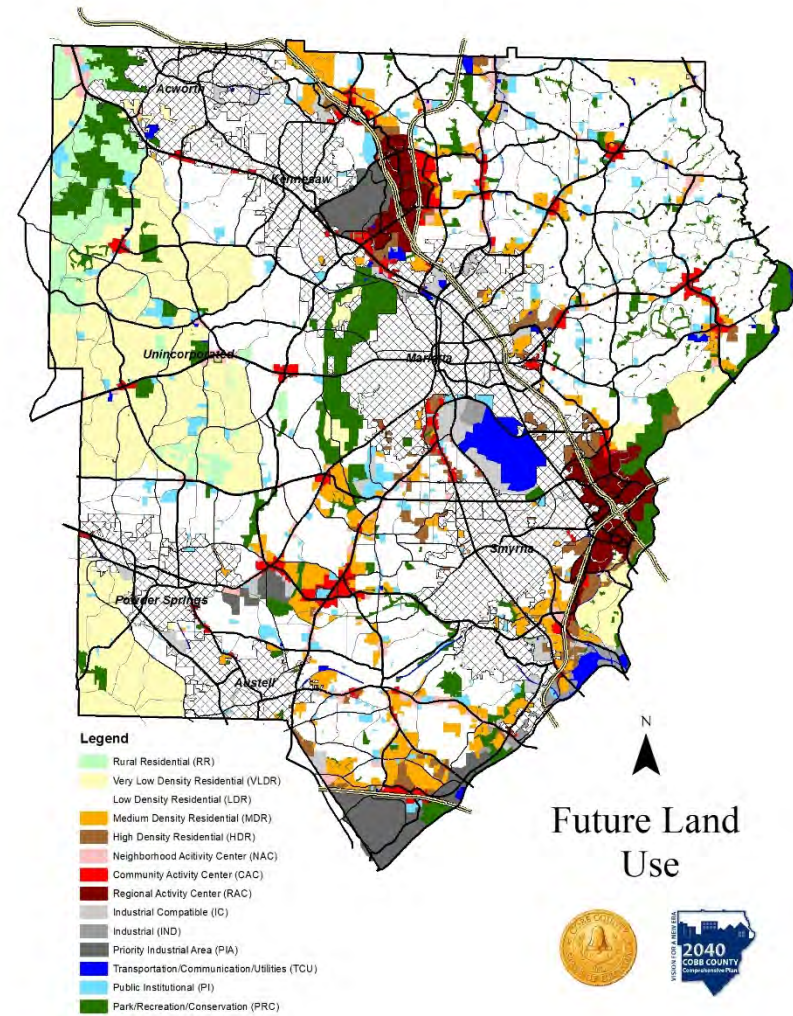


Figure 55
Source: Cobb County Planning Division

Development of Regional Impact

Developments of Regional Impact (DRI) are large-scale developments that could potentially have regional impacts beyond the jurisdiction in which they are located. In order to assess the potential impacts before conflicts arise, the Department of Community Affairs has established regional review procedures for potential developments that meet certain thresholds.

The following projects are DRIs that have been submitted between 2021 and 2001.

DRI PROJECT	YEAR	DRI PROJECT	YEAR
White Road	2021	Tramore Pointe	2006
Circle 75	2020	Cobb West Park	2006
Oakmont Cobb International	2020	The Mountain	2006
Cumberland Mall	2020	Belmont Hills Redevelopment Plan	2006
McCamy Mixed Use Development	2019	The Goodman Company	2005
Austell Site	2019	Vinings Mountain at Paces Ferry	2005
Emerson Center	2017	The Mill at Covered Bridge	2005
Duncan Rd. Waste Transfer Station	2017	River View	2006
Terrell Mill Development	2017	Jonquil Village Redevelopment	2006
Vinings Atlanta	2016	Johnson Ferry Baptist Church	2006
Galleria 75	2016	Colonial Pipeline Company	2005
Dobbins Mill Transfer	2015	Paces Ferry Commons	2005
Goethe Tract	2015	Cumberland Boulevard	2005
Skyline II	2015	Regent Riverwood	2005
Old 41 Development	2014	T.I. Riverwood	2005
Interstate North	2014	Vinings West	2005
Hartman Distribution Center	2014	Cobb Galleria Performing Arts Ctr.	2004
Barrett Pkwy Mixed Use development	2014	Trinity Chapel Church of God	2004
Atlanta Braves Stadium and Mixed-Use Development	2013	The Villages of West Cobb	2004
East Cobb Retirement Community	2013	Circle 75 Project	2004
Bankhead C & D Transfer Station	2011	Discovery Tract	2004
Canton Road steel, metal & iron processing & transfer station	2011	South Atlanta Road Development	2004
Riverview on the Chattahoochee	2010	The Mill at Covered Bridge	2004
Riverview Road Resource Recovery Center & Transfer Station	2009	Lakeside Market Place	2003
Cobb-West Township	2008	Providence	2003

DRI PROJECT	YEAR	DRI PROJECT	YEAR
Riverview	2008	Hartman Road Business Park	2002
Colonial Pipeline Company	2008	Word of Faith	2002
Mableton Parkway Site Stabilization	2008	One Galleria Walk	2002
V at Vinings	2007	Atlanta Operations Center	2002
Belmont Hills	2007	Word of Faith Church	2002
LaFarge Building Materials, Inc.	2007	Hartman Road Business Park	2001
The Village at Vinings	2007	Gwinnett Partners, LLC	2001
Aspen Hills Redevelopment	2007	Queens Mill	2001
City Side at Town Center	2007	James Parkway Development	2001
Galleria Parkway Mixed Use	2007		

Figure 56

Source: Georgia Department of Community Affairs

NATURAL RESOURCES

Natural and historic resources are inherent characteristics of a community and contribute to the list of assets that give the community a unique identity and attract new residents or investors. They are also sensitive community elements that cannot be regained once destroyed.

Cobb County has been an attractive place in which to live and work for many years, rich in natural and historic resources. Even in the early days, communities such as Smyrna, Vinings, Austell and Powder Springs were popular places for tourists, due to its natural beauty. The past three decades have been a time of steady increase in growth of new businesses and residential communities that will continue. While growth is inevitable and new residents need to be accommodated, Cobb County's natural and historic resources can be and should be considered in the planning process in order to allow for growth without destroying the rich cultural heritage of the County. The following examines the natural and historic resources in Cobb County.

It is also important to note that the State's Department of Natural Resources (DNR) and the Department of Community Affairs (DCA) have put together a document titled, "Rules for Environmental Planning Criteria." These are basic rules and regulations intended to improve the natural environment for the people in the state. The Minimum Standards and Procedures for Local Comprehensive Planning encourages each local government in the State of Georgia to review the Regional Water Plan covering its area and the Georgia State Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations. For further details please see Appendix 5.

Water Supply Watersheds

During times of precipitation, some waters are absorbed by soil, other quantities of the resource are detained by depressions, ponds or lakes, or intercepted by vegetation. The remainder flows off the land as runoff. As the

non-percolating water flows into lower elevations, it combines with water released through the soil.

The boundaries of a drainage basin form a watershed for a river or stream. There are multiple watersheds within Cobb County providing water for Cobb and surrounding counties. The Watersheds and Groundwater Recharge area map (*Figure 57*) shows the name and location of the watersheds and the location of the Groundwater Recharge areas taken from Hydrologic Atlas 18 produced by Georgia DNR.

Watershed protection is necessary to help ensure water quality and safety for residents of a community. When vegetation is removed from stream channels and soils in the watershed are paved over, the potential for erosion, flooding and sedimentation increases. This sedimentation pollutes the water and causes aquatic life to deteriorate. There are many guidelines and regulations relating to watershed protection that can help local governments plan wisely.

The Georgia Department of Natural Resources (DNR) established requirements for environmental planning within sensitive water supply watershed areas. These requirements include vegetated buffers and limitations on impervious surfaces depending on watershed size and type. The Allatoona Lake watershed is exempt under these criteria because it is an U.S. Army Corps of Engineers lake, as well as, the Chattahoochee River and Sweetwater Creek watersheds because they are defined as large (greater than 100 square miles) water supply watersheds drawing directly from the river or creek. The only protective measure required by the DNR *Rules for Environmental Planning Criteria* that applies to watersheds within Cobb County relates to hazardous materials.

In relation to hazardous materials, any new facilities that handles certain types and amounts of hazardous materials and are located within seven miles of a water supply intake must perform their operations on impermeable surfaces that have spill and leak collection systems.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soils and relatively low slopes that may contain significant recharge areas. Cobb County is underlain by a complex of metamorphic and igneous rock ranging in thickness from less than 10 feet to possibly more than 10,000 feet.

In Cobb County, the largest probable groundwater recharge area encompasses Marietta and stretches north and south of the city. Two smaller areas of significant recharge are found in West Cobb, south of Acworth and Kennesaw. The relatively flat areas of thick soils are the most significant areas of groundwater recharge.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet State minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that treat, store or dispose of hazardous waste or that handle hazardous materials of any type and amount must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot size for use of septic tank/drain field systems.

To ensure protection of these groundwater recharge areas, the Cobb County Zoning Ordinance specifies that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation.

The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the State of

Georgia's Department of Natural Resources. Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 sq. ft. lot size, dependent on suitable soil type and approval from the County's Office of Environmental Health, prior to allowing the installation of a septic tank. Approximately, 95% of Cobb County is on sewer service.

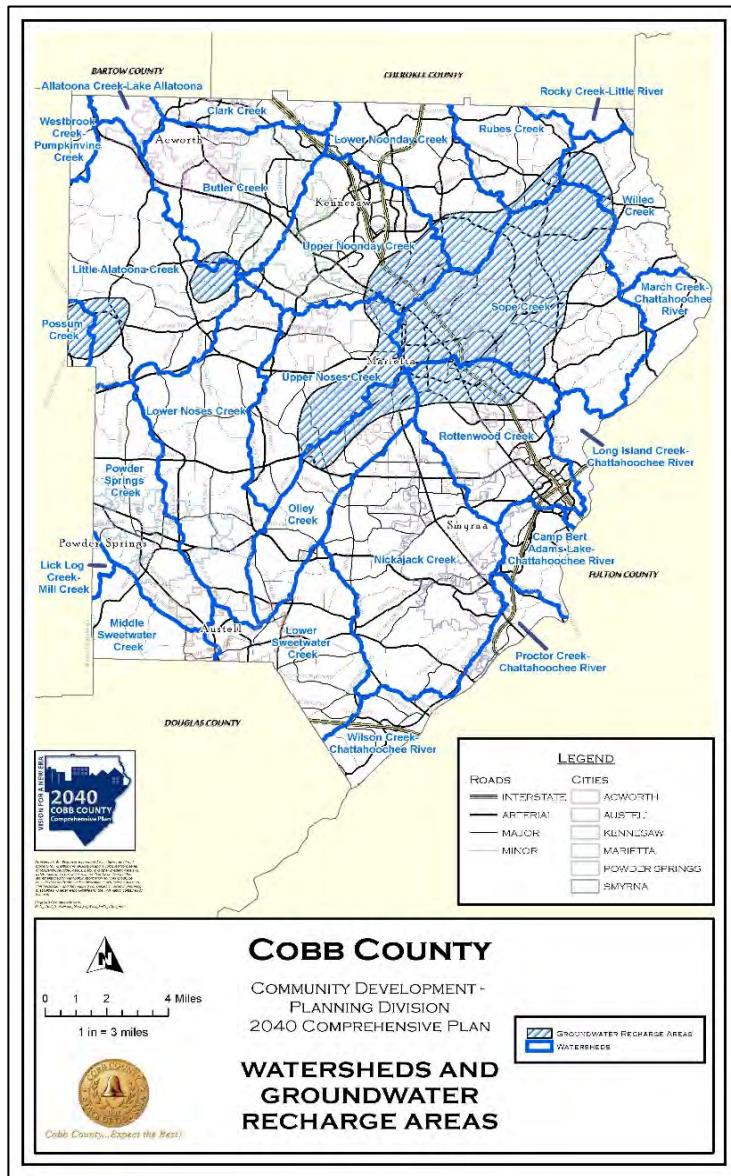


Figure 57

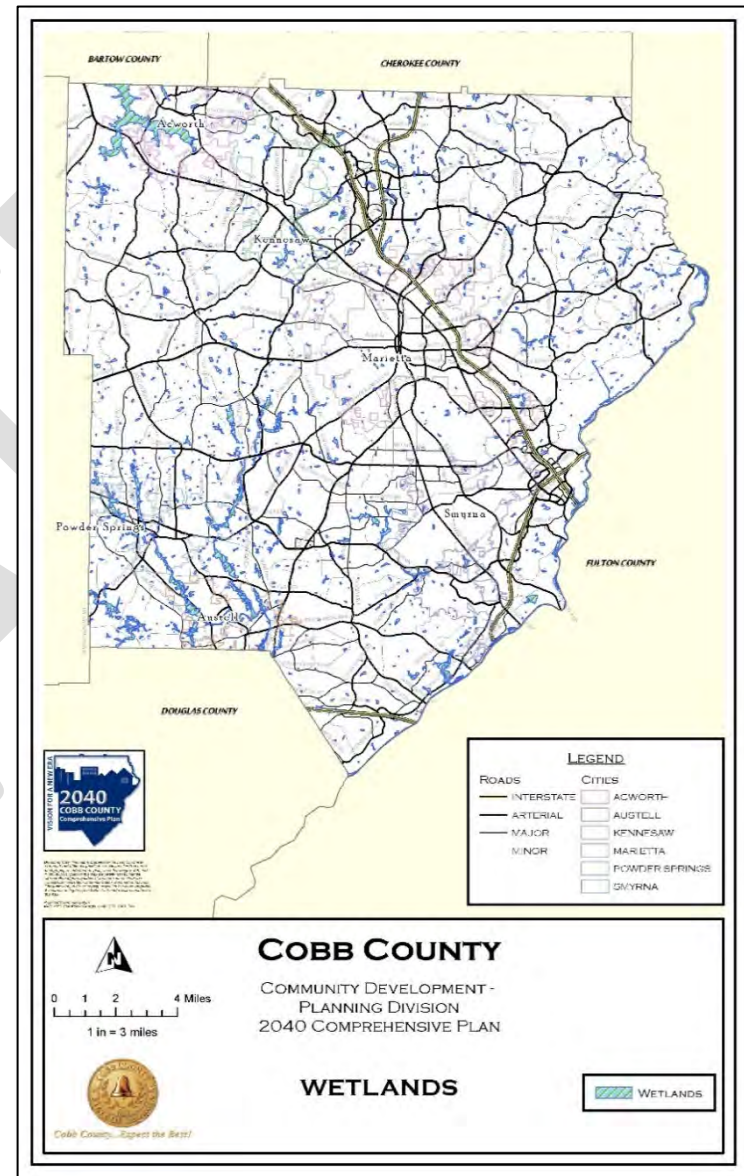


Figure 58

Wetlands

According to the Georgia DNR *Rules for Environmental Planning Criteria*, wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to, under normal circumstances, support a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands, which generally include swamps, marshes, bogs and similar areas, are valuable for several reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. In addition, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks, and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetland maps for Cobb County. A generalized wetland map has been produced for this plan document and can be found in *Figure 58*.

According to the USDA maps, Cobb has many wetlands of five to 15 acres in size and several that are 20 to 40 acres. For example, concentrations of wetlands are found along the Chattahoochee River, along Ward Creek in West Cobb and along Sweetwater Creek in South Cobb.

Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Department of Community Development routinely visits each potential development site that is submitted for review. If it is determined that wetlands may exist on a site slated for development, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering more than one acre of wetlands as required by the Clean Water Act. Therefore, residential developments shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Cobb County does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

- **Acceptable** uses of wetlands may include the following:
 - Timber production and harvesting
 - Wildlife and fisheries management
 - Wastewater treatment
 - Recreation
 - Natural Water quality treatment or purification
 - Other uses permitted under Section 404 of the Clean Water Act
- **Unacceptable** uses of wetlands may include the following:
 - Receiving areas of toxic or hazardous water or other contaminants
 - Hazardous or sanitary waste landfills
 - Other uses prohibited by local governments

In some areas of Cobb County, specifically less intensive developed areas, there may be opportunities to go over and above these minimum standards of protection by using wetlands for passive recreation and green spaces. This would counteract the negative environmental impacts of new growth and development.

Protected Rivers & Mountains

The Chattahoochee River and Kennesaw Mountain are the two major protection areas in Cobb County. The Federal government is responsible for the protection of Kennesaw Mountain National Battlefield Park and the Chattahoochee National Recreation Area, which follows a significant portion of the Chattahoochee River in Cobb County. It is important to note that Kennesaw Mountain does not meet the minimum requirements established by the Georgia Department of Natural Resources to qualify as a protected mountain.

Existing land uses along the part of the Chattahoochee River in Cobb County are primarily industrial and industrial compatible. The properties that are currently undeveloped but recommended for activity center, industrial compatible or industrial use on the future land use map, are recommended for such to reflect existing zoning decisions made prior to 1991. Because past developments and existing land uses along the Chattahoochee River have the

potential to impact drinking water quality, the State of Georgia adopted the Metropolitan River Protection Act.

Metropolitan River Protection Act (MRPA) and Chattahoochee Corridor Plan MRPA was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature's ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee River Corridor Plan was adopted by ARC and established three sets of standards for protection of the river corridor. The standards include: limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-foot impervious surface setback along the river, as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through The Chattahoochee River Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee River must be reviewed by ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams including Willeo, Rottenwood and Sope creeks. In the ordinance, the "Protection Area" is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries. This tributary buffer ordinance has been augmented by the requirements of the Cobb County Stream Buffer Ordinance, which covers all streams in the county and has requirements for buffer depth that vary with basin size.

In addition, the Georgia General Assembly created the Metropolitan North Georgia Water Planning District (MNGWPD), a regional entity that addresses water quality/quantity issues for the greater Atlanta area. The MNGWPD was created in 2001 by the Georgia General Assembly and is composed of 15 counties, including Cobb. The MNGWPD is discussed in more detail in The Regional Plan and Environmental Planning Criteria (Appendix 5).

Greenspace and Conservation

There have been several programs established in Cobb County with the focus of acquiring greenspace and conservation lands. The programs range from state-level legislative action, such as the Georgia Community Greenspace program (the program ceased in 2004), to bond referendums in 2006 and 2008 for the purpose of parks and greenspace. Due to market conditions in the late 2000s, the 2008 greenspace purchase program was not implemented and was suspended. In January of 2017, the Board of Commissioners approved issuance of the voter-approved 2008 Parks Bond with a portion of the original amount.

In addition to the public held greenspace and conservation areas, the County also has an Open Space Community (OSC) Overlay ordinance. The OSC allows for the design flexibility of a single-family residential development in order to preserve certain percentages of open space that must be put into a conservation easement.

The Cobb County Water Systems began an aggressive program to acquire floodplain land along major waterways. The purchase of these flood prone areas can provide substantial buffers, preserve water quality and wildlife habitat as well recreational opportunities for citizens in areas protected from future development.

Cobb's Future Land Use Map category of Park/Recreation/Conservation (PRC) is customized to delineate areas of permanent protection. The designation of "Conservation" within the PRC category defines areas permanently protected and those areas designated for future permanent protection.

The need for natural resources and cultural resource protection and conservation is an integral part of the physical, psychological and spiritual health of a community. For Cobb County to maintain and enhance the quality of life of its residents, it is vital that other programs and initiatives are considered and funded to ensure an adequate amount of open space or greenspace.

Floodplain

Flood plains are the relatively flat areas of land adjacent to stream banks. Flood plains in their natural, undisturbed and undeveloped state, provide storage of flood waters, channelization, silt retention and groundwater discharge. *Figure 59* shows the approximate locations of floodplain areas in the County. With its numerous streams, Cobb has land in the 100-year flood plain in all parts of the County. The Sweetwater Creek basin in the Austell area and land along the Chattahoochee River in southwest Cobb are particularly vulnerable to flooding.

Any fill material placed in a flood plain takes the place of the water that would be stored there in a flood. This causes the water level to rise and previously dry land is flooded. Cobb County participates in the National Flood Insurance Program, a federally backed insurance program for the protection of property owners within flood hazard areas. The Federal Emergency Management Agency (FEMA) identifies and maps most areas in the County that are subject to flooding based upon the 100-year flood plain standard.

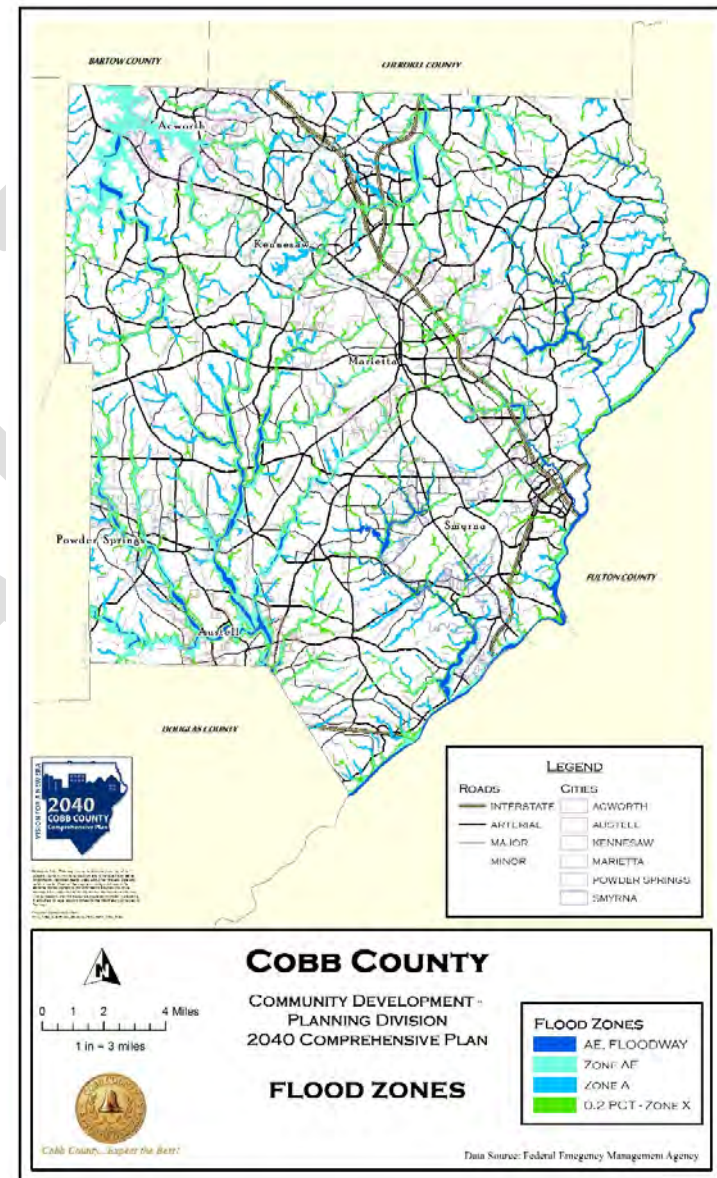


Figure 59

In order to prevent unnecessary flooding due to mismanagement of flood prone areas, residential developments shall exclude any acreage within floodplains and/or wetlands when calculating the overall density of the development. Development in the floodplain and in areas adjacent to floodplains is closely regulated by County ordinance.

The ordinance, administered by the Department of Community Development, requires a permit for any improvement or development, including grading and filling within an area of Special Flood Hazard. Regulations are also included that outline construction precautions for development in Flood Hazard areas.

Soil Types

The soil types found in Cobb County include Altavista, Appling, Cartecay, Cicil, Chewacla, Surham, Gwinnett, Helena, Hiwassee, Louisa, Louisburg, Madison, Musella, Pacolet, Roanoke, Toccoa, Urban and Wilkes Series. These soils exist on topography that is mostly gently rolling to steep. The Soil Conservation Service Survey identifies soil types that are sensitive to development due to tendency to flood, steep slopes, and shallow depth to rock, or high shrink/swell potential. This survey is accompanied by a general county soil map that may be helpful to understand the distribution of soil types.

In most cases, Cobb County does not protect sensitive soils on ridges and mountains from development. However, it does regulate and enforce erosion and sedimentation control measures. Sensitive soils in the flood plain are protected under the Cobb County Flood Damage Prevention Ordinance. Further protection of sensitive soils may be warranted in areas where ridges and mountain tops have yet to be developed. Pine Mountain and Lost Mountain in West Cobb are two sensitive areas in which well-planned and managed growth policies may be necessary to protect these environmentally sensitive areas in the future.

According to the USDA Soil Conservation Service Soil Survey of Cobb County, soil association normally consists of one or more major soils and at least one minor soil. The soil type is named for the most prevalent. The soils in one association may occur in another but in a different pattern. The soil types listed

below are from soil associations found on nearly level ground and on the slopes of small mountains.

Alluvial Soils along Floodplains:

- Cartecay-Toccoa: This association includes nearly level soils on broad to narrow floodplains. These soils formed along streams that have more than a 20% chance of overflowing in any one year. They are found in the floodplains of streams and the Chattahoochee River. Frequent flooding severely constrains development on these soils, which are protected by local floodplain management regulations.
- Toccoa-Cartecay: Similar to the above, these soils are found along streams that have a 5% to 20% chance of flooding in any given year.

Gently Sloping to Sloping Shallow Soils on Ridgetops:

- Wilkes: This association consists of soils on narrow ridgetops, sloping from 6% to 15% in most places. Runoff is medium to rapid, and this soil is not well suited to cultivated crops or development because it is stony, severely susceptible to erosion and shallow over rock. Wilkes soils are found in the northwest corner of Cobb on ridge tops west of Lake Allatoona. Very low density and open space uses are most suitable for this soil type.

Sloping to Steep, Deep to Shallow Soils on Irregular Hillsides:

- Madison-Louisa-Pacolet: These soils are found on short slopes along drainage ways. They are well to somewhat drained soils on slopes from 10% to 60%. Runoff is moderately rapid to rapid, and these soils are steep, droughty and erodible.
- Gwinnett-Pacolet-Musella: These soils are found on hilly uplands and slopes with well-defined drainage ways. Slopes are from 10% to 45% and runoff is moderately rapid to rapid. These soils are well drained and generally support pine trees and mixed stands of hardwoods.

- Louisburg-Appling-Wilkes: This association consists of soils on short side slopes that are dissected by many narrow, well-defined drainage ways. They are excessively drained to well drained. Slopes are steep at 10% to 45% and are shallow, droughty and stony.
- Madison-Gwinnett-Pacolet: Made up of soils on short slopes adjacent to drainage ways, this association has slopes from 10% to 25%. These soils are well drained. This soil type is suited for residential as well as commercial development.

Very Gently Sloping to Sloping, Deep to Moderately Deep Soils on Broad and Narrow Ridgetops:

- Appling-Cecil-Madison: This association is composed of well-drained soils on broad, uniform ridgetops sloping 2% to 10%. It is better suited to cultivated crops than any other association in the County. It is also suited to residential and commercial development.
- Madison-Gwinnett-Cecil: Found on broad to narrow ridgetops, this association has slopes of 2% to 10% with well-drained soils. Most of the soils in this association were formerly cultivated or pastureland, but now most of it is wooded or developed.

Very Gently Sloping to Sloping, Deep to Shallow Soils on Narrow to Fairly Broad Ridgetops:

- Gwinnett-Hiwassee-Musella: These well-drained soils are also found on broad to narrow ridgetops with slopes of 2% to 10%. This soil association is found in primarily wooded or developed areas.
- Appling-Pacolet-Louisburg: This association consists of soils on ridgetops with slopes from 2% to 15%. The soils are well drained to excessively drained. These soils are shallow with high permeability and are generally wooded or developed.

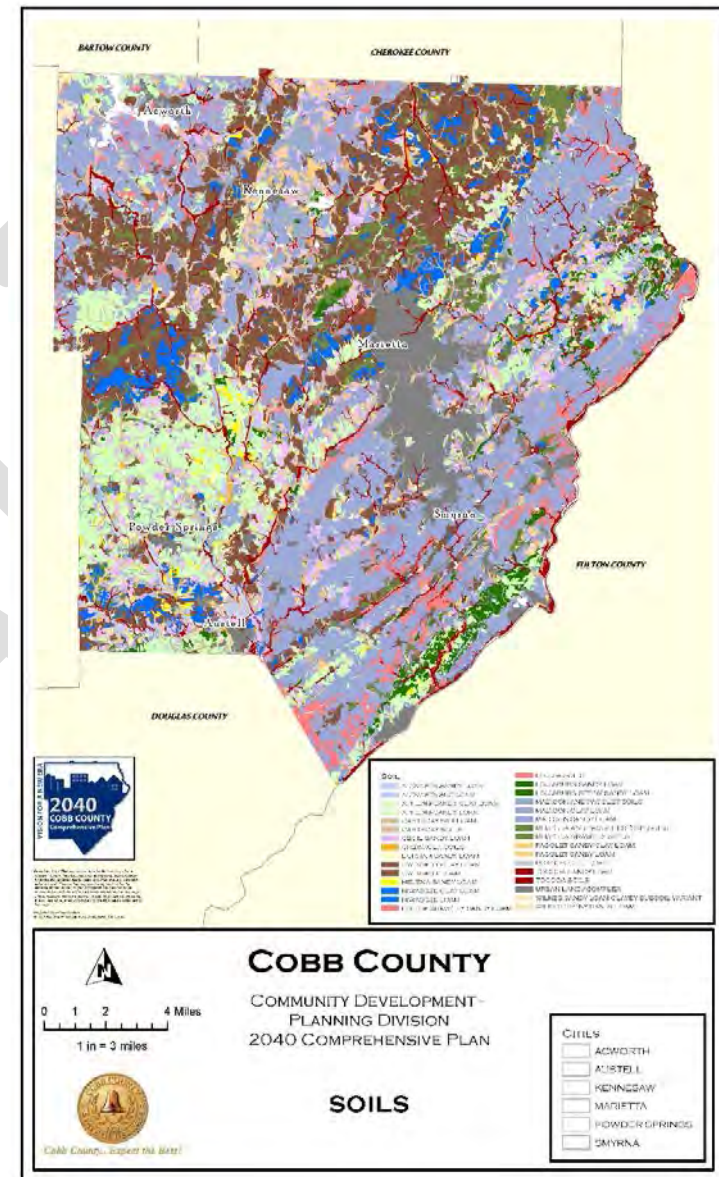


Figure 60

Dominantly Steep, Stony Soils on Mountains and Slopes Adjacent to Some Streams:

- Pacolet-Musella-Louisburg: This association consists of soils on mountain slopes that rise 100 to 600 feet above the surrounding area and on slopes adjacent to some streams. The soils are well drained to excessively drained. A large area of this soil type is found in the Kennesaw Mountain National Battlefield Park, Lost Mountain, Pine Mountain, Blackjack Mountain and their surrounding ridges. The headwaters of Sope and Sewell Mill creeks also have these steep, stony soils. Slopes are 10% to 45%. These soils are unsuitable for most non-farm uses.

Borrow and Fill Areas:

- Urban land and borrow pits: This association is comprised of cut and fill practices that consist of mixed sand, silt, clay and boulders. Found in urban and developed areas, the original soil profile has usually been severely modified by cutting, filling and shaping to accommodate community development. In places where cuts are deep, steep banks are severely eroded. The organic matter content and supply of available plant nutrients are very low.

Steep Slopes

Steep slopes are defined as those areas with changes in vertical datum equal to or exceeding ten percent. According to the 1973 Soil Survey of Cobb County prepared by the U.S. Department of Agriculture's Soil Conservation Service, Cobb is made up of broad, convex ridgetops that are divided by many drainage ways. The elevation is about 750 feet above sea level along the Chattahoochee River and ranges from about 900 feet to more than 1,800 feet on the ridgetops and mountains. Steep slopes are found on the small mountains in the County: Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw. Steep slopes are also found in sporadic locations throughout the County and along major streambanks such as Noonday Creek and Allatoona Creek.

Sweat Mountain and Blackjack Mountain in East Cobb have been developed residentially, as have many of the steep slopes rising from the Chattahoochee River. Pine Mountain and Lost Mountain in West Cobb have also seen residential development in the past several years, but thus far, this development has occurred at a slower rate and lower density than in east Cobb. The steep slopes in west Cobb may require more environmentally sensitive developments in lower densities than are found on Sweat and Blackjack Mountains. One mechanism in place for the entire County is the Open Space Community zoning overlay ordinance, which requires the preservation of steep slopes greater than 25%. Kennesaw and Little Kennesaw Mountains are protected from development because they are part of the Kennesaw Mountain Battlefield National Park.

Clearing steep slopes of vegetation in preparation for development often leads to erosion and sedimentation. On slopes that are determined to be suitable for development, erosion control measures are required in accordance with the Soil Sedimentation and Erosion Control ordinance. These requirements are intended to minimize the impact of construction upon potentially sensitive natural resources.

Prime Agricultural and Forest Land

Prime agricultural and forest land is identified as those areas where the soils and topography are most conducive to vegetative growth. The total acreage of both agricultural and forest land has decreased rapidly throughout the metro-Atlanta area as a result of commercial and residential development. The developments impact forests and valuable watershed resources. Additionally, the placement of infrastructure necessary to support growth has caused a decrease in forest acreage, particularly bottom land and ridges.

The Urban Forest

The term "urban forest" has been adopted to describe those forest lands that exist among a highly urbanized area, like the Atlanta metropolitan area. Although Cobb County is in the rural-urban interface of the Atlanta region, the urban influence on forest resources is reflected throughout the County. With east Cobb fully suburbanized, much of the old growth hardwood forest has been removed. The young pine stands that have remained on residentially

developed lands, pastures and moderate slopes are under pressure from Southern Pine Beetle infestations, tornadoes, thunderstorms and ice storms. This part of the urban forest is most likely characterized by small groups of pines, young native hardwoods, subdivision entrance and screen plantings and locally available ornamental species.

Further to the west, the cultivated and fallow pastures, livestock farms and upland forests of west Cobb have become a part of the suburban/rural interface. As residential and commercial development expands along the various arterials into the low-density areas of west Cobb, there will be increased stresses upon the natural resources and their benefits, which include canopy cover, water quality, erosion control, storm water management, air quality, property values and economic and aesthetic consideration.

Developed Forests

The composition forests in the developed areas of the County varies with type and age of development. The older rural homes and residential areas around the cities contain mostly large, old shade trees in the 50 to 100-year age range. Longer living shade trees are frequently planted by people who are likely to settle in one place. Some typical trees found in older areas are Water oak, Willow oak, American elm, Southern magnolia and Pecan.

Established subdivisions (more than 20 years old) have remnants of the forest canopy that survived the construction process and pruning practices. Many of these trees continue to suffer from stresses experienced years before. Landscape plantings reflect ornamental species in vogue at the time the subdivision was built. Dogwood, Plum, Crabapple, Bradford Pear, Maples, Pin Oaks and Weeping Willows are still evident throughout the County.

Newer subdivisions are characterized by dead and dying pines and hardwood trees, which previously made up the forest canopy in the area. The newer subdivisions are also devoid of viable overstory trees, old or new. The smaller lot sizes of current subdivisions make it nearly impossible to avoid severely damaging the root system of any tree growing, even when extra precautions are taken during construction. Planted trees are largely ornamental, which

quickly enhance the resale value of the home, reflecting the transient nature of the market.

The tree cover on commercial and industrial projects also varies with the type and age of the project. Developers of large office and multi-family projects can usually work around existing terrain and trees. Cobb County's newest such developments have begun to devote more space and care in landscaping and maintenance of existing tree cover. However, with much of the flat and open space taken up by previous development, developers of large projects are finding that it takes considerably more planning to work around existing trees. Shopping centers and industrial sites typically maximize impervious surface cover, rarely maintain existing trees and topography or provide adequate space in landscape plantings to reestablish overstory trees that will reach mature size.

More competitive markets and environmental regulations have dictated a greater use of trees in landscape designs for all types of commercial and industrial projects in the County, but the sizes and types of trees used to replace the original landscapes are not generally as substantial as older trees that have plenty of space in which to grow.

Undeveloped Forest:

Much of what is left of the undeveloped land in Cobb County is covered by forests. The overstory forest resource in these areas range from 20-year old successional species such as Pine, Sweetgum, Yellow-poplar and later successional species of Red Oak, Maple and Elm.

The more mature forests in Cobb range from 60-150 years old, although it is not difficult to find trees in excess of 200 years of age. These larger, older trees are found along wet undeveloped floodplains and riparian buffers, along ridges, on old home sites and along thoroughfares. While trees of this age may still be found throughout the County, many have been sacrificed due to road-widening projects and storm sewer replacements. On the driest sites, oaks prevail, with the dominant species being Chestnut oak, Post oak and Blackjack oak. On the moist, well-drained sites, other oaks are dominant, with Hickory. The species typifying these areas are White oak, Northern Red oak, Southern

Red oak, Scarlet oak, Black oak, Pignut hickory and Mockernut hickory. On the moist, northern slopes, beech may also be found.

Source: Georgia Forestry Commission

Protective Measure:

There are federal, state, regional, and local regulations that affect forest resources in Cobb County. Section 404 of the Federal Clean Water Act requires a permit for various impacts on wetlands over a predetermined acreage. The removal of trees from these areas may be permitted under certain circumstances that allow agricultural activities to take place.

At the state level, the Erosion and Sedimentation Act requires that a 25-foot buffer of "undisturbed" soil be maintained along all state waters. Along the Chattahoochee and its tributaries, buffers are regulated by the Metropolitan River Protection Act.

At the local level, Cobb County adopted a Tree Preservation and Replacement Ordinance in 1988. The basic requirement of the ordinance is that any development project must maintain a prescribed minimum density of trees on site. That density can be achieved by preserving existing trees, planting new trees or some combination of the two. The ordinance and associated administrative standards were written in a manner that minimizes impact on the project design while encouraging adequate protection of existing trees and appropriate selection and placement of new trees.

Another local ordinance that affords protection to forest resource is the Cobb County Flood Damage Prevention Ordinance. Through restrictions of certain types of commercial and residential development activities in flood zones, this ordinance provides some degree of protection for forests growing in these areas.

Sensitive Plant and Animal Habitats

The development of agricultural and forest land over the years has encroached on many natural ecosystems. While the threat to plant and animals may appear insignificant, every species has an essential place and purpose in nature.

As a result of a growing concern over the conservation of the nation's native plants and animals, the United States Congress passed the Endangered Species Act of 1973. Shortly thereafter, the State of Georgia passed the Wildflower Preservation Act of 1973 and the Endangered Wildlife Act of 1973. As required by these Acts, Georgia DNR began an effort to list native species of plants and animals that are considered endangered, threatened, rare or unusual and designated these as "protected species."

The Georgia Rare Species & Natural Community inventory, maintained by the Wildlife Conservation Section, records for rare plant and animal species. The following ranking system was used to describe the status of certain sensitive plant and animal habitats:

- S1 = Critically imperiled in State, extreme rarity (Five or fewer occurrences)
- S2 = Imperiled in state, rare (six to 20 occurrences)
- S3 = Rare or uncommon in State (on the order of 21-100 occurrences)

The Cobb County inventory has identified 16 plant and animal species that have either a federal or Georgia protection status.

Scientific Name	Common Name	Rank
<i>Ammodramus henslowii</i>	Henslow's Sparrow	S2
<i>Amphianthus pusillus</i>	Pool Sprite, Snorkelwort	S2
<i>Cambarus howardi</i>	Chattahoochee Crayfish	S2
<i>Cyprinella callitaenia</i>	Bluestripe Shiner	S2
<i>Cypripedium acaule</i>	Pink Ladyslipper	S4
<i>Draba aprica</i>	Sun-loving Draba	S1/S2
<i>Elliptio arctata</i>	Delicate Spike	S2
<i>Etheostoma scotti</i>	Cherokee Darter	S2
<i>Hybopsis lineapunctata</i>	Lined Chub	S2
<i>Medionidus penicillatus</i>	Gulf Moccasinshell	S1
<i>Nestronia umbellula</i>	Indian Olive	S3
<i>Notropis hypsilepis</i>	Highscale Shiner	S3
<i>Platanthera integrilabia</i>	Monkeyface Orchid	S1/S2
<i>Rhus michauxii</i>	Dwarf Sumac	S1
<i>Schisandra glabra</i>	Bay Star-vine	S2
<i>Symphyotrichum georgianum</i>	Georgia Aster	S3

Figure 61

Source: Georgia Department of Natural Resources

Scenic Views and Sites

Cobb County is contained by portions of both, the Piedmont Plain, and Blue Ridge regions of Georgia, the topography and natural resources of the County provide beautiful landscapes for residents and visitors. The Chattahoochee River, Lake Acworth/Allatoona, Kennesaw Mountain and other high ridges and valleys are valuable scenic resources. The historic aspects of these natural landforms are equally important as most played a role in Civil War battles and/or in the industrial development of the County in the late nineteenth and early twentieth centuries.

The Lake Allatoona Reservoir and Lake Acworth are areas of natural beauty enjoyed through boating, fishing, camping, swimming and hiking. The Chattahoochee River National Recreation Area, with its gorges, woods and trails, is a large, scenic area along the eastern border of the County. Ruins of the old Marietta Paper Mills and other industrial structures can be seen in the mill ruins along Sope Creek. These ruins are in an area reported to be one of the few remaining undisturbed rock gorges of the Chattahoochee River tributary system.

Concord Covered Bridge Historic District is a very scenic residential district containing natural resources, such as rolling hills, densely wooded areas and Nickajack Creek. Adding to the natural beauty of this district, there are many historic homes, the historic covered bridge and antebellum mill ruins. The district is currently on the Cobb County Register of Historic Places with three structures listed on the National Register of Historic Places.

Hyde and Powers family farms are rural islands within a suburbanized eastern Cobb County. Hyde Farm, which has not changed since the early 1900s, was a working farm into the early 2000s. It was purchased by the County in 2008 with the goal to open it to the public as a recreational and educational resource. Today, almost 200 acres of this land is still preserved as part of the families' and the County's past heritage. Other particularly scenic rural landscapes include sections of Old Lost Mountain, Old Villa Rica, Mars Hill Church, Old Stilesboro and Old Sandtown Roads.

Kennesaw and Little Kennesaw Mountains are protected from development as part of the 2,800-acre Kennesaw Mountain National Battlefield Park. The viewsheds from the summit of Kennesaw Mountain encompass the eastern portion of the County and the Atlanta skyline. The ten miles of hiking trails, meadows and ridges within the park and the historic character of the site make it a beautiful place for residents and visitors of Cobb County.

HISTORIC AND CULTURAL RESOURCES

Historic Resources are synonymous with historic property. The National Historic Preservation Act defines "*Historic Property*" as: Any prehistoric or historic district, site, building, structure or object included on, or eligible for, inclusion on the National Register, including artifacts, records and material remains relating to the district, site, building, structure or object.

Cobb County has been known for its abundance and variety of historic resources. Physical evidence of the County's rich Native American, Civil War, agricultural, industrial and commercial heritage can still be found today. Each resource helps piece together a story about the evolution of Cobb County, which contributes to its unique identity.

Creek Native Americans settled in Cobb County as early as the mid-1700s, with the Cherokees arriving after the treaty of 1819. The Native Americans were the dominant inhabitants of the County until the mid-1830s. Cobb County was established in 1832 by the State Legislature and by 1838, many communities of settlers had been established. Cobb's Native American heritage can be discovered not only in certain archaeological sites and the artifacts recovered from these sites, but in certain names throughout the County. Kennesaw, Sope, Nickajack, Noses and Allatoona are all Native American names or derivatives of these names. Additionally, the Lost Mountain community and militia district was named after Native American lore.

Cobb County's role in the Civil War is also a major part of its history. The series of actions that took place in the County during the march on Atlanta have the highest level of significance of any events in the County's past. Not only does Kennesaw Mountain National Battlefield Park bring visitors from all over the

country and the world, but other unprotected properties contain earthworks and fortifications from the war that are still clearly be seen today. Examples of antebellum architecture and community development also exist in small numbers. Farmhouses, factories and mills used to produce supplies for Confederate troops, while early railroads and early road systems are still a part of the fabric of the County's landscape. The abundance of railroads and early industrial development in Cobb helped to develop its reputation as a prime location for business.

With the industrialization of the County, between the 1880s and 1940s, came the development of towns as centers for commerce, education, politics and social life. Cobb's towns began to grow around the railroads and were incorporated between 1838 and 1912. The grid street pattern following railroad tracks is evident today in Cobb's historic downtown districts and surrounding neighborhoods. Marietta was by far the most significant population center and the town square is evidence of its historical importance to commerce in the late 1800s.

For inventory purposes, the historic resources within Cobb County can be separated into several categories according to use or type.

Residential Resources

Historic homes in Cobb County include a wide array of architectural styles dating back to the 1840s. As an example of the earliest rural architecture in the County, the Hyde and Powers farm cabins in East Cobb are the last surviving home places that date back to 1840. Other residential resources include antebellum and Civil War period homes, which are relatively few and scattered throughout the County. Examples of this period home can be found in the Kolb House at Kennesaw Mountain and the William Gibbs McAdoo House on U.S. Highway 5.

During the period between 1832 and the 1870s, most homes were part of large farms; therefore, the homes that have survived are, in most cases, not a part of an historic district, but located within newer development. The Concord Covered Bridge Historic District is one exception. Its residences are on large acreages with few unfitting intrusions. There are some historic residential

districts in the County that are more densely developed and contain homes built between the 1840s and 1930s. Church and Cherokee Streets, as well as Washington and Whitlock Avenues, contain a variety of architectural styles including Italianate, Queen Anne, Dutch Colonial, Classic Revival, Craftsman, Greek Revival and Colonial Revival. A few of these homes operate as offices or bed and breakfasts, but the majority still serve as private residences.



Hyde Farm Barn (after restoration)

The homes of the upper class of Cobb are not the only significant historic residential resources. The Clarkdale Mill Village Historic District is a pure example of early 20th century industrial community planning. Built in the 1930s, the mill houses in this community range in style and size according to the hierarchy of mill employees, from small duplexes to larger single-family supervisors' cottages. These are all modest homes but represent a typical type of housing built around an industry that no longer exist in most communities.

Historic residences in Cobb County offer a character that sets neighborhoods apart and the increasing rarity of these homes only increases their demand among home buyers.

Commercial Resources

Cobb County has commercial districts and resources that date back to the mid-1800s. Most of the surviving historic commercial resources within exist within the city limits of the six cities. The first central business districts sprang up around the railroads. Acworth, Austell, Kennesaw, Marietta and Powder Springs, each have unique downtown districts that reflect the culture of the cities' pasts. Due to Sherman's march on Atlanta in 1864, Smyrna does not have an historic central business district today. Upon incorporation, most cities simply chose a central point and extended the city boundary a certain distance from that point. In Cobb, four of the seven cities, had original boundaries that formed a circle around the central business district. Powder Springs was one exception; their original boundary included only the single land lot in which "downtown" was located. Marietta was another exception in shape. Lastly, Mableton was incorporated in 1912 but asked to have their charter repealed in 1916. The Historic City Boundaries Map in Figure 83, shows original city limits, including historic downtowns and dates of incorporation.

Industrial Resources

Cobb County's industrial history has been prevalent since the mid-1800s. Various mill ruins such as Ruff's Mill in the Concord Road Historic District and Sope Creek Mill ruins in Marietta attest to the importance of industry from the earliest days of the County's development.

The Brumby Rocking Chair Company is also an example of Cobb's early role in manufacturing. Built in Marietta in 1879, the rocking chair factory off Kennesaw Avenue was in production for almost 100 years. The Brumby rocking chair is still around today, but the historic factory building has a new function. A construction company purchased the two large buildings in the early 1990s and began a very successful adaptive reuse project. The Brumby buildings now make up 167 apartment units, 131 of which are loft apartments with fifteen-foot ceilings. Much of the original machinery from the factory is still seen throughout the building and on the property. Adjacent to "the Square" in downtown Marietta, this project is a fine example of the economics of preservation at work.

Later in Cobb's industrial history, the Coats & Clark Thread Mill stands as an example of 1930s construction and technology. This mill was the driving force of the Clarkdale Mill Village Historic District, with residential resources. The mill is an example of Cobb County's move toward industrial and commercial importance in the twentieth century. The 230,000 SQFT mill was in operation until 1983. Today, the building is structurally sound and has been redeveloped to serve as the Threadmill Outlet Mall and City of Austell Government offices.



Clarkdale Mill Village Historic District

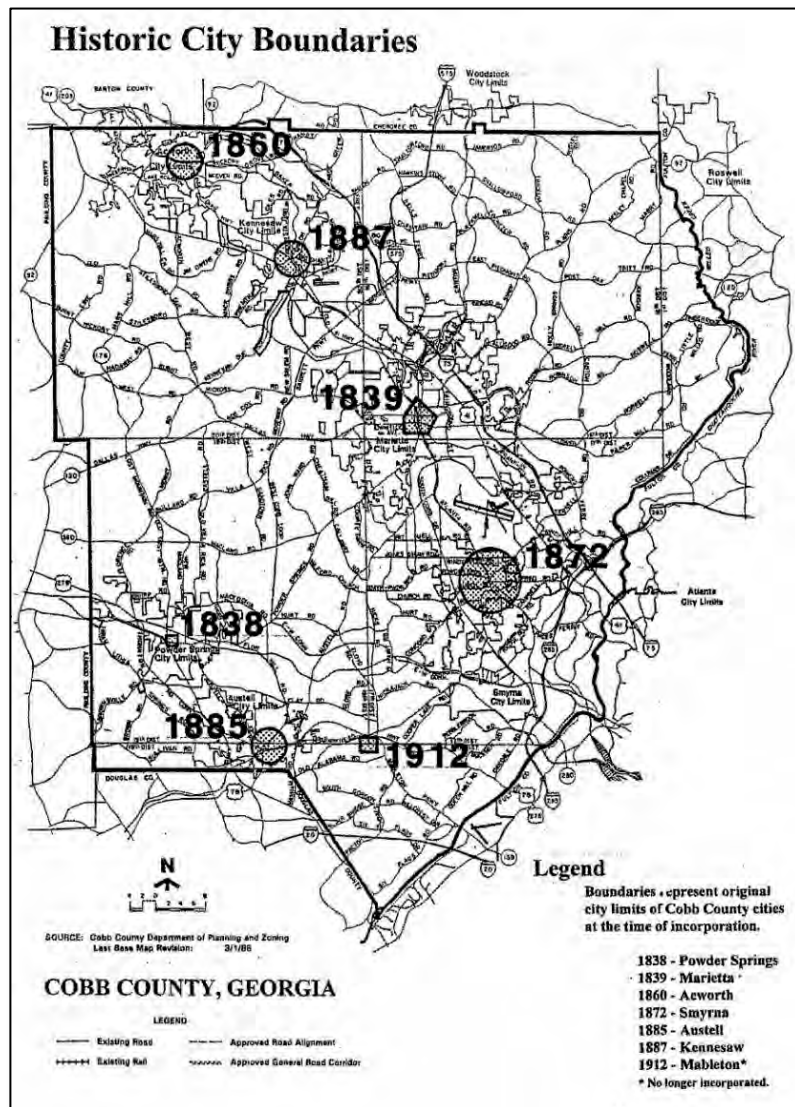


Figure 5
 Source: 2006 Comprehensive Plan

Institutional Resources

As historic industrial resources can reveal a lot about the development of Cobb County's economy, historic institutional resources communicate the social and cultural heritage of the County through their architecture, location, or history of use.

Most of the historic institutional resources in Cobb are churches or church-related buildings. Midway Presbyterian Church, located on Dallas Highway in the western part of Cobb, is on the National Register of Historic Places. Its congregation dates to September 8, 1849. The historic church building was built in 1904 and is believed to have been preceded by at least two frame structures. The most noted feature of Midway Presbyterian Church is the heavy Norman arched front entrance tower which is supported by five columns.

Zion Baptist Church is also on the National Register and is a significant part of Cobb's heritage. It was created in 1866 by newly freed blacks who petitioned to leave a white congregation in order to create their own congregation. In 1888, the congregation bricked in the wooden church they had been using and added a bell tower in 1897. Zion Baptist is the oldest black Baptist church in Cobb County.

Downtown Marietta contains many historically significant churches. Within a few blocks of each other, there are the First Baptist Church of Marietta, St. James Episcopal Church, First United Methodist Church and First Presbyterian Church. The architecture of these buildings reflects their city location and historically larger congregation than the rural churches. Their location in the historic downtown business district, adjacent to two historic residential districts, reflects the importance that the church held in society.

The Log Cabin Sunday School located on Log Cabin Drive in Smyrna is one of Cobb County's oldest surviving structures. The cabin was built in the late 1840s as a private residence and was later moved to its current location in 1868. It transformed from residence to Sunday school in 1912. As attendance grew, the school moved into a larger cabin, which was later replaced by a stone structure. The original building is still in use on a weekly basis.

Historic Archaeological, and Cultural Sites

While many of Cobb County's historic resources are under private ownership, there are also historic archaeological and cultural sites under public ownership. These historic resources serve educational purposes for the public. These sites also help tell a story about the evolution of Cobb throughout the years.

The Gilgal Church Battlefield site is on the National Register of Historic Places. It is a 20-acre hardwood forest west of Marietta, which contains many remnants of the skirmishes and battles that took place between Sherman and Johnston's troops from June 10 until July 3, 1864. The integrity of the area has been well preserved.

Discovery Park at the River Line is another site on the National Register of Historic Places lists. One of the few surviving portions of significant earthworks is owned by the County and was part of the 2016 SPLOST to include passive recreation and interpretation.

The Robert Mable House and Cemetery is a County-maintained cultural center on a 16-acre tract of land, which contains a two-story antebellum house, a smokehouse, a detached kitchen and a family cemetery. The property also features significant archaeological aspects, such as a former encampment of federal soldiers during the Civil War. This site qualified as a National Register site based on its distinctive characteristics of a rural farm complex.

Kennesaw Mountain National Battlefield Park is a complex of historic resources. Within the park is the grave of an unknown Union Soldier, the Fellows, Illinois and McCook Monuments, the Kolb House and sites of archaeological significance such as Civil War earthworks.

Lastly, Cobb County considers its cemeteries to be important archaeological, cultural and institutional sites. Cemeteries can tell as much about the history of a place as historic buildings, structures or archaeological resources. Not only do historic grave markers serve to relay information about the identity of the deceased, they also help to trace the heritage of Cobb's people.

The passage of the Cemetery Preservation Ordinance in 1993, provides for the protection, preservation and maintenance of family and community cemeteries, graveyards and burial grounds. The ordinance also created the Cobb County Cemetery Preservation Commission, which is charged with the responsibility of maintaining an inventory and assessment of such cemeteries.

As overseers of cemetery protection, the Commission works with the Zoning Division to provide comments on zoning and variance applications, permits for land disturbance activities, as well as annexation applications from the cities.

The National Register of Historic Places

The National Register of Historic Places is the country's official list of historic buildings, structures, sites, objects and districts worthy of preservation. Listing in the National Register helps preserve historic properties by providing recognition of a property's architectural, historical or archaeological significance. By adding sites to the lists, properties can be identified for planning purposes, so that the historic significance can be considered when state or federally funded projects are developed.

Owners of National Registered properties may qualify for federal historic preservation grants or State tax benefits gained through the charitable contribution of preservation easements to nonprofit organizations. Owners of income-producing properties listed in the National Register are eligible for federal tax credits for rehabilitation work that meets preservation standards. Listing on the National Register automatically puts properties on the Georgia Register of Historic Places, qualifying owners for state preservation tax incentives, as well.

Listing on the National Register does not place obligations or restrictions on the use or disposition of the property. National Register listing is not the same as local historic district zoning or local landmark designation, nor does the listing encourage public acquisition of or access to property.

The table below (*Figure 63*) is a list of the Cobb County Register of Historic Places and the National Register of Historic Places within Cobb County to date. There are certainly many other buildings, structures and districts throughout

the County that may be eligible for National Register and/or Cobb Register designation.



Cheney-Newcomer House

Local Education, Recognition, and Protection

In 1984, Cobb County took a major step toward protecting its past with the passage of a county-wide historic preservation ordinance, the first in Georgia. The ordinance established a five-member Cobb County Historic Preservation Commission (CCHPC). Appointed by the Board of Commissioners, its members recommend specific buildings, districts, sites, structures or works of art to receive historic designation.

To further promote the preservation of Cobb's heritage while allowing for growth, the County adopted a Landmark Historic Property Tax Abatement Program in 1992. Property that is listed on the National Register or Georgia Register of Historic Places and the Cobb County Register may qualify for "preferential classification and assessment of property taxes."

Cobb County Register of Historic Places	National Register of Historic Places (Unincorporated Cobb County)
Blackwell Family Cemetery	Braswell-Carnes House
Heights of Kennesaw Apartments Earthworks Trail (a segment of the Brushy Mountain Line)	Israel Causey-Maxham House
Israel Causey-Maxham House	Andrew J. Cheney-Newcomer House
Andrew J. Cheney-Newcomer House	Clarkdale Historic District
Clarkdale Mill Village Historic District	Gigal Church Battlefield Site
Concord Covered Bridge Historic District	Glover-McLeod-Garrison House
Brown-Loudermilk-Corey House	Johnston's River Line (updated 2015)
Fowler-Corey-DeGrasse House	Discovery Boulevard Tract
Gantt House	Henderson Road Tract
Gilgal Church Battlefield Site	Kennesaw Mountain National Battlefield Park
Hill-Pike House	Robert Mable House and Cemetery
Discovery Park at the River Line	William Gibbs McAdoo House
Kennesaw Mountain National Battlefield Park	Midway Presbyterian Church
Lost Mountain Store	George A. Power Cabin
Robert Mable House and Cemetery	John W. Rice Summer Cottage
William Gibbs McAdoo House	Riverview Carousel at Six Flags
Midway Presbyterian Church	Ruff's Mill and Concord Covered Bridge
Pace House, Yarbrough House and Old Pavilion	Sope Creek Ruins
George A. Power Cabin	Solomon Pace House
Hooper-Turner-Presley House (demolished 2015)	
Sewell Mill Ruins	
Sherar-Skelton House	
Sope Creek Ruins/Marietta Paper Mill	
Moss-Sibley Cabin	
Old Dallas Road Bridge	
New Friendship Baptist Church	
Shoupade Park	
Casteel-Nix-Volin House	
Hill-Crowe-White House	
Union Field Fortifications at Henderson Road and Howell's Mill	

Figure 63

Source: Cobb County Planning Division

WATER

The Cobb County Water System was created in 1940 to address the water distribution needs of unincorporated areas of Cobb County. Funding for the Water System is provided by fees for services rendered. No funding is provided to the Water System by the Cobb County General Fund.

Going forward, the Water System is well-positioned to meet the demands of its customer base into the future. The potable water supply, as provided by the Cobb County – Marietta Water Authority, is resilient and adequate to meet future demands. The four water reclamation facilities owned and operated by the Water System also have substantial unused capacity available to accommodate future wastewater flows, although technological upgrades to various components will continue to be appropriate. The System's water distribution and wastewater collection networks have generally been sized to accommodate anticipated future flow peaks, such that it is unusual that pipelines require replacement to increase capacity.

Wastewater (MGD)		
Facility	Capacity	Capacity Used (%)
Noonday Water Reclamation Facility	20	52
Northwest Water Reclamation Facility	12	56
South Cobb Water Reclamation Facility	40	62
RL Sutton Water Reclamation Facility	40	68

Figure 64
Source: Cobb County Water Systems

In addition to the treatment plants, there are five separate intergovernmental agreements with neighboring jurisdictions that Cobb either sends sewer to or receives sewer for treatment. The facilities, intergovernmental agreements and sewer basins are noted on Figure 65.

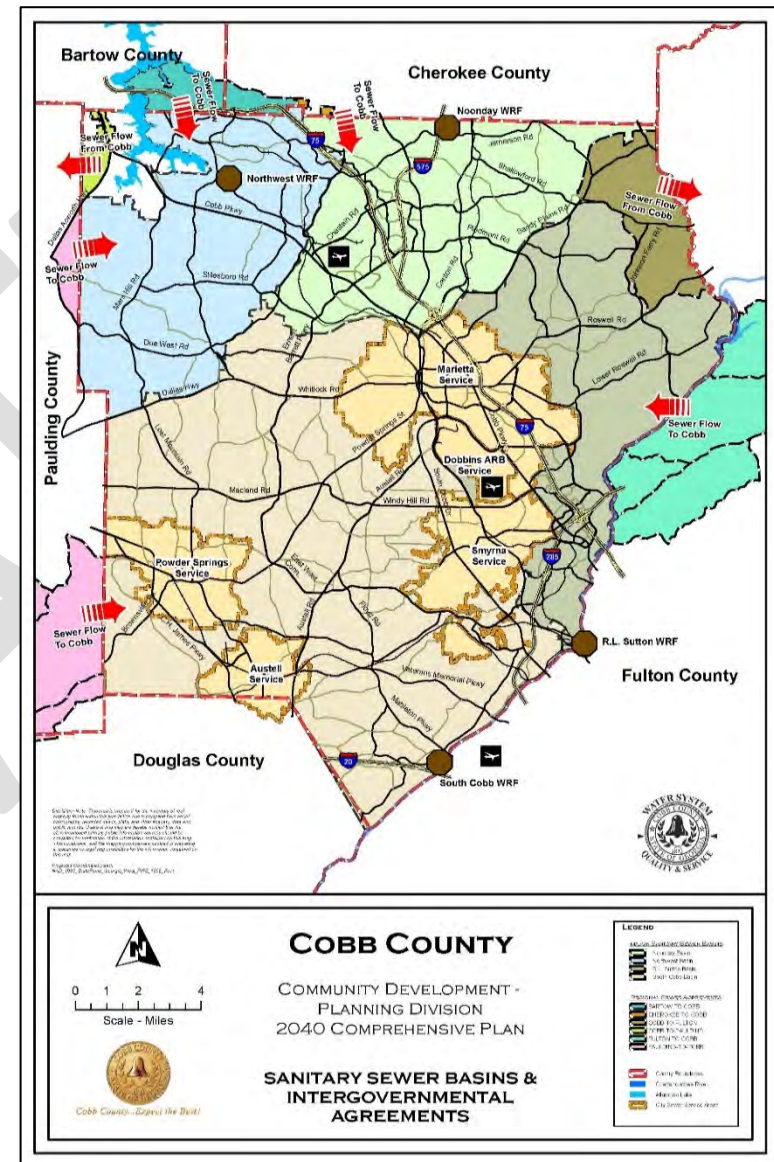


Figure 65

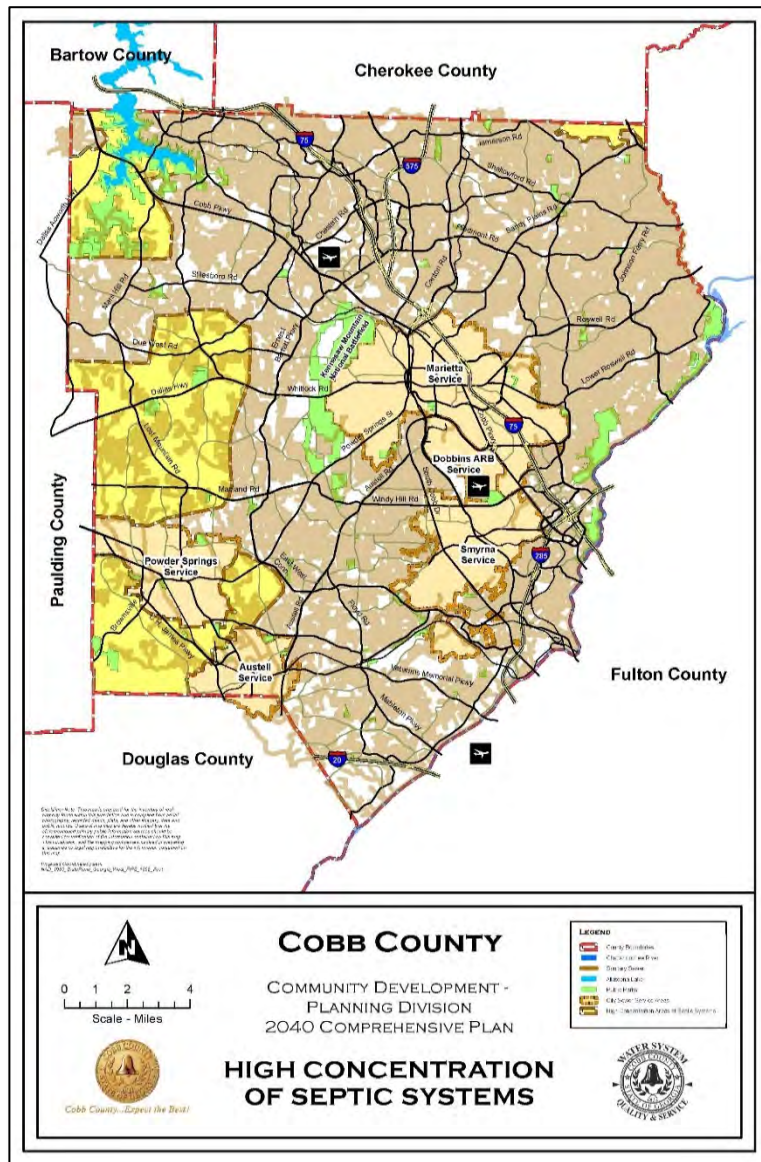


Figure 66

Most of the County is accessible to sewer. However, there are four areas in Cobb that lack a high concentration of sewer. Three of the four areas have sewer available on a widely scattered basis and one particularly small area in northeast Cobb lacks sewer all together. Most areas where sewer is not available is due to the topography of the land and may never need sewer service based on large lots that could handle septic systems. *Figure 66* shows areas of the county where sewer is prevalent and where it is lacking.

Stormwater Management (SWM) continuously updates the limits, magnitude and frequency of the 100-year frequency flood hazard in the County, to determine the extent that flood hazard areas have been augmented by human activity (i.e. dams and development). This is done to determine at what extent possible should certain lands be excluded from future development and what lands could be publicly owned, preserved and reclaimed as major floodplains and used as natural flood storage areas to the maximum extent practical.

In addition to floodplain management, SWM maintains stormwater infrastructure dedicated to and accepted by Cobb County for perpetual maintenance according to County Code. SWM utilizes best management practices that complies with federal and state mandates regarding clean water laws and regulations. SWM monitors a wide spectrum of non-point source pollutants within the major streams in Cobb County and implements plans to improve the aquatic habitat and quality of streams. SWM also monitors the biological diversity of streams as an indicator of the long-term water quality health of our major streams.

While the Water System's outlook is strong and existing infrastructure provides an excellent basis for the continued provision of superior service into the future, several challenges and opportunities are anticipated in upcoming years:

- It is becoming increasingly difficult to recruit and retain suitable staffing, particularly during periods of heightened economic activity. Historically, excellent benefits (particularly a strong pension plan) have offset to some extent limited pay levels. Changes to the pension plan in recent years, combined with pressure to limit costs, have led to increased

reliance on consultants at increased costs to provide basic required functions.

- The handling and disposal of biosolids collected at the water reclamation facilities has become more challenging and substantially more expensive over the past several years. Environmental requirements associated with both incineration and landfilling have become more restrictive.
- Stormwater management activities performed by the Water System are funded by water and wastewater fees rather than through a dedicated funding mechanism (such as a Stormwater Utility). Because of this situation, stormwater management services tend to be reactive rather than proactive and are generally limited in scope to that which is essential.
- Cobb County experienced a great deal of growth in the last several decades of the twentieth century, including a substantial expansion of the water distribution, wastewater collection, and stormwater management networks. As this infrastructure reaches the end of its useful life, an increasing level of attention will need to be focused on pipeline replacement/renewal. This has been an ongoing priority for the water and wastewater systems but may become a more difficult issue for stormwater infrastructure because of costs and limited concern for replacement during design and initial installation.

Despite these potential issues, the Cobb County Water System remains in a very strong position and anticipates continuing to provide quality services at a reasonable cost to its customers into the future.

PARKS, RECREATION AND CULTURAL AFFAIRS

Cobb County P.A.R.K.S. (Parks, Arts, Recreation, Keep Cobb Beautiful, and Solid Waste) Department is responsible for a variety of parks and recreational programming and facilities. Facilities include Cobb County Civic Center Complex, Al Bishop and Lost Mountain Softball Complexes, 5 recreation centers, 4 arts centers, the Mable House Barnes Amphitheater, 6 tennis centers and 122 tennis courts, 4 indoor aquatic centers, more than 60 miles of trails and the fairgrounds at Jim R. Miller Park. In total, Cobb P.A.R.K.S. manages 84 separate properties with a total land area of approximately 5,725 acres. Of the 84 parcels, 61 are developed and 23 are currently undeveloped.

An array of youth and adult athletic, artistic, therapeutic and education services and programs are offered through the department and with other organizations. Recreation programming is provided to Cobb's senior population at its Senior Centers and Neighborhood Centers.

The County park system has grown over time in accordance with the recommendations from the 1966, 1986 and 2002 Parks and Recreation Master Plans. As part of the 2016 SPLOST, an update to the 2002 Master Plan was approved by the Board of Commissioners in 2018. The updated Parks Master Plan is a comprehensive long-range plan that used community engagement to identify and analyze the parks and recreation needs and desires of the community. The overall objective of the plan is to guide P.A.R.K.S. for future improvements over the next 10 years. The plan analyzed existing facilities and programs and provides recommendations for additional programs and facilities to serve the community.

The Cobb County Comprehensive P.A.R.K.S. Master Plan, which was adopted in 2018 will act as the Parks element for the 2040 Comprehensive Plan 5-Year update. While the Parks Element is not a required element per the DCA minimum standards and procedures, Cobb does want to reflect the importance of master planning for parks, recreation and programming, as well as the overall Vision, by integrating the Parks plan into the main 2040 Comprehensive Plan document.

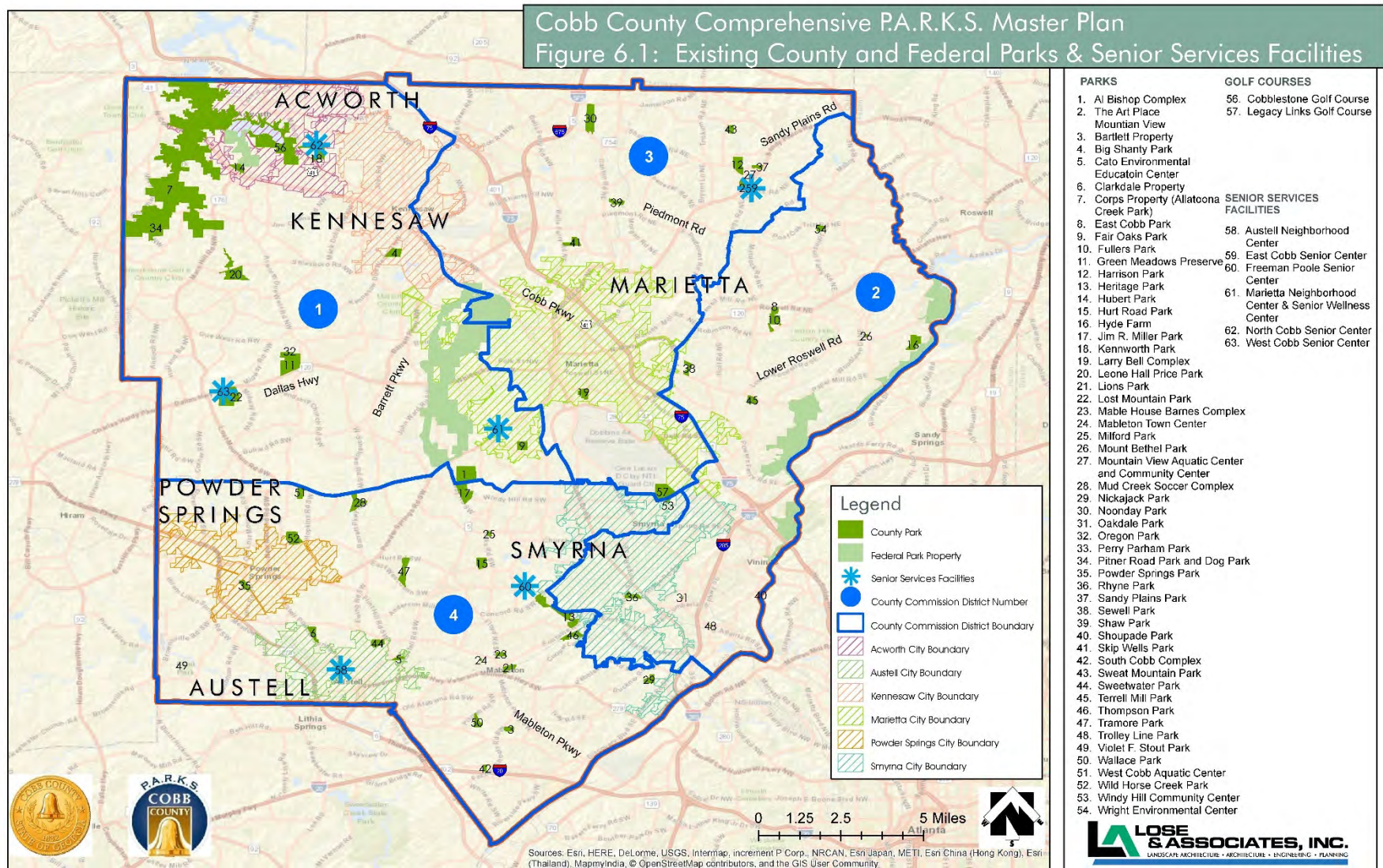


Figure 67

Source: Cobb County 2018 Parks Master Plan

LIBRARY

Public libraries are important public facilities for residents of Cobb County. With an increase in the senior population, the library system will continue to experience increasing demands from patrons with more leisure time and rising expectations for educational and personal achievement.

The Cobb County Public Library System (CCPLS) is a 15-branch system with a mobile library that is headquartered in Marietta, Georgia. Its staff members serve a diverse population of more than 750,000 people.

- East Cobb Library
- Gritters Library
- Kemp Memorial Library
- Lewis A. Ray Library
- Mountain View Library
- North Cobb Library
- Powder Springs Library
- Sewell Mill Library & Cultural Center
- Sibley Library
- South Cobb Regional Library
- Stratton Library
- Sweetwater Library
- Switzer Library
- Vinings Library
- West Cobb Regional Library
- Cobb Library Bookmobile

The mission of the Library System is to be a place that is committed to being a vital resource center by providing equal access to information, materials, and services to enrich people's lives.

The Library System vision is to move beyond traditional library services by strategically integrating new technology services, creating engaging community centers, and providing life enriching library and cultural experiences for all who enter our doors.

System-wide services include:

- Innovation and entrepreneurship programs;
- 3D printing;
- Book clubs and kids;
- eGovernment;
- Hotspots and Wi-Fi;
- Interlibrary loans;
- Library services in Spanish;
- Meeting space;
- Accessibility services;
- Bookmobile and outreach services; and
- Park and museum passes.

There are 458,000 registered library system cardholders, 120,100 library passes, 2,172 virtual and in-person programs, and 38,340 virtual and in-person program attendees per the 2021 Library Systems Annual Report.

Recent Library Facility Projects

- The Switzer Library underwent an extensive 2-year renovation. The \$9.6 million project was funded through the 2011 and 2016 SPLOST and grants from the Georgia Public Library Service (GPLS), and appropriations from the Cobb County Board of Commissioners.
- The South Cobb Regional Library underwent a three-month renovation that included interior and exterior repairs.
- Gritters Library is currently under construction. It is being rebuilt using 2016 SPLOST and GPLS funds. The new Gritters Library is expected to be complete in 2023.



Figure 68

BROADBAND

On October 1, 2018, the Minimum Standards and Procedures were modified in response to the Georgia General Assembly amending provisions of the Georgia Planning Act aimed at facilitating the enhancement and extension of high-speed internet infrastructure, known as the “Achieving Connectivity Everywhere (ACE) Act”. As of 2018, the amended statutes require all jurisdictions to include a Broadband element within their Comprehensive Plans.

According to DCA's minimum standards and procedures, local governments must address the availability of broadband services within the community and the deployment of broadband by service providers into unserved areas. The Broadband element must provide steps for the promotion of reasonable and cost-effective access to broadband to parts of the county designated by DCA as unserved areas.

In today's society, access to high-speed internet, computer processing, and information storage is the backbone to information and economic growth. Broadband can provide a community access to services such as healthcare, public safety, educational and economic opportunities, e-commerce, social connectivity, and other information resources. It is also vital to the success of businesses, whether they are operating within the regional, national or global economy.

Broadband service is based on a fixed, terrestrial, wired or wireless service at minimum download speeds of at least 25 Mbps and uploading speeds of at least 3 Mbps. Broadband can provide high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite.

Figure 70 provides the percentage of population with access to broadband at varying speeds for Cobb County and compares it to the nation and other counties in the metro Atlanta area.

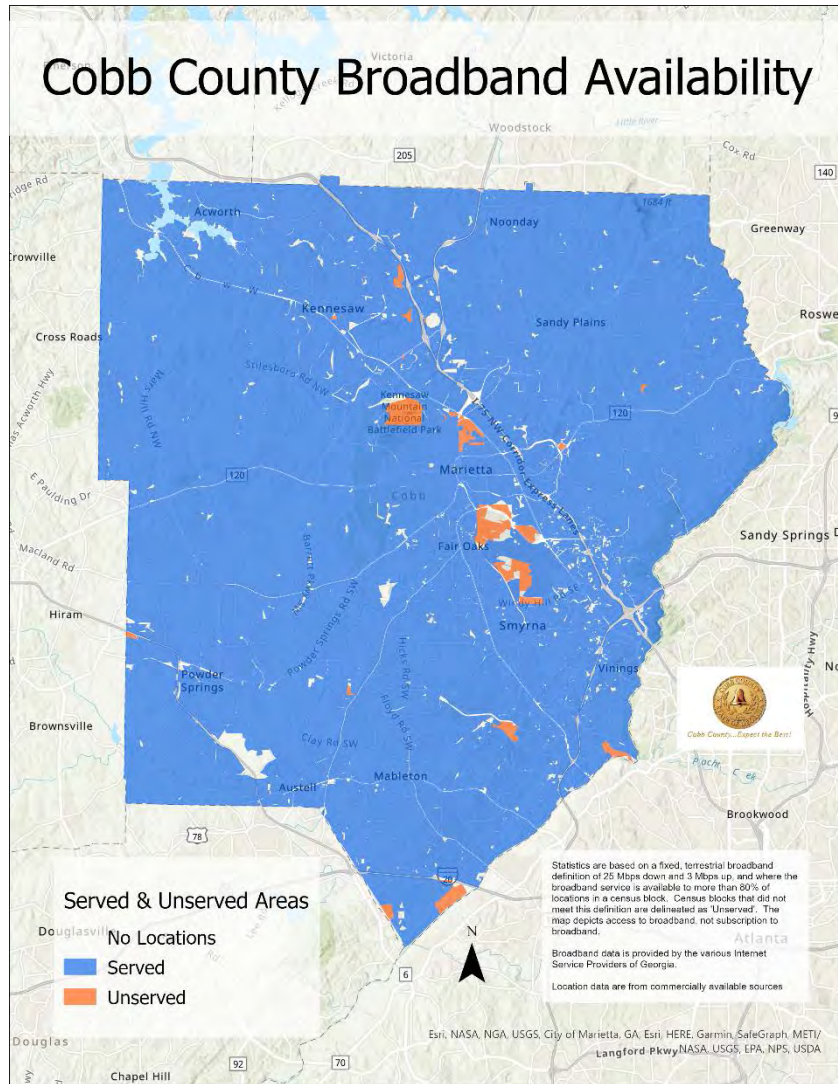


Figure 69

Source: Federal Communications Commission (FCC) Form 477

Percentage of Population with Access to Broadband			
	25 Mbps	100 Mbps	1 Gig
Nationwide	99.96%	93.14%	26.72%
Cobb County	100%	97.90%	60.82%
Bartow County	100%	93.17%	34.68%
Cherokee County	100%	96.72%	70.41%
Dekalb County	100%	98.83%	77.51%
Douglas County	100%	97.53%	49.30%
Fulton County	100%	97.35%	66.37%
Gwinnett County	100%	99.10%	77.77%
Paulding County	100%	98.16%	68.57%

Figure 70

Source: Federal Communications Commission (FCC) Form 477

There does not appear to be any deficiencies in the availability of broadband services in Cobb County. Residents of Cobb County and surrounding counties enjoy widespread access to broadband. According to the FCC, as of June 2021, one hundred percent of Cobb's population has access to the minimum speeds as defined by broadband services. In fact, the entire County has access to at least 2 broadband service providers and most have access to three or more broadband service providers. Overall, Cobb is sufficiently served with broadband availability and service providers throughout the County.



Download / Upload Speeds of 25 Mbps / 3 Mbps (25Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	0.00%	100%	100%	98.09%
Nationwide	0.04%	99.96%	99.87%	97.03%
Bartow County	0.00%	100%	100%	95.26%
Cherokee County	0.00%	100%	99.99%	98.09%
Dekalb County	0.00%	100%	100%	99.21%
Douglas County	0.00%	100%	100%	97.85%
Fulton County	0.00%	100%	100%	97.70%
Gwinnett County	0.00%	100%	100%	99.18%
Paulding County	0.00%	100%	100%	98.77%
Download / Upload Speeds of 100 Mbps / 10 Mbps (100 Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	2.10%	97.90%	83.55%	11.81%
Nationwide	6.86%	93.14%	59.81%	15.95%
Bartow County	6.83%	93.17%	58.33%	0.67%
Cherokee County	3.28%	96.72%	87.50%	5.03%
Dekalb County	1.17%	98.83%	87.91%	3.36%
Douglas County	2.47%	97.53%	80.74%	1.78%
Fulton County	2.65%	97.35%	81.14%	12.47%
Gwinnett County	0.90%	99.10%	91.38%	25.35%
Paulding County	1.84%	98.16%	84.04%	4.79%
Download / Upload Speeds of 1000 Mbps / 100 Mbps (1 Gig)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	39.18%	60.82%	23.90%	0.00%
Nationwide	73.28%	26.72%	24.80%	0.10%
Bartow County	65.32%	34.68%	0.67%	0.00%
Cherokee County	29.59%	70.41%	2.89%	0.00%
Dekalb County	22.49%	77.51%	2.55%	0.00%
Douglas County	50.70%	49.30%	1.44%	0.00%
Fulton County	33.63%	66.37%	5.59%	0.14%
Gwinnett County	22.23%	77.77%	1.49%	0.00%
Paulding County	31.43%	68.57%	0.00%	0.00%

Figure 71

Source: Federal Communications Commission (FCC) Form 477

INTERGOVERNMENTAL COORDINATION

The role of intergovernmental coordination among local governments is essential to, among many things, the effective delivery of services to the general public. Cobb County maintains working relationships with the six (6) municipal governments within the County, as well as several other authorities and agencies serving the public. The purpose of this section is to inventory existing intergovernmental relationships and procedures that will impact success of the overall goals and initiatives within this document.

Municipalities in Cobb

As previously mentioned, there are six (6) municipalities within Cobb County: Acworth, Austell, Kennesaw, Marietta, Powder Springs and Smyrna. Each of these cities has their own local governing bodies in place, consisting of an elected mayor and city council. Except for Austell, which the Mayor performs the administrative functions, each city has an appointed city manager that oversees the day-to-day operations of the respective city's functions. These include zoning, code enforcement, building permits, site inspections, business licenses, public safety and others. These all mirror the functions overseen by the County Manager in terms of unincorporated areas in Cobb.

House Bill 489 and House Bill 2

State House Bill 489 mandates coordination between local governmental entities on issues such as public utility/service delivery, public safety coverage, emergency response, future land use, annexation and others. The last update to the local House Bill 489 agreement was drafted and approved in 2004.

Per the first article of House Bill 489, the County holds a Service Delivery Agreement with each of the cities that ensures no duplication of services by cities and counties, resulting in timely emergency response by police, fire and emergency medical personnel. This is vital due to the vast overall area of the County and the unincorporated islands that are surrounded entirely by municipal boundaries. Article 2 of House Bill 489 established procedures for annexation of property by the cities. House Bill 2 of 2007 was the last

update to the procedures established by House Bill 489. It refined the annexation dispute resolution process.

As a part of the Service Delivery Strategy mentioned above, the County holds Intergovernmental Land Use Agreements (LUAs) with each of the six cities. The LUAs are intended to ensure consistent land use patterns in the fringe areas of each of the cities. These agreements are especially significant in the annexation and rezoning process and help ensure the character of neighborhoods and communities remain intact should they be annexed and rezoned into or out of a city. They also help to foster communication and positive working relationships between the cities, County staff and elected officials.

Other Agencies/Jurisdictional Bodies

There are several entities with which divisions of the Community Development Agency interact. Amongst these agencies are: Cobb County Water Systems (CCWS), Cobb/Marietta Water Authority, the Cumberland CID, Gateway Marietta CID and the Town Center CID. The CCWS and Cobb/Marietta Water Authority often provides vital input on potential impacts on water infrastructure caused by proposed developments, while working closely with the Zoning and Planning Division offices within the Community Development Agency. The CIDs work closely with offices such as the Planning Division, Economic Development and the Cobb Department of Transportation (DOT) regarding issues including, but not limited to the following: future land use/master planning, transportation infrastructure and redevelopment and economic development initiatives.

Cobb County also works to establish and nurture a working relationship with the Cobb County Board of Education. A strong working relationship between the two entities helps to better address issues pertaining to school capacity, transportation, water infrastructure, as well as, the potential location of new schools and education facilities.

As mandated by Federal law, Cobb County is under the jurisdiction of the Metropolitan Planning Organization (MPO) for the Atlanta region. The Atlanta Regional Commission (ARC) serves as the MPO. In accordance with

state law, ARC reviews the County's Comprehensive Plan updates, coordinates the review of Developments of Regional Impact, generates regional plans to improve the quality of life of the region and other matters that impact the Atlanta metropolitan region.

Cobb is also a member of the Metropolitan North Georgia Water Planning District, which was created in 2001 via Senate Bill 130. The District, which consists of sixteen counties and the municipalities within, establishes policy, creates plans and promotes intergovernmental coordination for all water issues in the district. The District also facilitates multi-jurisdictional water related projects and enhances access to funding for water-related projects among local governments in the District area.

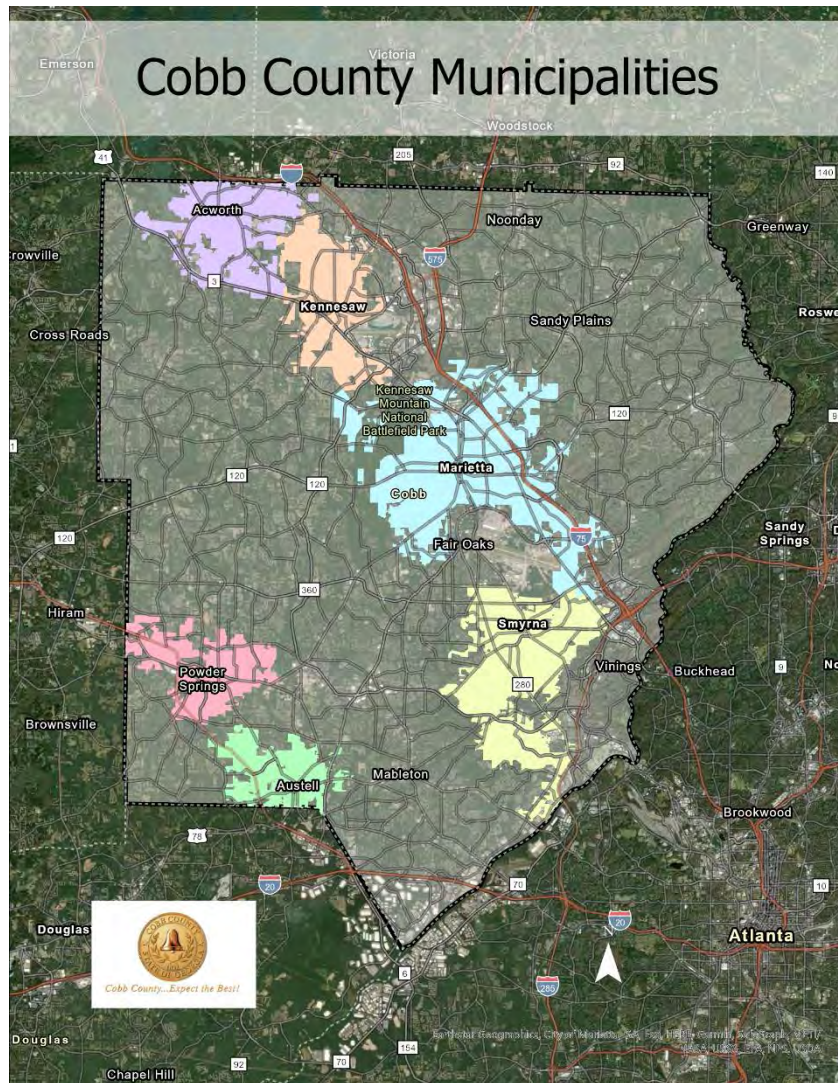


Figure 6

SENIOR SERVICES

As of 2019, Cobb County's senior population (65 years and up) was more than 89,040 strong and growing. Senior Services will become a more important asset in the future as the senior population continues to grow and become more diverse. Cobb Senior Services already provides an array of services to meet the needs of today's seniors and continues to work toward solutions to the challenges of tomorrow.

In 1972, the Marietta-Cobb Community Center Service was created by the Marietta Housing Authority. When the agency became a part of Cobb County Government in 1984, its name was changed to Cobb Senior Services. Cobb Senior Services' mission is to improve the quality of life for the senior citizens through innovative programs and state-of-the-art facilities that meet their level of needs.

Today, Cobb County Government operates multiple senior and neighborhood centers around the County and provides a variety of services to all citizens age 55 and older, their families and care givers.

- Senior Wellness Center & Marietta Neighborhood Center
- Austell Senior Center & Neighborhood Center
- Freeman Poole Senior Center
- North Cobb Senior Center & Neighborhood Center
- Tim D. Lee Senior Center
- West Cobb Senior Center

Senior Services is staffed by full-time and part-time employees, as well as community volunteers, whose objective is assisting the senior citizen population of Cobb to remain independent through affordable transportation, nutrition, recreation, education, socialization and in-home services. Funding comes through federal grants, as well as state and County government funds. Staff provides support for a broad spectrum of seniors, ranging from:

- The very active senior who drives and dances

- The less mobile individual, who is still able to take advantage of noonday meals, transportation, social and educational programs
- The homebound senior needing trained assistance at home.

Cobb County's senior population will continue to increase in number and diversity. The senior population will also make up a larger percentage of the overall population. To ensure adequate service delivery, Cobb Senior Services has established several goals and strategies within their most recent 2018-2028 Master Plan.



Figure 91

COVER PAGE
Appendix 3 (DRAFT)
COMMUNITY ENGAGEMENT

APPENDIX 3

COMMUNITY ENGAGEMENT

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INTRODUCTION

Civic engagement is a central component to any planning process. Input from key stakeholders and community members ensures the plan reflects the full range of the community's needs and desires. Community engagement activities are summarized here along with detailed participation documentation. Sign-in sheets were used at each public event to track the number of participants but are not included in the plan for confidential purposes.

The purpose of the Community Engagement Plan is to provide citizens a guide on how they can get involved in the development of the 2040 Comprehensive Plan update. Public participation exercises were designed to educate the public and allow for area residents to provide input and feedback as the plan was being developed. The various strategies outlined in the plan were chosen to ensure all interested and participating parties have a clear understanding of the process and an opportunity to offer

comments and ideas. The community engagement process was carried out by a three-tiered approach utilizing in-person and interactive participation techniques: Project Management Team, Stakeholder Group and Community.

PROJECT MANAGEMENT TEAM

One of the first tasks in developing the update process was to establish a Project Management Team (PMT). The PMT consisted of Community Development staff and personnel from other County departments that best fit the plan elements. The primary objective of the team was to assist in the development of the plan by facilitating public involvement events and programs and to ensure the development of the plan met the requirements mandated by DCA. In addition, the PMT reviewed public comments and feedback to ensure that the vision, goals and policies were realistic and could be achieved using best management practices. The team also assisted in coordinating the Community Work Program with various agencies and departments, as well as updating the Report of Accomplishments.

STAKEHOLDER GROUP

One of the avenues staff used to generate input was a Stakeholder Group. The purpose of this group was to have stakeholders from different backgrounds and experiences working together to offer unique and innovative ideas and strategies related to Cobb's future.

The Stakeholder Group was comprised of elected officials and various individuals who were appointed by the elected officials. Each Commissioner appointed three individuals that were either a citizen, business, or student representative.

The PMT carried out a Stakeholder Meeting at the beginning of the community engagement process and conducted interviews with each of the Stakeholder members.

Stakeholder Meeting

December 16, 2021
Parks Administration Building
2:00 PM-3:00 PM

Stakeholder Interviews

January – February 2022
(Virtual Interviews)

COMMUNITY

The most essential part of this three-tiered approach is gathering feedback and input of people that live, work, and spend time in the County. In order to make this Comprehensive Plan update successful, input from a diverse group of community members with various backgrounds and life experiences is essential.

The community engagement process included advertising and publicizing the public hearings, community meetings, workshops and website. Promoting these meetings was done through press releases, social media, road signs, websites, newsletters, calendar of events and word of mouth.

Due to COVID-19, staff had to become flexible and innovative to get the feedback necessary to adequately update the plan. Along with the required Public Hearings, staff created several different in-person and virtual interactive opportunities for the community to get involved; Public Hearings, Meetings/Workshops, Website, Community Engagement Portal, Survey and the Community Input Application.

Public Hearings/Work Sessions

Staff carried out four public hearings as part of the 2040 Comprehensive Plan 5-Year Update.

The first public hearing was held on October 12, 2021. The purpose was to brief the community on the 5-Year update and the process in which the

update would take shape. It also provided information on how and when the community could get involved in the process.

The second Public Hearing was held on June 28, 2022. This hearing was to inform the community that a draft plan was complete and that it would be available for a 30-day public review to gather final feedback

The third Board of Commissioners Meeting was conducted on August 9, 2022 for Board Authorization to submit the draft plan to the Atlanta Regional Commission for compliance with the minimum standards and procedures set forth by DCA.

The final two Public Hearings were conducted in XXX and XXX. The Planning Commission conducted a public hearing and provided a recommendation of XXX to the Board of Commissioners. The Board of Commissioners held the final Public Hearing to adopt the 2040 Comprehensive Plan 5-Year Update.

Meetings/Workshops

There was a total of ten (10) community meetings that allowed participants opportunities to provide input. The community meetings were broken into to two series of 5 meetings each. Each meeting focused around each of the Commission Districts with the 5th meeting being for the overall County.

The first series was designed to educate on what the Comprehensive Plan is and why it's important, provide a scope of the project and a discussion of the most recent community profile of the County. After the presentation, a SWOT analysis was conducted with everyone in attendance.

Community Meeting #1

Cobb County
January 24, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #2

District 4
February 3, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #3

District 3
February 10, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #4

District 2
February 24, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #5

District 1
March 3, 2022
6:00 PM-8:00 PM
West Cobb Senior Center
4915 Dallas Hwy.
Powder Springs, GA 30127

The first series of meetings were all virtual except for the District 1 Community Meeting #5. The virtual community meetings were originally designed and scheduled to be in-person. However, due to COVID concerns and the County's Declaration of Emergency, all public and community meetings were converted to virtual meetings. As a result, the PMT carried out four (4) virtual meetings and one in-person meeting. The meetings were conducted using WebEx for the virtual platform and PollEverywhere to provide the interactive feedback. The in-person meeting was carried out in

traditional presentation style, but the interactive feedback portion of the meeting was conducted using the PollEverywhere Application.

The second series of meetings were Open House format where all feedback was integrated into Needs, Goals, and Policies and displayed for everyone to review. Proposed changes to the Future Land Use Plan and Community Work Program were also available for review. Additional feedback was gathered during these meetings.

Open House #1

Cobb County
April 18, 2022
6:00 pm to 8:00 pm
Hudgins Hall (Cobb County Civic Center)
548 South Marietta Pkwy. SE
Marietta, GA 30060

Open House #2

District 3
April 21, 2022
6 pm to 8 pm
Tim D. Lee Senior Center
3332 Sandy Plains Road
Marietta, GA 30066

Open House #3

District 4
April 25, 2022
6:00 pm to 8:00 pm
South Cobb Community Center
620 Lions Club Drive
Mableton, GA 30126

Open House #4

District 1

April 28, 2022

6:00 pm to 8:00 pm
West Cobb Senior Center
4915 Dallas Hwy
Powder Springs, GA 30127

Open House #5

District 2
May 5, 2022
6:00 pm to 8:00 pm
Windy Hill Community Center
1885 Roswell Street
Smyrna, GA 30080

Website

The project website was the one stop shop for all information related to the 5-year update. The project website provided links to the current Comprehensive Plan, Community Profile and Demographic Data, meeting schedules and links, status updates and details, a video about the 5-year update process, and a sign-up link that would update you when the site was updated. However, the most robust part of the website was the Community Engagement Portal.

Community Engagement Portal

The Community Engagement Portal was a single web application that provided all the 5-year update information. It included an Introduction, Cobb Snapshot, Needs Assessment and a Feedback forum. The Feedback forum is where the 5-year update survey and the Community Input Application were located.

Since the portal went live on December 1, 2021 there have been 937 hits.

Survey

The purpose of the survey was to determine respondent's values and interests, while also indicating where improvements need to be made. The survey questions included general demographic questions and questions designed to get respondent's perception of the county today and how they'd like the county to be in 20 to 30 years. The primary focus of the survey included needs assessment questions that helped the project management team determine whether the existing needs in the current Comprehensive Plan were still relevant.

Between December 1, 2021 and April 6, 2022, there were a total of 406 respondents. The needs assessment results can be found on page 34.

Community Input Application

The Community Input Application is a web application that allows the community to provide online feedback from a mapping perspective. The objective is to get information from the community about future land use, parks and greenspace and natural and historic resources.

The application is set up for participants to select one of three maps that provide information about future land use, parks and greenspace or natural and historic resources. The participant can add a pin to a location where they would like to make a comment. After adding a pin, they can provide their comment in a comment box and upload an image that perhaps portrays their desires. Participants can view and "like" other comments that have been posted as well.

According to usage data there have been 739 views between December 1, 2021 and May 31, 2022, which has averaged out to be 4.06 views per day.

Out of those 739 views we have had a total of 37 comments. Twenty-seven (27) of those comments were posted on the Future Land Use map, five comments posted on the Natural and Historic Resources map, and five comments were posted on the Parks map. In addition to the 37 comments,

there were twenty-one (21) total "Likes" to those comments, representing a total of 58 interactive viewpoints.

The Land Use comments revolved around the need for more redevelopment and mixed-use development, including nicer shopping centers. There were comments related to the preservation of very low-density residential areas and more parks and community centers in certain areas, as well as less industrial along Factory Shoals Road and Riverside Parkway.

There was one comment on the Natural and Historic resources map that would like to see more walking and hiking trails along the Chattahoochee River. The Parks map comments provided compliments to existing parks in Cobb.

COMMUNITY ENGAGEMENT DOCUMENTS

Public Hearing #1

Community Development
Jesse A. Co. III, Mayor, City of Cobb
Deborah Allen

TO: Dr. Jackson, Mayor, City of Cobb
FROM: James Public Agency Director
DATE: October 12, 2021

PURPOSE:
To conduct a public hearing to kick off the process to update the Cobb 2040 Comprehensive Plan

BACKGROUND:
The Board of Commissioners on October 12, 2021, adopted a resolution to update the Cobb 2040 Comprehensive Plan. The Board of Commissioners is currently reviewing the plan and will be holding a public hearing to update the plan. The Board of Commissioners is currently reviewing the plan and will be holding a public hearing to update the plan.

IMPACT STATEMENT:
NA

FINANCING:
NA

RECOMMENDATION:
The Board of Commissioners conduct a public hearing to kick off the process to update the Cobb 2040 Comprehensive Plan.

ATTACHMENTS:
1. Cobb 2040 Comprehensive Plan (2021-22)

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PUBLIC COMMENT
(FOR PERSONAL USE ONLY)

Those persons wishing to address the Board of Commissioners will please sign up on the "Public Comment" sign-in sheet located inside the meeting room. The sign-in sheet is located on a table near the front of the room under the overhead screen.

Sign-in sheets will be available approximately 15 minutes before the meeting begins. Please note that there are separate sheets for beginning and end of meeting with six (6) positions on each sheet.

Persons signed up to address the Board will be called upon by the County Attorney and will please come forward to make their remarks from the podium. Each speaker will be allotted a maximum of five (5) minutes, as shown on a timer at the podium. Speakers should direct their comments toward the Chairperson only.

The Board is pleased to offer this opportunity at each regular meeting.

Stakeholder Meeting

Cobb County 2040 Comprehensive Plan 5 Year Update

Stakeholder Meeting
December 15, 2021
12:00 PM
Public Address Room, Auditorium
2000 Peachtree Parkway
Atlanta, GA 30329

Agenda

• Welcome & Introductions	• Public Input: Open House & Discussion
• Roles, Purposes, Process & Scope	• Presentation of the Comprehensive Plan
• Assessment & Findings	• Public Input: Open House & Discussion
• Next Steps	• Presentation of the Comprehensive Plan
• Online Engagement	• Presentation of the Comprehensive Plan
• Future Land Use Map	• Presentation of the Comprehensive Plan
• Group Feedback	• Presentation of the Comprehensive Plan
• Future Land Use	• Presentation of the Comprehensive Plan

QR Code for Webcast
QR Code for Registration

Post-it® Meeting Pad

STAKEHOLDER MEETING #1

- Impact Fees
Dev. should pay for the infrastructure they create

- STORMWATER MANAGEMENT

- UGLY DET POND

- UNDERGROUND DET.

- DEV. PAY FOR DET.

- DEV. TAKE OWNERSHIP OF THESE POND.

Stakeholder Meeting Comments:

- May be good to know what area a commenter is from when commenting in the community engagement portal
- Add trails to the parks map
- Add layers to the park map (Parks map over Natural Resources map)
- What is the Unified Development Code? Does it have anything to do with the Comp Plan? Will it replace the Comp Plan?
 - The UDC is the unity of three regulatory documents currently used by developers, the PC, and BOC. The current Zoning Code includes regulations set in the 70s and 80s that are not currently used – a big part of the commission for the UDC is to look at the entire Zoning Code and update it to modern standards. The reason we will be consolidating the Zoning Code, Design Guidelines, and Development Standards to make it easier for everyone – developers and staff even – to read and understand it.
 - The UDC will not be replacing the 2040 Comprehensive Plan, but it will work with it; the Comp Plan is a reference document to look at where citizens want the County to be by the year 2040. The UDC is a regulatory document to guide current development and uphold modern codes and standards.
- Would like to have an email list of all stakeholders
- Developers should pay for the impacts they create
- Stormwater management concerns
- Unattractive detention ponds
- Need to utilize underground detention more often

The meeting officially adjourned at 2:57PM.

Stakeholder Interviews

Interviewee: Tamae Partain

2/17/2022 3:00pm

SWOT Questions:

- Strengths:
 - Strong government, well thought out, provides good services
 - Infrastructure, schools, opportunities, strong communities support each other
- Weaknesses:
 - School system, leadership infighting
 - New cityhood, impact county's tax base, change the dynamic
- Opportunities:
 - Infrastructure funding
 - Look for joined partnership between different departments and community sectors to work together on all aspects improvements of county such as economic development, housing, infrastructure, services, parks, creating jobs, and etc.)
 - Creation of a sense of place not just beautification everywhere
- Challenges/Threats:
 - School system, leadership infighting
 - New cityhood, impact county's tax base, change the dynamic
 - Funding allocation and seeking

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Wants to improve quality-of-life
- CID's are important partners
- County could be more efficient in where we build and what we build
- Look at EV grid and how it ties-in to transit

- Transit should be integrated; county could be first larger suburban county to do so

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Low taxes
- People want to move here
- County is getting older – will change the types of services the county will need to offer
- County also needs to attract younger generation and will continue to need good parks, public safety, schools
- County needs to understand what kind of business are going to be needed for the population

Housing

What do you consider the most pressing housing concern within the County?

- There has been pushback on apartments, hotels and high density
- Push for affordable housing
- Cobb has variety of housing

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Where are you going to put it?
- How to get from street to end user as well as to more rural areas
- County needs to look for ways to partner so can upgrade infrastructure while broadband is being expanded

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure

- Getting everyone on the same page – making sure everyone is looking at the whole picture and not in silos
- Transportation and transit

Interviewee: Darren Willman

2/21/2022 2:00pm

SWOT Questions:

- Strengths:
 - School system
 - Lake activities of the county – Lake Allatoona
 - Activities from stadium to the mountain and to the lake
- Weaknesses:
 - Disconnection between the county and the people. Need to listen to people, development often goes against the neighborhood. County needs to pay a little more attention to the concern of the protection of lake Allatoona
- Opportunities:
 - County does a good job in taking advantage of good opportunities
 - Consider some environmental issues about lake Allatoona
- Challenges/Threats:
 - Be mindful of water quality. Rainfall and stormwater going into Lake Allatoona may become a huge issue. Chemical components in the water needs more attention.

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Current zoning structure has managed development very well
- Needs are changing

- Doesn't like current structure that seems to give commissioners free range over comments. Need to stay with staff comments.

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Staffing availability
- Taxes and tax base
- Ability to work in county without a lot of regulations
- Maintain budget and costs
- School system
- Parks
- Security of police force

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing
- Doesn't like apartments as affordable housing
- County shouldn't lose focus on single-family residential
- Maintain single-family development

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- County has good access

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Maintain integrity of water quality (Lake Allatoona)
- Affordable housing (focus on single-family rather than apartments)
- Maintenance of parks

Interviewee: William Dickman

2/15/2022 1:30pm

SWOT Questions:

- Strengths:
 - Historical and cultural resource
 - Sense of neighborhood
 - Convenient to office locations
 - Great opportunities to engaging in community affairs
- Weaknesses:
 - Communication between government and citizen could be improved
 - Communication between county and states
 - Benefits outweigh negative
- Opportunities:
 - Technology – encourage future high-tech industrial development
 - Helps to provide more financial benefits and more education opportunity
- Challenges/Threats:
 - Crime due to population growth
 - Education also due to population growth
 - Politic division at local level, state level as well as national level
 - Need for growing interest in unity and conversations

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Suburban setting instead of urban setting
- Single-family homes instead of high occupancy or high-rise developments

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Education for kids

- Reputation of schools drives housing prices
- Corporate tax breaks
- Local government future planning (such as Comp Plan). Businesses want to know what is going to happen in 20 years.
- Businesses need stability (taxes, zoning, etc.)

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Wonderful target
- Affordability
- Who is going to pay for it?
- Installation of infrastructure

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Land Use – suburbanization or preservation rather than urbanization
- Honest and transparent government
- Provide best education for children

Interviewee: Melissa Sutton

2/11/2022 2:30pm

SWOT Questions:

- Strengths:
 - Family, residential Area
 - Business - very supportive community (Vinings – hometown village feel)
 - Property tax – very reasonable compare to Fulton County
 - Well managed county and very responsive, interacting with residence
- Weaknesses:

- County wait too long to respond to cityhood movements (talking about Vinings)
- Woodland Brook and Paces Ferry intersection - dangers to pedestrians
- Opportunities:
 - Educating residences about the cityhood movement to better understand with it means to county financially and economically
- Challenges/Threats:
 - Economic – cityhood impact; school tax impacted as population ages and becomes eligible for school tax exemption
 - Awful apartments – too many, too high density, create traffic issue, lack of maintenance (refer to those around Vinings)

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Apartments surrounding Vinings have created traffic issues. Apartments tend to eventually have problems with maintenance and become obsolete.
- Too many high-density complexes
- No more affordable housing units

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Battery and the Braves stadium
- Low taxes
- Population -middle and upper-class residents
- Cumberland Mall is a problem and eyesore – not a good draw of stores

Housing

What do you consider the most pressing housing concern within the County?

- UDC – hope it is not intended to change zoning to allow for higher density zoning

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Need more competition
- Frustration with increasing prices for cable and internet

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Communication with residents when you have a change in Commissioners and leadership
- Education funding
- Zoning – controlling developments with higher densities

Interviewee: Richard Grome
2/18/2022 3:00pm

SWOT Questions:

- Strengths:
 - School system, especially in East Cobb
 - Best fire department and emergency services
 - Good Police protection
 - Nice amenities – park system
 - Subdivisions well maintained
- Weaknesses:
 - Density cause traffic – need to be cautions in how we proceed with all of the County in Zoning (Zoning from LDR to MDR and to HDR, zoning for industrial, zoning for shopping area)

- Lots of requested variances that are unwarranted. Need to abide by the Zoning code.
- Opportunities:
 - Keep education base – public schools
 - Explore more education opportunities/system, not just colleges but other training and apprenticeships
- Challenges/Threats:
 - County is almost completely developed. Developers always try to squeeze in more. Need to keep low and mid residential. Higher density residential will put a lot strain on the infrastructure (traffic, fire, police, DOT, water, stormwater, etc.)
 - Be careful about High density development to make sure that the infrastructure can support it
 - Price for homes are high in East Cobb, should be more affordable

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Don't want urban environment – needs to stay suburban
- Should keep topography and trees
- Stick with lower density developments – stay R-15 and R-20, not RA-4 and RA-6
- Keep family-oriented residential – keep high-density where it already is being located
- Mass transit not a solution – should be in high-density areas
- Developments should fit into the area with same qualities

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Tax structure – okay for business
- Building businesses – make sure business will be supported by the community

Housing

What do you consider the most pressing housing concern within the County?

- Cost of housing
- Housing should be available at price point for everyone we need (fire, laborers, food service employees, etc.)
- Need for driving supply of affordable housing for working people county-wide
- Need more infrastructure for amount of housing going up

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Some areas faster than others
- Broadband is a utility and needs to be available as much as possible in the county
- Infrastructure needs to be there

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure (parts need replacing, maintenance should be in general budget and not in SPLOST)
- Staffing (especially fire/police)
- Maintaining education quality (expand non-university capabilities like trades and apprenticeships)

Interviewee: Chris Lindstrom

2/18/2022 1:30pm

SWOT Questions:

- Strengths:
 - Suburban way of life

- Close enough to the interstates, city (convenience of access)
- Weaknesses:
 - Overbuilt – cause more congestion and more density
 - County becomes far more political; community doesn't feel heard
 - All schools need to be on equal footing
 - Lack of sidewalks on both sides of streets, need separate lane for bikers and pedestrians
 - Stormwater management, sewer, drainage problem. County has manpower shortage to deal with the stormwater issues
- Opportunities:
 - More ideas to build roads with bike lanes
 - keeps industrial separate from home developments
 - Education is vital, needs more attention
 - Broadband overall the county
 - Allow people to opt in to pay school tax
 - Lots of forms of education/training to help young people for their future
- Challenges/Threats:
 - Keeping suburban lifestyle
 - Support of police department, safety, police coverage, manpower
 - Stormwater management, sewer maintenance
 - Affordable housing, homeless, juvenile homes
 - Safety issue: drug, gangs...

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- More controlled growth
- More High-tech and medical businesses
- County needs to look for areas for small houses
- Converting old buildings to home or small businesses. May also address homelessness issue

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Education and training facilities
- Need for educated population to attract businesses

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing, but where? What about maintenance?
- People want their own space
- Work with developers to find solutions

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Who pays for the infrastructure?
- Investment in our future – necessary for education
- New developments should already have installed

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Transportation
- Education
- Broadband
- Stormwater infrastructure

Interviewee: John Heath

2/16/2022 2:30pm

SWOT Questions:

- Strengths:

- Schools
- Access to Kennesaw Mountain area
- General upkeep of infrastructure and facilities
- Feel safe living in the county
- Weaknesses:
 - Developers focus on building up in new places instead of redevelopment of the existing rundown places such as Sprayberry parking lot
 - Lack of recognizing the character as well as uniformed blend to the consistent elements of the place
 - Decayed area in big shopping centers such as Town Center, also Canton Road
- Opportunities:
 - Transportation based community, looking all modes of transportation that interconnect within the county and outside of the county. More trails, more bike ways and more buses
 - Redevelopment/infilling development is important
 - Creation of a sense of place and character; uniformity is not the answer
- Challenges/Threats:
 - Boundaries between the new development and residential area pushed in favor of the new more profitable development. Should protect more residential areas
 - New developments in almost fully development area need to be carefully managed to keep the character of the area

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Need for high quality mixed-use. Likes parking decks buried in the building
- Do it sensibly and with quality to ensure that the developments last

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Wealthy residents
- Economically strong
- School system and good local colleges
- Access to major transportation core
- Cobb's place in metro Atlanta
- Great place to raise kids
- Encouraging live, work, play

Housing

What do you consider the most pressing housing concern within the County?

- Cobb has plenty of single-family residences
- Are we building the right types of housing? In the right places?
- Older population is going to be selling in 10 years and looking for something else
- Need high quality

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Don't know but likes idea of bringing to everyone
- Don't go all in on current technology. Technology changes so fast, county should be smart about it
- Need to address last mile connectivity – ensuring access to everyone
- Cobb can do it because of location

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- We can be self-sustaining by having a robust transportation network within the county and connected to outside the county
- Need to flexible in thinking and planning

- Maintaining highest quality of service. To be great in 2040, we must be building great in 2022.
- Need to really value every development because of its lasting impact.

Interviewee: Shane Spink

2/4/2022 10:30am

SWOT Questions:

- Strengths:
 - School qualities
 - Low taxes
 - Diversity of the County (Such as Sprayberry area, where he lives)
 - Economic (Cumberland area, a lot of opportunities)
- Weaknesses:
 - Transportation – especially on major commercial corridors, Along I-75 (not tie to traffic)
 - Rundown buildings in key valuable areas (redeveloped with eyes on the way the development should be done the future not the way done the past)
 - Lack of green space
- Opportunities:
 - Education –obligation to help out some left behind areas, especially in South Cobb
 - Canton Road Corridor – rundown, needs to be improved
 - Town Center Mall – declined, needs to be improved too
- Challenges/Threats:
 - Political infighting– local government and school board should work together

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- More live, work, play opportunities
- Need for greenspace
- Letting greenspace go to large subdivisions
- Overgrown
- Need for more smart growth
- Need to grow differently

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Location of Cobb is important
- Quality of schools
- Can be a driver in improving rundown areas

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing
- People are being priced-out
- Live/work – need a variety of housing
- Affordable mixed-use
- Recognizing variety and location – it can be done
- Older population wants the same things – that is impossible

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Affordability
- Should be for everyone

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Transportation
- Smart growth – going to need to work closer together

- Investing in schools
- Low taxes

Interviewee: Robert Richards

2/18/2022 11:00am

SWOT Questions:

- Strengths:
 - Mixed rural nature of Cobb County
 - Wanted to be away from congested environment
- Weaknesses:
 - Disparity in development and resources (east Cobb commands most of the attention in terms of resources. Creates a degree of dissatisfaction both socially and economically and undermines the ability to work together as a county)
- Opportunities:
 - Elective Leadership of the Cobb County
 - Openness to community engagement to build bridges in good times in preparation for bad times
 - Engage businesses and developers with smart development. Look at impacts on environment and community.
- Challenges/Threats:
 - Socioeconomic divisions across the county
 - Diminished value of the community due to businesses and developers driving things into the community that community doesn't want. County should listen to the community and partner with it

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Development is different based on commission district

- Development needs to be smart
- Always going to resist high density
- Wants to keep his area more rural
- Development should add value and/or uplift the community

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Businesses need to look for what communities are looking for.
- Development and businesses should be context driven
- Businesses should partner with communities to see what they need or want

Housing

What do you consider the most pressing housing concern within the County?

- Moved to Cobb County because he could afford to move her
- People are trying to move into places for comfort and security – should be available for everyone
- Affordable housing – don't drop apartments into the middle of single-family homes – must look at impact on communities
- Look at distribution of housing and development throughout the county
- Apartments and developments disproportionately changing the value and economics of the community

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Need more competition
- No fiber in certain area
- Need full access to full sweep of choices

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure across the board (water, roads, viability, green infrastructure and development)
- Didn't move here for buses and transit (maybe shuttle services for aging population)
- Constant building or disproportionate building pulls down value of areas

Interviewee: Robin Meyer
2/10/2022 3:00pm

SWOT Questions:

- Strengths:
 - Diverse and dynamic place
 - Keeps changing
 - people getting more connected to the county and to the region
 - Professional competence - group of local governments include county and city levels
 - Beginning of a good civic and cultural non-profit sector
 - Some aspects of complete business sector but not all
 - Business community - Chamber of Commerce does great job to support large and industrial businesses
- Weaknesses:
 - Not funded the county government to the level it's needed for it to provide modern day services to a suburban and semi-urban place (still work on the model of a rural county as before)
 - Civic and not-profit sectors need more support from county (Libraries, PTAs, garden clubs, book clubs, social network arts, and cultural need to be incorporated all the area of the county)

- Quality of life and beautification issues (roadway maintenance, signage, street sweeping, and trash pickup), county area near state highway needs better maintenance
- Small business needs so much help and network to support them
- County find some way to better channel public participation and policy making. Each commissioner district may divide into 3 to 4 groups to be able to easy spread information and collect feedback from all groups of people
- Opportunities:
 - Federal funding thru pandemic and Biden administration bill. Use on long term planning to support capital improvement
 - Tech company for young people, places that are appealing for young people to live, transit opportunities
- Challenges/Threats:
 - Industrial base of county is changing from small contractors to larger warehouse type facilities, which create a incredible amount of trucks and delivery traffic to the streets
 - Lack of modern transportation and stormwater infrastructure in old developments. Cost of redevelopment is high to have modern infrastructure in this area
 - Increasing diversity in every possible fashion including language to engage more people in civic, cultural, and economic fairs

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Diversity of housing types
- Needs a better mechanism to develop village style nodes. NAC is not dense enough and too broad to create a village. Need a different model other than NAC.
- Need to figure out industrial and non-industrial interface. (Incentives or zoning to create buffers between industrial and non-industrial)

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Location
- Access to workforce
- Transportation
- Small businesses need networking, support and recognition
- County needs to provide basic demographic information about Mableton

Housing

What do you consider the most pressing housing concern within the County?

- Price
- Need ways to subsidize rental housing
- County needs to take the lead for affordable rental locations
- Doesn't know mechanism for for-sale affordable housing – people don't make enough
- There are issues with older developments that have common areas and HOA's that can't manage infrastructure. County could provide some way to help.
- Housing is taken care of as long as zoning ordinances allow flexibility
- Need change in zoning – market is looking for walkability

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Doesn't know but think everyone should have it

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Budget for capital improvements and maintenance
- Broadband initiative
- Major funding for the arts, parks and cultural affairs – need for programming on the weekends

Final Thoughts

- How great it is to participate virtually. Technology is still not what it needs to be, but it has allowed people to participate that could never had participated before.
- Let's do a better job of listening and allowing people to talk

Community Meeting #1

Cobb County 2040 Comprehensive Plan 5 Year Update

Community Meeting

January 24, 2022
8 PM to 9 PM
Virtual

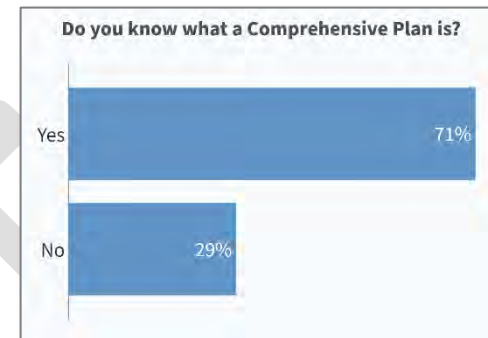
Agenda

Host	Brittany Hughes, Communications Coordinator
Welcome	Jessica Guinn, Community Development Director
Overview	Philip Westorodu, Planner, Community Development
Assessment & Trends	Davis Webb, Intergovernmental Coordinator, Community Development
Next Steps	Mandy Elliott, Historic Preservation Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, Community Development GIS Supervisor

Comprehensive Plan Website

Online Engagement Portal

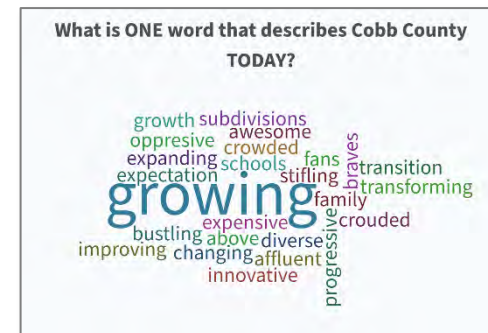
Community Meeting #1 Agenda



Community Meeting #1



Community Meeting #1



Community Meeting #1

What are the STRENGTHS of the County?**Total responses = 58****Unique participants = 21**

Hospitable
 Inviting
 Well balanced
 Nice mix of urban yet suburban feel
 Convenience
 Leisure activities
 community outreach
 Cultural events
 Ready access to goods and services
 Great intersection of ideas capabilities and active contributions coming in from all directions
 Dog parks galore!
 Parks
 family friendly
 Don't have to leave the county for social activities
 Engaged citizens
 easy to get around
 Keli Gambrill
 LOW TAXES & GOOD SCHOOLS
 Parks and greenspace
 sINGLE FAMILY HOMES
 Green space
 Presence of many colleges and universities
 Safe and family centric
 Safe
 Inclusive
 Strong nonprofit sector
 Diversity
 Low density
 lots of things to do nearby, without having to deal with perimeter traffic
 Lively cultural sector
 The Battery!
 A variety of housing types and population densities
 Safe
 The basic outline of a good transportation network
 safe
 saafe
 Braves Central
 Small businesses
 great mix of city living at the doorstep of wonderful recreational outdoor activities
 Educated population and generally good school system
 Braves stadium
 Forward thinking
 Accessible

Community Meeting #1 SWOT

Low-ish crime
 parks
 Highly educated
 Location. Low taxes. Schools
 Great Schools
 Accessibility
 Safety
 Small Business friendly
 Diversity
 Taxes for seniors
 schools
 Close proximity to Atlanta
 Education
 sound, competent government
 Low taxes

What are the WEAKNESSES of the County?**Total responses = 57****Unique participants = 20**

Decrepit and rundown businesses
 commercial development
 No Trader Joes in S/W Cobb
 County government- need to work together more
 Need more automation and fewer paper txns with govt
 Lack of economic development plans focused on consumer oriented businesses in underserved areas.
 Too many lift stations and pump stations
 Growth is positive only if it is not too fast or too slow as in sustainable growth is steady not hot and cold only one chance to do it right the first time
 Lack of of building and signage over site- too many facilities and houses in disrepai
 Senior services for those in most need
 Lowest taxes in the metro area
 County resources (people and money) stretched too thin, especially in these areas: parks, code enforcement, stormwater management
 No Whole Foods in Smyrna (lol)
 high density encroachment creating increasing land scarcity
 Need better coordination between County departments
 Bias to outside developers
 Lack of robust public transportation which limits commercial growth.
 Lack of transit options throughout the county
 Solid waste services
 Old shopping centers and schools have too much pavement and poor stormwater controls
 Ignorance to lake Allatoona water source
 Proposed city of east Cobb - bad ideal
 Failing infrastructure in need of repair
 Lack of climate action plan
 Crime increasing

Community Meeting #1 SWOT

Limited domestic violence subject matter expertise
 No fiber
 Recreational opportunities
 Lack of Live, work, play developments
 Encroaching crime
 No Google fiber
 County operational decisions (zoning, traffic, parks) is too centralized without enough local direction.
 Traffic
 Traffic
 No fees for Stormwater controls - too much pavement countywide
 GOVERNMENT TOO LARGE & TAKES ORDERS FROM ARC & CHAMBER - SHOULD BE FROM THE CITIZENS
 Few options for wifi/fiber
 flooding
 Limited public transportation
 Disconnect of school board leadership from population served
 Green Space
 Affordable housing
 Seemingly corrupt local government at town/city level
 stormwater management
 Prosperity is not evenly distributed to all parts of the county
 Affordable housing
 Lack of green space
 Lack of Housing
 Storm water
 Tax base too low for needed capital improvements so we have to rely on SPLOST
 Too many wires
 Limited public transportation
 Lack of educational equity
 Park land, Greenspace
 zoning
 Traffic
 traffic

What are some OPPORTUNITIES the County should take advantage of?

Total responses = 49

Unique participants = 19

Mowing all the streets all the time - not just major ones.
 Incentives for small developers to build more innovative housing solutions
 more opportunities for community to engage with police in non-emergency situations
 Road side debris cleanup
 More Senior activities
 county provided trash and recycling pick up
 Arts centers open most every day with activities for all
 Underground utilities
 Revitalize old Town Center Mall area
 diverse opportunities for recreational opportunities

Community Meeting #1 SWOT

More variety in housing types.
 We need to protect not only the watershed but the greenspace for the wildlife and active recreation within close proximity to where folks live work and play public access
 More connections to Marta
 Public waste services. Private waste management is not working.
 River expansion
 Provide better incentives to commercial property owners to clean up properties
 family and domestic violence resources
 Chattahoochee River improved for more recreation
 Chattahoochee river
 Control strip malls
 Government provided waste & recycling service
 Stop allowing outside developers to make quick money at the expense of local residents
 Wholeheartedly embrace the Chattahoochee Riverlands project. make Cobb's riverfront accessible to all and a draw throughout the area.
 All grants
 More opportunities for small businesses to service govt needs
 Stop taking so much federal money so when it stops we end up holding the bill
 Attainable/Affordable Housing
 Leverage SPLOST to build/expand/improve upcoming Cobb Family Advocacy Center infrastructure approach
 More Small Business
 Traffic controlled by smart lights
 Bike and hiking paths
 More land should be purchased for greenspace, trails and passive parks with an emphasis on connectivity.
 Equity in all parts of the county
 Underground utilities including wires
 Small business tax easement
 more parks for families
 More green space
 More emphasis on grant writing for parks and arts especially.
 Buying more available land for parks
 numerous and diverse natural resources available for recreational opportunities
 Virtual communication
 small business, local sourcing
 Control signage and facility /housing upkeep
 Tourism money put into local parks
 Monorail
 PRESERVE SUBURBS
 Expansion of Marta to Cobb
 Fiber
 Grant funds from ARC for Livable Centers

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?

Total responses = 39

Unique participants = 21

City hood annex

Community Meeting #1 SWOT

Community Meeting #2

City hood saner
 Metro-wide collaboration
 Enabling cycling as a safe mode of transportation
 redevelopment of older/ abandoned commercial property
 Biggest challenge is city and county govt working together
 Balancing the desire for continued growth with the ability to build and maintain the actual infrastructure needed
 Transit
 Broadband access
 General upkeep and appearance
 Growth
 waste management
 Fighting crime
 Road and sewer maintenance
 exponential growth without proper mass transportation in place.
 Transportation
 THERE IS A LIMIT TO RESOURCES, THERE CANNOT BE UNLIMITED GROWTH, LIMIT DENSE DEVELOPMENTS
 green initiatives for businesses and homeowners
 Embracing the fact that we are part of a community greater than Cobb County and being open to our neighbors.
 Demand for better broadband with the new work from trend
 Strategic investment in diversity-driven innovation
 School Board
 Climate change
 No more cityhood initiatives. We must remain as one Cobb County
 Eliminating domestic and sexual violence
 Stormwater controls
 Older facility tear down/maintenance
 Need to get a handle on Storm water management
 Affordable housing. Too many people just don't earn enough to support a family.
 Trying to turn it into Fulton county via taxes and population density to go along with traffic
 stormwater management
 Transit
 Increased Population
 Finding the resources from tax revenues to actually pay for all that we need. Much of this has been deferred for decades.
 Budget restraints
 Supporting the growing population
 Affordable Housing
 Transportation
 Better street maintenance

Community Meeting #1 SWOT

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting
 February 3, 2022
 6 PM to 7:30 PM
 Virtual Meeting



Cobb County...Expect the Best!

Agenda

Welcome & Introductions	Jessica Quinn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Philo Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gardner, GIS Supervisor, Community Development

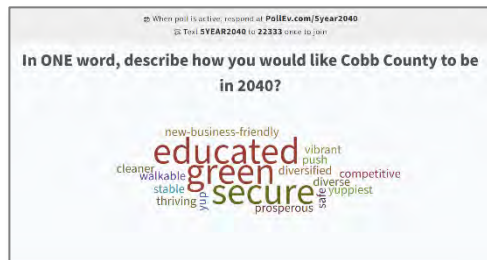

 Comprehensive Plan Website


 Online Engagement Portal

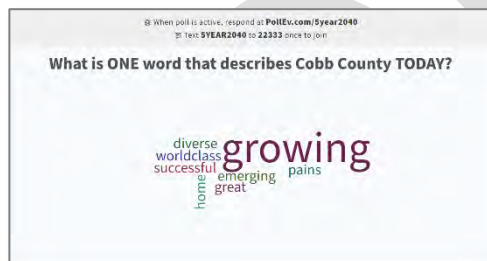
Community Meeting #2 Agenda



Community Meeting #2



Community Meeting #2



Community Meeting #2

What are the **STRENGTHS** of the County?

Total responses = 31

Unique participants = 8

National Parks
Riverview Landing
Lake Allatoona and the Chattahoochee
Low/ medium density
Magnificent skyline views ifrom Buckhead to airport in southern part of county
Chattahoochee Riverlands - The Greenway
Convenient, everything is here
Fire departments
Accessibility
Cobb EMC
Easy access to major assets, including Braves, airport, city
Suburban
Age demographic balanced
More sidewalks than 10 years ago
Public Schools and Universities
Close proximity to Atlanta
Low taxes
Availability of greenspace
Braves
The Battery
Diverse
Parks and Recreation
Parks and trails
Nice place for families
Residential
schools
Strong tax base.
Balanced
Versatility
C
Low taxes

What are the **WEAKNESSES** of the County?

Total responses = 16

Unique participants = 6

We should consider a "Keep Cobb Beautiful" campaign
inadequate bike lanes
Opposition to mass transit to address increased car traffic
Equity in commercial sector not evenly distributed across county
Litter
gang
drugs

Community Meeting #2 SWOT

Gang activity
 Certain areas are always littered with trash.
 Not enough passive Parks/Greenspace
 Infrastructure keeping up with growth
 Traffic
 The schoolboard dissention
 Pay for police is too low
 growing traffic concerns
 Traffic

What are some OPPORTUNITIES the County should take advantage of?

Total responses = 22

Unique participants = 6

Need more incentive dollars for the Facade Improvement program in the Design Guidelines.
 A beautification program should be throughout the county
 Build desperately needed community center in south Cobb
 Implement beautification program to improve Veterans Memorial Highway
 Senior Services to keep up with the increase in 65+
 Explore government grants/funds that will help finance our opportunities as we grow
 More multi purpose development
 Increase trade schools
 Keep industry/business separate from residential areas
 Complete Mountain to River trail system
 Renovation of aging school infrastructure, especially in south Cobb.
 Increased growth in business/retail sector based on the success of The Battery and World Series win
 Having our own Beltline.
 Expansion of Town Center Bikeshare program
 Control clear cut developments
 broadband in public areas
 Work with builders to keeping the trees that Cobb has been known for.
 Public transportation
 Chattahoochee Riverlands Greenway transformational trail
 Improved traffic management
 Drugs
 Becoming way too crowded

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?

Total responses = 22

Unique participants = 8

Neglected residential properties
 Appropriate representation as population grows
 Encourage green space. We should not feel obligated to overbuild county
 Community vs. Isolation
 Maintaining the excellent police dept
 Green-space, parks

Community Meeting #2 SWOT

Balance residential growth with housing affordability
 We need more of them
 Better cooperation and less partisanship on the school board
 Access charging stations for electric cars
 Maintaining and increasing the infrastructure.
 Ensuring adequate and affordable housing for our senior community
 Maintaining existing buildings that are being used so they don't become in disrepair or become obsolete
 Clean water
 How to compare growth with the need for roads/transportation limitations
 Maintaining a suburban atmosphere
 Pollution
 Enough schools to address the increasing population
 Affordable housing
 Traffic
 Managed Growth and Infrastructure
 "smart growth"

Community Meeting #2 SWOT

Community Meeting #3

Cobb County 2040 Comprehensive Plan 5 Year Update

Community Meeting

February 16, 2022
6 PM to 7:30 PM
Virtual Meeting

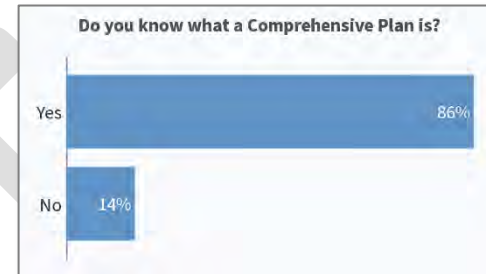
Agenda

Welcome & Introductions	Jessica Gunn, Community Development Director
Role, Purpose, Process & Scope	Phyllis Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Phyllis Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, GIS Supervisor, Community Development

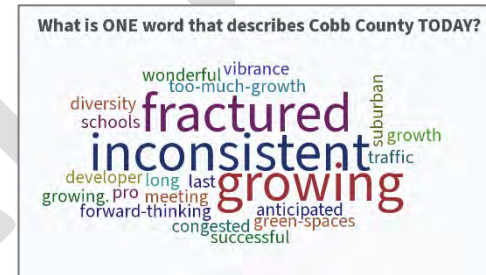
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 [Online Engagement Portal](#)

Community Meeting #3 Agenda



Community Meeting #3



Community Meeting #3



Community Meeting #3

What are the STRENGTHS of the County?**Total responses = 26****Unique participants = 8**

Citizen engagement
 Employees
 a non-biased Madam Chairwoman guiding
 Good neighborhoods
 Exceptional schools
 Businesses
 People
 Libraries
 Beautiful homes
 Parks
 sense of community
 Great schools
 KSU
 decent schools
 Diversity
 Low taxes
 safety
 family oriented
 Development of transportation systems and suburban areas.
 Community
 police
 The people
 Public safety
 Parks
 Opportunity
 Educated

What are the WEAKNESSES of the County?**Total responses = 26****Unique participants = 8**

Deforestation
 Spot zoning still goes on
 Less Walkability
 Lack of community hubs
 Lack of nodal commercial planning
 Pro-developer
 Less public transit
 No live work
 Traffic in specific location and times
 Covid
 density increasing too fast
 Polarization

Community Meeting #3 SWOT

Poorly maintained roads
 bringing in high density residential
 traffic
 Traffic
 Linear commercial sprawl
 Lack of public transportation
 Inequity
 Parks
 Becoming polarized like everywhere
 Stormwater issues
 Density
 Traffic
 Traffic
 Transportation

What are some OPPORTUNITIES the County should take advantage of?**Total responses = 20****Unique participants = 6**

Rural, urban, and suburban areas: we have it all!
 MSPLOST" refers to Mobility SPLOST from CTP.
 Smart Growth
 Great diversity
 partnerships with CID's and businesses
 chattahoochee tech
 Redevelop town center
 chattahoochee tech
 University presence: KSU and Life U
 Repurpose vacant big box malls
 Green space
 Opportunity for community unity through parks and transportation
 any grant monies available
 County could spend time on why areas want to incorporate; then close the gaps.
 Protect free space
 state and federal funds for transportation
 Connecting communities, parks, amenities with sidewalks
 Save/protect free space
 Redevelop run down areas
 MSPLOST

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?**Total responses = 27****Unique participants = 9**

Thank you all good night.
 repurposing of large retail centers
 Space

Community Meeting #3 SWOT

Overbuilt commercial areas
 autonomous vehicle infrastructure
 County limited budgets for stormwater management, safe drinking water, safe dams
 aging and deteriorating infrastructure
 Lack of support for transit options
 Population growth vs. traffic
 lack of improved public transit options
 Smart growth
 safety as area grows from suburban to urban
 traffic
 Protecting Noonday Creek
 Need growing younger population
 Crime
 The formation of breakaway cities removes revenue
 Higher taxes
 Smart growth
 Addressing issues of aging in place
 Aging infrastructure
 Unchecked development
 Stormwater challenges
 Political Polarization
 Transparency
 Transparency
 Population

Community Meeting #3 SWOT

Community Meeting #4

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting

March 3, 2022
 6 PM to 7:30 PM
 West Cobb Senior Center
 4915 Dallas Hwy.
 Powder Springs, GA 30127



Cobb County...Express the Best!

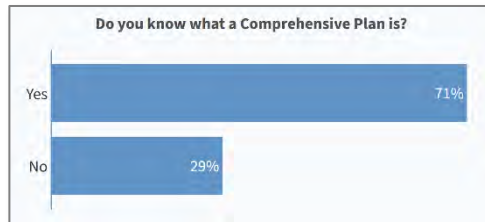
Agenda

Welcome & Introductions	Jessica Guinn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Philo Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, GIS Supervisor, Community Development

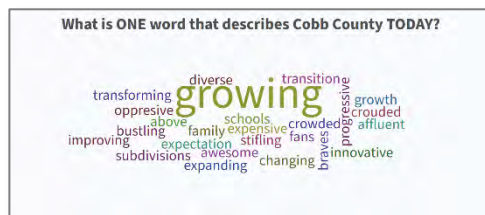



Comprehensive Plan Website
Online Engagement Portal

Community Meeting #4 Agenda



Community Meeting #4



Community Meeting #4



Community Meeting #4

What are the STRENGTHS of the County?

Total responses = 73

Unique participants = 30

Low crime rate
 Econical
 Senior centers
 Braves
 Big Chicken
 World Series champs
 Homes with acreage
 Family friendly
 Sidewalks and trails
 Areas for density, areas for openness
 Parks
 Education
 Park-land
 Friendly
 Variety of neighborhoods
 Variety of services
 Braves!!!!
 Parks
 Parks and hiking trails
 Diversity
 Residential
 Single family
 Clean water
 Community
 KSU
 Schoolsandsmootht ransitionlanduse
 Homes with acerage
 Responsive county govt
 Education
 Good government
 Small town feel
 Outdoor activities
 Easy access to interstate highways
 Progressive
 Easy access to downtown
 Residential and rural areas
 Diversity
 Not Atlanta
 Low density
 Private and non private open lands
 Parks
 Open lands
 Passive parks and active parks

Community Meeting #4 SWOT

Good-schools
 Large-lot-homes
 Emergency services
 Parks
 Law enforcement
 Homes on large lots
 Parks green space
 Well run county govt
 Great amenities
 Low density
 Police and fire
 Road networks
 Schools
 Easy Access
 Schools
 62taxbreaks
 Live-work
 Quality of schools
 History
 Education
 Open area
 Residential
 Access to medical care
 Business-friendly
 Parks
 Low density owner occupied single family suburban neighborhoods
 Security
 Responsive government
 Infrastructure
 Diversity
 Live Work
 Parks

What are the WEAKNESSES of the County?

Total responses = 62

Unique participants = 28

Affordability
 Over crowded roadways
 Power of the developers
 Lack of transparency
 Non-transparent
 Too easy for developer to apply rezoning
 COLM
 Sidewalks
 Pretending that undevelopable land counts as open space in OSC development
 Too much 55+ community development

Community Meeting #4 SWOT

Empty Avenues space
 Stormwater issues
 Indifference to long-term residents
 Overdevelopment with industrialization
 Corrupt election
 Mass transit needed
 Keeping wetland areas of Barrett Pkwy undeveloped
 Developers and rezoning
 Street repair
 Rezoning requests appear to be "gimmies"
 Developers try to run things
 Firework dealers and vape shops
 Non-transparent
 GDOT Traffic congestion Road planning
 Lack of Affordability
 Poor lighting along public roads
 Congestion
 Connectivity between green spaces
 More restaurants and not Mexican
 Increasing density but not intangibles of lifestyle
 No follow up down rd on Landscaping
 Quality of development
 need more funding for police and fire
 Too much empty commercial development
 OSC code
 Local employers
 Poorly maintained roads
 Road repairs
 Divisiveness
 Trash along the roads.
 Developers following rules
 Board friction
 Good restaurants
 Developers wanting rezoning
 Traffic
 Traffic Congestion
 Over development
 Crime in neighborhoods
 Pro developer
 Commissioner leadership
 Walkability
 Restaurants
 TRAFFIC
 Unawareness by co. Government
 Traffic congestion on Hwy 120
 Overdevelopment
 Zoning

Community Meeting #4 SWOT

Congestion
Traffic
Apartments
Unchecked development
Parks and rec

What are some OPPORTUNITIES the County should take advantage of?

Total responses = 40

Unique participants = 24

Create more areas as a Main Street feel
Support BOC
County code on flooding from new building
Government grants
Acquire greenspace
Public transportation in west Cobb to ease congestion
Actual bike paths and hiking trails
Secure elections
Need a tree ordinance with more teeth. Don't let developers level land
Protect wooded areas
LIBRARIES
No R-10
Publish advantages of the count
Let neighboring counties absorb the growth and negative impact
Provide sound barriers & greenery on Macland Road
Maintain Greenspace
Stay unincorporated
Redevelop abandoned properties
Expansion of traffic flow westward from square
Use abandoned commercial spaces
County community gathering events
Incentive for avenues
Federal funding for additional police and fire
More beautification of current roadways
More Interventions and skills programs for teens
Less city governments
Reduce storage units
Cities
Conservative growth
Food
Forget rezoning. If it's not in the comprehensive plan, deny it.
Using matching grants for community amenities
Keep property taxes low
Litter
Maintain status quo of land use plan
Redevelop abandoned shopping before new shopping centers are built
Police patrol in neighborhoods

Community Meeting #4 SWOT

Cityhood
Control zoning/development
Investment in infrastructure

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?

Total responses = 66

Unique participants = 30

crime
Too many SS
Less misogyny
density
Transportation access
Inhibit rezoning to O&I in commercial to allow for reduction in tax increases by way of less schools, less co. Services
Overdevelopment inconsistent with land use plan
Website that's easy to navigate
Not keeping any wooded areas
Proper spending on infrastructure
Development inconsistent with surrounding area.
Better website
Don't become an East Cobb
Repercussions of poor development decisions made today
Losing lost mountain park to COLM.
Tax increase because of new cities causing Cobb to lose revenue
Traffic congestion
Ignoring the residents needs over that of developers
Improve roadways to handle increased traffic
No COLM
Limit Atlanta's influence
Tax increases levied by city governance
liberalism
Tax increase with new cityhood
City hood
All the potential new cities
Transportation access
Losing open space
Less funding cause of cityhood
Loss of Law Enforcement
City of Lost Mtn
Urban sprawl
Undocumented immigrants
Aging population will. Need housing and senior centres
Smart growth
Manage growth
Rail of any kind and empty busses
More people moving in
Infrastructure for east/west traffic

Community Meeting #4 SWOT

Too many apartments
 Need intelligent commissioners to make reasonable decisions
 Congestion
 Controlling development
 Crime
 More overpopulation
 Lack of transparency
 Traffic / Roadway
 Rezoning
 Stop letting developers get increased density on rezoning applications; hold to existing zoning
 Traffic congestion
 crooked politicians
 Reduced tax base
 Population growth
 Not keeping up with increased traffic
 Traffic congestion
 Lack of access for working class
 Over development
 Greed
 Push for cities
 Transportation
 COLM
 Funding
 Managing growth
 Traffic
 Increased crime
 Bike path and hiking trails

Community Meeting #4 SWOT



Community Meeting #5

Cobb County 2040 Comprehensive Plan 5 Year Update

Community Meeting

February 24, 2022
6 PM to 7:30 PM
Virtual Meeting

Agenda

Welcome & Introductions	Jessica Gunn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Philo Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, GIS Supervisor, Community Development

Comprehensive Plan Website

Online Engagement Portal

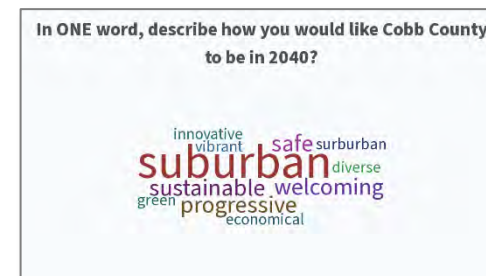
Community Meeting #5 Agenda



Community Meeting #5



Community Meeting #5



Community Meeting #5

What are the STRENGTHS of the County?**Total responses = 27****Unique participants = 9**

Competent County Administration.
 accessible
 schools
 Quality safety response personnel
 location
 Southern friendly
 parks and greenspace
 Diversity, Park Land, Arts,
 Convenient location
 Financial strength
 Parks
 Unparalleled
 lower taxes
 active community
 Low density housing.
 Lower Taxes
 Lower Taxes
 economic growth
 diversity
 diverse
 safe
 Quality Education
 good schools
 B
 No
 Low taxes, good roads
 Schools, Low crime, Nice neighborhoods

What are the WEAKNESSES of the County?**Total responses = 29****Unique participants = 7**

Too few walkable communities
 Rentals and purchase of homes by foreign companies that do not maintain the homes
 Too many short term rentals
 code enforcement
 too many variances granted
 short term rentals
 retention of all staff
 need more sidewalks in older subdivisions
 Oversight of weed issues and home upkeep in subdivisions without HOA's
 zoning inflexibility
 Many buses run empty

Community Meeting #5 SWOT

sidewalks in older subdivisions
 many buses run empty
 Better police enforcement of speeding
 speeding in certain places
 retention of safety personnel
 Lack of transportation options
 limited mass transportation
 Need more safe intersections
 Need more walkable/bikeable areas
 traffic
 political in fighting.
 Dedicated budget for road replacement
 Partisanship
 Gerrymandering, voting suppression
 Wonky Zoning
 Lack of affordable housing
 growing and bloated budgets
 No mass transit

What are some OPPORTUNITIES the County should take advantage of?**Total responses = 14****Unique participants = 5**

force ROI on used fed dollars
 need a forensic audit and zero baseline budgeting
 Additional Commissioners to lower their geographical areas
 Inventive/Creative Ideation Through Constrained Budgets
 Yes. Solicit more input from aging population
 too many consultants studying everything
 promote attraction of tech employers and other high paying industries
 Coal ash mitigation
 Solicit more input from the increasing ageing population.
 Recycling that works
 Connectivity with regional transit
 recycling
 Proactive approach to Code Enforcement
 In depth study for retention of county personnel.

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?**Total responses = 14****Unique participants = 7**

no high density
 inconsistent zoning
 over development
 Urbanization
 cost effective and high tech mobility not LRT or heavy rail

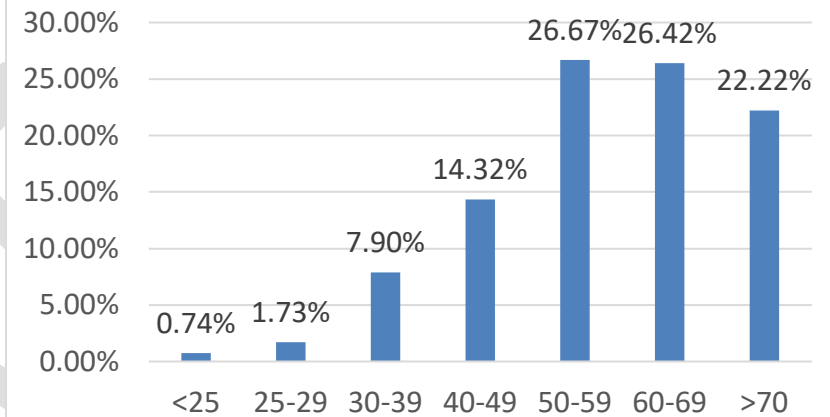
Community Meeting #5 SWOT

Maintaining the suburban character of the residential areas.
 County wants to make this into downtown Atlanta
 Improve some schools that are not up to par
 County processes that take time and accomplish little.
 Employee retention
 Trying to be all things to all people
 changing population needs and viability of communities
 Rapid growth
 Too many people

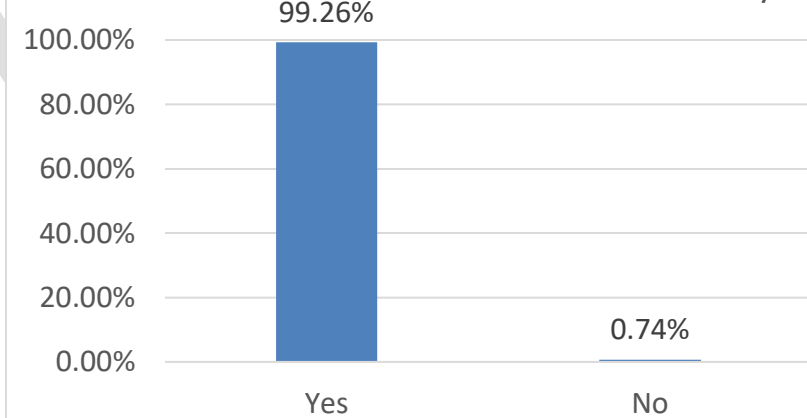
Community Meeting #5 SWOT

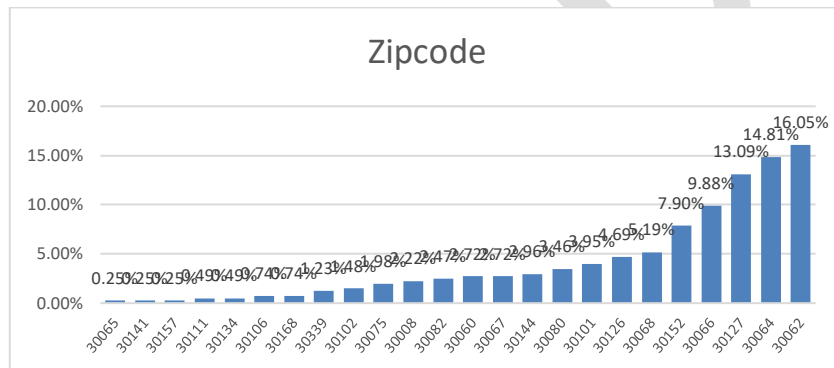
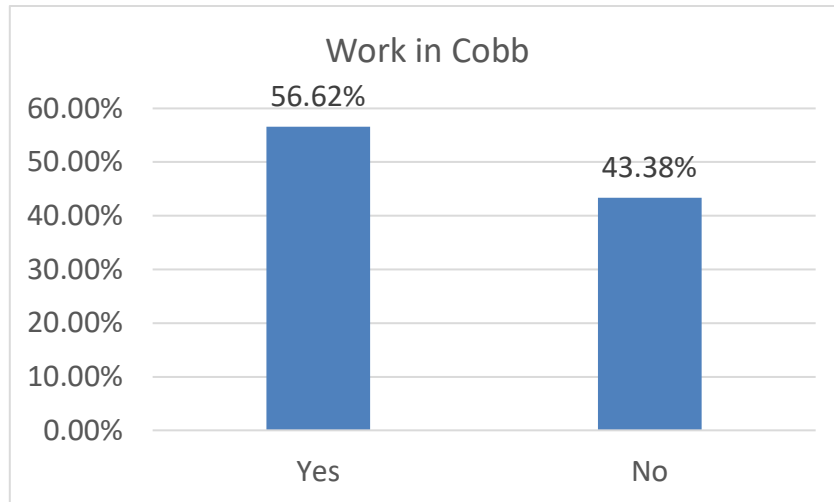
Survey Results

Age of Survey Respondents



Live in Cobb County





What do you consider the strengths of Cobb County?

The excellent Planning Staff
 Infrastructure; tax base; parks; The Battery ATL
 Decent schools Covid freedoms Rural feel: W. Cobb
 Part of Metro Atlanta, ethical county leaders
 Diversity of its residents; access to parks
 Low taxes
 Interstate Access, Cost of living, Health Care,
 Greenspace, diversity of business, commercial hubs
 Economy and law enforcement.
 Social and cultural opportunities
 Schools, representatives who respond to input
 Tax base. Schools. Fiscal strength.
 green space and recreation
 Distance from Atlanta. Multiple communities.
 Close to ATL. Parks within the co.
 Schools. Good neighborhoods. Community policing.
 Growing diversity of voices in government.
 Strong, committed Board of Commission. Low taxes.
 Livability
 School, family oriented activities
 The county leadership is better than it was.
 Beautification/upkeep- but only in parts of Cobb.
 location, affordability, senior homestead, parks
 Low sales tax, the Battery, city centers
 Low property taxes. Trad. values; good schools.
 Good amenities. No school tax over 62.
 Safety and services, lower taxes
 Wide variety of activities and shopping available.
 the community
 Proximity to Atlanta, Job market, Diverse land use
 nice place to live, not yet overrun, good roads
 Safe, good jobs opportunities, affordable housing.
 Safety Smyrna Market area Marietta square
 Public infrastructure, location, municipal svcs.
 Opportunities, accessibility
 suburban feel; diversity; opportunity for everyone
 Safety/Low taxes/Suburban environ/Great schools.
 The fact that we're going full Marxist. Yay
 Diverse
 employment, freedom compared to other metro units
 It's history, which is too quickly fading
 Education system, health care and technology
 Family oriented community
 Low taxes
 Location, CCSD, suburban, fiscal stability.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

Good schools and business is thriving
 access to parks, trails, libraries,
 Diversity
 community of Mableton it was the community feel.
 good businesses, great schools, nice parks
 diversity of the county, access to stores
 Sidewalks
 Lots of nature untouched, lots of things to do
 Low taxes
 EC magnet schools Community togetherness. Worship
 single family neighborhoods and low density
 The low density. Location to interstates.
 Strong school system
 the strengths of Cobb County is the management
 Education
 Well educated citizen watch groups
 right now, none
 Economy Not too urban Trees and green spaces
 It's many parks and recreation facilities
 great schools, quiet, low traffic, suburban
 The square, kennesaw mountain sidewalks noonday
 The great community events that are offered.
 Infrastructure
 Schools been kept open
 * Efficiency of gov't services Cost of living
 Finances
 Schools
 Majority conservatives on the school board
 ?
 Good schools safety
 Diversity, our BOC
 Well managed, family friendly and safe
 crime, police and fire, water and sewer
 1. Property taxes for retired.
 Natural resources Shopping, restaurants Hospitals
 Good police and fire protection. Low taxes.
 Suburban low density character fiscal conservatism
 Good law enforcement.
 Single family homes and good schools
 Nice homes, new or rehabbed retail, repaving roads
 Cobb County has the best police and fire in GA
 Size and economic resources.
 Good property value/tax base; great citizen base.
 Growing emphasis on livability, cleanliness
 East Cobb schools except superintendent political

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

parks & outdoor activities in East Cobb
 proximity to Atlanta and to interstates
 Schools Parks/green space
 relatively safe, good mix of business, braves
 Good roads & schools, effective government offices
 Quality school system Nice recreational facilities
 Good credit, pays the bills. Well managed
 Safety, diversity, hospitality, shopping access
 Diversity, business growth, KSU, schools
 Proximity
 Diversity of the population and work force
 Good organization, police protection, parks
 Available services, schools, medical care.
 Financials, living beyond our means
 small town feel but part of metro
 Healthy Tax Base
 Low taxes Fiscal responsibility Low crime
 job opportunities good restaurants entertainment
 Accessibility to interstates for travel
 low sales tax, housing costs, businesses
 Schools, county staff, police, fire department
 The school systems and the available medical care.
 Economic centers Truist & Town Center/Cumberland.
 Zoning Schools Fiscal sound Citizen involvement
 School district Community Financial Stability
 Well kept and maintained parks and rec areas,
 Proximity to airport, entertainment, green space
 The natural beauty open clean space .
 low taxes, good proximity
 Get her done attitude
 Schools, clean area, libraries
 Cobb strengths are in the North.
 Diverse living options. Urban and Rural.
 It's people.
 Family atmosphere. Good schools.
 It is a friendly community
 Low taxes, excellent police and fire
 excellent fire and police services, Cobb EMC #1
 Safety, Infrastructure, Business Opportunities
 Quality of life Fiscal practices County employees
 Cobb County is known for having good schools.
 Schools, parks, safety
 Suburban character, safe neighborhoods (mostly.)
 Diversity, schools, and greenspaces.
 Responsiveness of government and quality of life

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Million dollar single family homes tax base brave
strong police and fire strong government
Schools
Family focused community with many amenities
low taxes and nice single family residential areas
Strong stable government.
services
Splost and development
Diversity. School system. Employment opportunities
Conservative values. Financial responsibility.
Schools, taxes, quality of life
Low taxesGood PoliceGood SchoolsGood roads
THE TREES and peacefulness
Senior Tax Exemptions; Police; Excellent Schools
Low taxes, highly rated schools, police, and fire.
low taxes, great schools, nice parks
Proximity to Atlanta, Cumberland
Schools, low crime; low taxes for seniors
Safe, beautiful, family environment for local biz.
Strong economic centers
Law enforcement; schools; business dimate
Good schools, good medical care, strong economics
Residents. Schools. Braves/Battery. Diversity
Taxes, services, safety
Ease of getting around. The school system.
Safety, cleanliness, proximity of amenities.
Diverse residents, most who care about the county
Good neighborhoods.
prox to Atl, homeowners and sm bus. owners
The land
Schools. Trees
It used to be the trees.
financial ratinglaw enforcementGood schools
Well educated active population
Scenery and trails
neighborhoods, low crime rate, good amenities
Small town communities.
Excellent schools. Can find large home lots or sm.
Water, weather, location, & lifestyle
Lower crime, taxes, and congestion than Fulton.
our single family and our rural areas.
Safe suburban community, great schools low taxes.
Lake Allatoona, Chattahoochee River, accessibility
Great schools, lower property taxes, nice suburbs
EducationBond ratingGeneral safety Healthcare

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Used to be the suburban feel close to Atlanta.
Schools, Police and Fire Departments
Neighborhoods that each have their own character.
Terrific, supportive and conservative (mostly)
Low sales tax, splost put to use well for schools
The diversity
Well run local government
Low tax rates, diversity and development
LocationEconomic growthGrowing diversity
Plenty of jobs. People are friendly.
The historic downtowns of Cobb County's cities.
Lower property tax
Diversity of its people
Schools
Close to Atlanta, improving bike access
Lox taxes so I can afford to live here.
Proximity to natural resources & the City of Atlan
healthcare facilities, racial diversity
Relatively low taxes.
SchoolsConvenience to amenities
Access to ATL Airport, Amenities, Taxes, lifestyle
Variety in regions and organized growth.
Family friendly
Good schools, land and housing appreciation
Schools, communities, family orientation
Low taxesGreat schools
Schools, convenience to ATL
It's range.
Committed and caring people.
Transparency
Diversity and access to many areas
Growing diversity, cultural resources, library system, parks/tree cover/, police department, community recreation/senior centers, online participation in govt., private healthcare resources, educational institutions, public events, bus system.
Growing diversity, cultural resources, library system, parks/tree cover/, police department, community recreation/senior centers, online participation in govt., private healthcare resources, educational institutions, public events, bus system.
Braves Stadium, Marietta Square, Cobb Public Safety, Parks and Rec, Lake Allatoona, Mountain to River Trail
Location, Braves, Wealth
family oriented community, close to the city but without the crime & blight. Clean environment with mostly well maintained roads and properties. Good schools that have high accreditation scores. Well maintained parks & recreation areas. Good county services for fire, EMT, police & waste.
low tax rates, good schools, low crime

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
low taxes, low density housing
Police and fire
Cobb Government works well together with each other and the people
Police and firefighters. Very nice neighborhoods.
The people, police, fire personnel
Excellent Fire and Police Departments, strong community values, excellent schools.
Financially stable, good schools and parks and still have some unused land.
Good school system, nice public libraries, and lots of parks.
Public safety is very important to me and I feel Cobb County is doing an outstanding job in this area.
Strong community, great library and parks system, close proximity to shops and restaurants
Great schools!
I love all of the available resources, nature, and access to the i-75 express lane.
Independent thinkers.
Comparatively low taxes (they can be lower), good schools (so far), and suburban single family home neighborhoods.
1. EMPLOYEES Customer Service 2. strong fiscal responsibility with tax payers monies. 3. Excellent Public Safety, Fire, Police. RESPONSE TIME FROM BOTH AGENCIES.
Lower taxes. Generally strong support of law enforcement. Generally solid public safety.
High quality services & schools combined with low taxes
Lower taxes, more freedom
Education quality and availability, safety, few traffic problems, availability of retail and recreation facilities, friendly neighbors and neighborhoods, reasonable taxes and services.
Water system, fire and police services
National Parks and county parks that provide recreation opportunities.
Shops, restaurants from many cultures.
Local jobs to make the commute easier
Schools, safety, location
Location. Law enforcement.
Rural area combination with urban for metropolitan love of the history of the county
Schools
Close to metro Atlanta lot of Parks and Recreational opportunities
Schools, parks, people
Republican leaders who value personal freedom, a limited role for government, ID required to vote, and are willing to stand up for those things. I also think Cobb is doing a good job for small businesses.
Desirable schools, ranked one of the top 10 in GA.
School tax exemption for 62+
Nice, clean parks with other amenities.
Home of the BRAVES! & the Battery
Quality of life, being able to work where we live, parks and recreation,
Jobs, good living environment
Great county services and schools. Low taxes. Fairly good county leaders.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
COBB is a great place to live. Close to anywhere you need to go. Great accessible to interstate.
A great place to live and work. Large variety of things to appeal to everyone from sports, the arts, outdoor activities, great education, shopping, etc.
Great schools. Great community. Great people. Great parks.
1. Education quality. 2. Quality of living. 3. Tax reasonability. 4. Good balance of land use.
Good schools, low crime (where I live), good representation from small and large businesses.
Library services, Senior Centers, Parks and recreation, Police and fire, access to Cobb County meetings
diversity and low density
Low taxes, good family environment, good schools. Low crime rate.
vitality
Great community activities, great schools, beautiful land
Police, fire, low crime, lots of parks
Plenty of open area in west Cobb with little industrial and townhomes
Leadership and community support.
I moved from Buckhead about 8 yrs ago, to West Cobb county, on some acreage. That "country feel" to my new home area was VERY important, yet being close to services. Cobb has a lot to offer many people...closeness to Atlanta and the airport being one, yet maintaining it's country feel in West Cobb
Single Family Homes, good schools
Police and fire
Life long resident. Lakes, parks, strong public health system, Senior Centers, Great police and fire departments, Wonderful cities.
Close shopping and restaurants, parks, nearness to City of Atlanta.
Public safety is surprisingly good given lack of adequate manpower particularly with Cobb P. D.
They are under paid, under supported, and over worked.
Low property taxes, relatively high quantity of designated park and recreation areas, excellent public and private schools
vitality
Good services by County. Lower taxes than surrounding counties.
Green space, parks and recreations, biking and walking trails
Schools
Safety (Cobb County Police and Fire) Quality of life (Community and Not industry)
Green space, clean, low taxes, great schools, landscape (trees, hills, etc), good shopping/dining, moving to more progressive/liberal county
Lots of diversity, good standard of living, lots of amenities

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

*Our area has grown quite a bit in the past 30 years. We now have ample commercial/retail amenities and still a bit of rural, small neighborhood feel.
*Property tax break for seniors
*Relatively safe area
*Parks
Not as crowded as most of the Atlanta area. Clean. Parks
A lot of police officers
Cobb is wonderfully diverse.
LOW TAXES, GREAT SCHOOLS, 17 PUBLIC LIBRARIES, LOW CRIME, EXCELLENT BUSINESS ENVIRONMENT & WORKING CLASS HOME OWNERSHIP IS USUALLY AFFORDABLE
We loved the openness of space when we moved to CC in 1995. We are extremely upset with the haphazard growth over the years. There appears to have been very little concern for the infrastructure and green space to support the businesses and housing.
NOT being downtown Atlanta
Not any more
Cobb county is a nice place to live. We have a good school system. Cobb has a good road system.
We have a very good park system with both a federal and local parks.
Fire and police
Cleanliness
Keeping us feeling like a true community with thriving businesses, clean roads, police support.
Schools
Schools/education, first responders, healthcare
It's NOT Atlanta. Better taxes, Safer, nice land, used to be well run
Our schools, Police and Fire departments are excellent. And we have beautiful accessible parks.
Great place to raise a family
Choice of beautiful neighborhoods for single family dwellings
Greenspace
Progressive
It was historic, charming, and a great place to grow a business as well as your family. Enjoy parks, quality schools, medical access. However, As unplanned expansion continues, the county is beginning to evolve into an impersonal place without sense of community.
The school system is better here than most counties in my opinion.
Infrastructure such as the express lanes, traffic planning, Truist Park, Cobb Energy Center, Mablehouse Amphitheater.
At this point, none.
Great Schools and Parks/Green Space
Uses future land use map and zoning to protect homeowners.
Rural feel
Economy

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

We love the (relatively) wide open green spaces in West Cobb, the downtown center of Marietta, thoughtful public safety presence, access to the Silver Comet trail and Kennesaw Mt area, lovely passive parks, and a strong school system.
School system is very good. Kennesaw Mtn. walking trails. Parks we have are nice.
larger lots for homes and businesses that set back from the road with limited signs.
Diversity
Fiscal responsibility, thoughtful administration, courteous workers
Real estate school tax exemption.
Good roads
Quick response of police requests
Many great parks
Senior services fitness center
Access to Braves baseball
Good schools. Safe neighborhoods. Less dense development
Schools
I think that Cobb is retreat from the craziness of some of the other Atlanta counties like Fulton, Gwinnett, and DeKalb. Relatively low crime, the wonderful Battery development, and upscale neighborhoods relatively close to shopping and community services.
County services (police, parks, etc) are some of the best in the metro area. Also seems to understand that new development is important to the growth of the county.
Proximity to ATL Relatively low density development Access to open land/parks
The land designated for parks and recreation and the school system
Living in West Cobb it is hard for me to see any strengths of this county. But I am pretty happy with the county recreation centers. And it seems the county does a lot for older citizens but I am not retired yet so can't take advantage of any of those programs.
Access to healthcare, good schools, diverse population, services, management of government seems competent and engaged.
Closeness to Atlanta but lower real estate prices; great schools;
We moved here from New York 22 years ago and fell in love with the open spaces and winding
Solid Public Safety (Sheriff, Police and Fire Departments)
Lovely area, decent community. Beautiful wildlife, lots of historical sites, hiking areas, etc.
Family Friendly- SAFE- lots of trees and nature- Kennesaw Mountain- historic houses and shops- boutiques and outdoor restaurants.
Infrastructure, transportation, and taxes
Our public service branches (fire, police, etc.) rank at the top in the country.
Low crime, strong real estate values, easy access, abundant shopping, great parks and trails, lower property taxes than the city
It feels like the government is organized and free of the corruption that bothers some of the neighboring counties and cities.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

Industry
Excellent K12 school system and various options of post secondary education
Availability of all level of jobs
Parks and Rec and Senior options
Hospital care
Green space
Great DOT
Good police force. Great neighborhoods. Great shopping and schools.
Green space, shopping Centers, diversity
1st Class School System,
1st Class Fire Department,
1st Class Police Department,
Suburban neighborhoods,
Parks
School system, Marietta Square, Marietta Daily Journal, Parks and Recreation venues, Cobb Senior Centers and Senior Services, signage on roads, fire and police, libraries.
Safety. I feel safe in Cobb. As opposed to Fulton where my sister lives.

Diversity of people, climate, silver comet trail and parks, senior centers, aquatic centers and libraries
Affordable housing, low tax rates for seniors, shopping, Marietta Square
Location, schools
Very little strengths.
Schools, parts, reasonable taxes, access to Atlanta, police and fire protection, low crime, libraries.
Until recently, the green space in West Cobb.
I love the location, diversity, closeness to everything (even things and places outside of Cobb). I also love how quiet and safe it is. I love the shopping and places to eat. It's a great place to raise a family.
plenty of services in the area. Good police and fire service.
The building of the new communities

West Cobb and it's more rural feel is it's strenght. Most of it is not yet ruined by over development.
relatively low crime rate. Great schools. Truist baseball stadium and The Battery.
Safety provided by police & fire departments, public libraries, low taxes, excellent schools and fiscally conservative spending. Beautiful landscape and scenery!!
Safety provided by police & fire departments, public libraries, low taxes, excellent schools and fiscally conservative spending. Beautiful landscape and scenery!!
Unfortunately, the strengths and weaknesses of Cobb County overlaps. I love some of the growths my county has shown.
Single family homes, low taxes.
Parts of it still feel like a small town.
Education, freedom, low taxes, quality yet affordable housing/lifestyle, safety/security, great place to have a family
Good road systems for commuters, good schools, used to have nice scenery, now not so much.
Number of small lakes scattered around. Conveniences are reasonably close.
low density population, moderate commercial business
Family oriented, safe, subdivisions, great schools, good zoning

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?

Cobb in in a good location. I drive frequently to Atlanta and Douglasville, and it is not hard to get around town and go where I need to go. I feel somewhat safer in Cobb than in Atlanta where we used to live. We don't live in the city limits, so taxes are less.
Low taxes, low mileage rate, great services
Schools & greenspace
Schools
Business climate
Good schools, good shopping, good neighbors
Communications to citizens.
Good infrastructure, government culture, schools, parks, public safety, retail availability and diversity, housing.
Diversity
The diverse people. KSU. Atlanta Braves. The downtown areas of every city. Marietta Square, Smyrna Market Village, the Battery. Kennesaw Mountain Park, Schools.
Traditionally, it has been a relatively safe and clean place to live.
Proximity to Atlanta, diversity, access to interstates, good business atmosphere
Schools and infrastructure
The part of Cobb County in which I live is safe, filled with single family houses, and an excellent place to live. Services (police, fire, etc.) are good.
Education, nice people, family.
Strong industry and retail make for a solid tax base and lower taxes for homeowners. Mix of urban and suburban places. Diversity of people and a government that is trying to look forward and not rest on its laurels. Well-run government - for the most part.
Emergency responders (fire and police) are well trained and responsive (at least in west Cobb).
Diversity of activities/ dining/ parks n rec options
Location to work centers, etc with suburban feel.
Uncluttered Suburban lifestyle
No public transit, more rural zoning than other metro Atlanta counties, our school board
Quality of life, good schools, green space for hiking and family activities

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
The slow mail system
Traffic
Over development causing too much traffic.
county budget is too small for what is needed
lack of a subway stop on MARTA rail system
Not thinking how increased housing effects traffic
Massaging Timeline(s), Communications, Traffic HOV
Transportation, accessibility, unequal development
crime
Road surface maintenance.
governance/regulations, rising taxes, school sys
Public bus, lax tree ordinances, overdevelopment
Declining government services. Traffic.
lack of smaller detached homes, too many townhomes
Diversifying without time to assimilate residents.
Public transit traffic-see above Lack mental health
Population overgrowth. Decreasing recreational.
Cobb sucks at environmental policy.
Limited public transit. Affordable housing.
Push for high density and low income housing
Urban sprawl
Stop yard burning waste and short noise ordinance
School superintendent/majority of school board
Lack of trust in community leaders.
Public transportation.
lack of pedestrian/bike law business in north
traffic, mental health support
Unincorporated areas, forward thinking development
Explosive unchecked growth!! Left leanings.
No central garbage collection. Elected officials
Moving toward over development, roadway crowding.
traffic, overcrowding, rising costs
Very sectioned off; lack of multifamily housing
too many apartments and townhomes
Lack diversity w/restaurants, no passenger rail
Mass transportation thats speedy Parks & trails
Lack of funding for local artists for public art.
Not thinking about climate change and traffic
Bureaucratic, unorganized growth; density
Arguing leaderships. Over development.
Filling up with mindless libtards.
Traffic Crime
office holders out for personal gain
Regulatory growth, Dishonest government
Lack hiking and biking trails east of I-75.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Traffic and over development.
Development not evenly distributed.
Biased political infighting, self-centered leaders.
Traffic congestion.
no affordable housing for lower-income earners
Roadways
some commissioners don't follow zoning guidelines
Pedestrian/bike traffic, trash/recycling managing
thrown rubbish on the street
Public transportation, young professional oportu
Traffic can be challenging, taxes got even higher
the area looks run down
Apartment dwelling contributions to crime
Trend towards high density, rentals, low income
The incoming apartments and crime
Cobb county zoning
the lack of affordable housing
Over building, traffic
Overdevelopment vs quality of life.
the planning commission and members of BOC
Traffic Using trees and green spaces
approach to Covid - we need to get back to living
over development, BOC's decisions
Traffic; ignoring residents of Cities within Cobb
Senior citizens
Insufficient public transportation and sidewalks
Traffic congestion, needed road repairs
Politicians
The leftists that are moving into the county.
Over development, slum landlords
Too many political people making a name
Superintendent is terrible; school board broken
It is becoming urbanized and crowded.
growth/planned infrastructure, No mass transit
Traffic Over Building Crime Litter Empty stores
Homeless population not effectively served
Traffic. Roads in need of repair.
High density growth, transient apartments, crime
Throwing taxpayer money away on the Braves.
zoning codes changes
Gerrymandering, school board, pedestrian friendly
Too much new dense housing being constructed.
High density population. Too many new houses.
Commissioner priorities don't align w/voters.
Lack of resources for Spanish speaking residents

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

superintendent of schools.
few if any walkways in Mars Hill Rd/Burnt Hickory
Lack of mass transit, cobb school board, restaura
CongestedLack of restaurantsDriving only
would like safe bike lines, walkable spaces, etc.
traffic,disparity between East and South
Unfair school district lines based on race/class
Not spending tax money effectively
Traffic, over developed areas,redundant businesses
Low diversity-school leadership, gov't, police.
Racist, republican county
road and public area repair
Public transportation, lack of zoning enforcement.
zoning,development,taxes,high density dev, storm
government and business working together
Vagrancy and homelessness
Too much traffic
apt rentaltransient studenttime
Lack of unified trash services
deteriorated housing neighborhoods, cable internet
School board, traffic and speeding control, crime
Traffic & over building / homes 10' apart
Sprawl development a very little transit.
Misguided transitinfighting BOCBush hr traffic □
Division and aggression of political parties□
Horrid traffic light synchronization
NIMBY's lack of political will to enact change
Lack of Diversity
republicans
Allowing mega church to build in neighborhood
County Comm and School Board are disfunctional.
The schools in South Cobb are terrible.
Mass transport repurposing existing buildings.
Spending mismanagement. BoC. Board of Ed.
Need better unique restaurants not chains.
Rent is much to high for Senior Citizens!
Current government is to socialist
damaged roads
CCT Waste of tax dollars Replace giant buses w/van
Cobb County BOE infightingTraffic
Poor Public transportation, school board
Traffic, over development
Government is too cozy with business interests.
Our biggest weakness is automobile dependency.
Underbuilt transportation infrastructure.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

Officials not listening to homeowners congestion
transportation for allovercrowding
The current majority school board members.
Roads are in bad shape....potholes, etc.
developers changing single family zoning
Lack representation South Cobb and school board.
Lack of rail transit
Transportation. Parks. Diverse restaurants.
Investment in education for all Schools
Inability to follow zoning, crooked commissioners.
Bad Code EnforcementToo many Townhomes□
Over population, lack of TREES, the commissioners
Traffic at rush hours
Ignorant population not wearing masks..
traffic, limited bike trails, need more dog parks
Lack of Transit and Lack of Heavy Rail
Lack of parks; higher densityTraffic
Lack of public transportation.
The condition of the roads.
Poor affordable housing plans
Increasing taxes. Poor road maint & city coord
traffic, decaying infrastructure, fast growth.
Properly funding essentials, like libraries.
Dense development shift from conservative roots
No green spaces. Traffic. Poor leadership.
Recycling, Library, Aquatic Ctr, Pedestrian Safety
Two large
Too much development urbanization of suburban area
Rapid dev. w/o plans for: transport hosp green
Commercialism of land. Manipulation of nature. □
Destroying nature/trees. Overcrowding schools
Lack of trees.
BOC and BOE are politically motivated and divided
Cobb should have joined Marta.
It wants to be become a big city
too auto dependent, connectivity/transit issues
Elected officials
It has become a drive-thru for neighboring cnties
Sustainability is vulnerable to eternal forces
Commissioners leaning toward urbanization.
Spending too much money and getting less for it.
The way the BOC is trying to destroy the above.
City government does not work with county gov't
None
Growing illegal population and rental properties

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

It's becoming atlanta with the density
Poor planning regarding land use and zoning.
Traffic issues in overdeveloped areas.
Liberal intrusion in the functioning of our lives
overcrowding, south cobb schools
no affordable housing
Not enough walkable downtowns
too car dependent, lacking trail connectivity
"Us against them" mentality
Houses and businesses too close.
The road network that is built to drive fast.
public transit; code enforcement; schools
Inability to perform simple maintenance tasks
Over building. no additional roads.
No reasonable connection to MARTA
Change too fast with enough input
SERIOUSLY! 50 characters! THIS is the problem!
Too much empty commercial space
The financial boondoggle of Truist Park. Zoning.
Large tracts being rezoned to high density
Transit, Schoolboard & Superintendent
Increased housing costs.
In West Cobb lack of good restaurants
No appreciation for the people who pay taxes
Overdeveloped, lack of good dining, In W Cobb
Making one HS the center of its attention (Walton)
School Board is a mess currently, traffic, lack of green space and land preservation
Disconnect between cities.
Some residents are not engaged.
Public Transportation
Pro-developer. Disregard for homeowners. Not enough parks and greenspace.
Silos and lack of interconnectivity. Transit is extremely limited. Abandonment of south cobb and industrial areas. Free for all of warehouses and industries without consideration for the surrounding existing neighborhoods.
Affordable housing, traffic, public transportation, Stadium financial/ public safety issues, lack of mental health/public health/social services, over development, limited "livability" for children & elderly, proliferation hate groups/gangs, lack adequate public funding for police/fire, blight
Affordable housing, traffic, public transportation, Stadium financial/ public safety issues, lack of mental health/public health/social services, over development, limited "livability" for children & elderly, proliferation hate groups/gangs, lack adequate public funding for police/fire, blight
Too much congestion. Infrastructure work needed. The rentable bikes are nice but the scooters would be even better. It is concerning to see the poverty communities in the slides, what is being done to help rejuvenate those areas?
High speed public transportation into the city. The public school board.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

Poor zoning decisions w too many high density developments that bring down property values & overload county resources.
Voting system that is illegal because the machine voting uses a QR code that does not allow us to see who we are voting for. Asking for SPLOST instead of living w in the budget.
perpetual traffic jam areas, vulnerability to cities wanting to form
traffic, too few parks, not enough sidewalks
Building permits around lake area
The rapid growth of subdivisions.
The roads could be better.
The lack of traffic studies when approving huge developments off of Cobb Parkway (41) Route 41 is the only major highway and serves as alternate route when there is a problem on I-75. There are huge backups on 41 from Barrett Pkwy all the way to Cartersville on a daily basis now.
Move towards urbanization.
Leadership of Commissioners. Seems they're playing political games & only trying to appease the south part of the county. This is NOT my momma's Cobb county. I was born & raised here & seems the political divide has fractured the county & now they're playing catch up to all the insane woke folk
The roads are a nightmare. I work 10 miles a way from my house and it takes at least 30 minutes to drive to work.
Management of traffic needs to be looked at. Over the last 10 years I have seen a dramatic increase in traffic in the East Cobb area and there does not seem to be a let up. Rapid rail within the county should be considered
Traffic, poor public transportation, bickering of school board, commute time to Atlanta
Bad Traffic on roads not built for amount of traffic. Not enough road development. Too many 55 +developments. You won't grow the tax base for schools with significant growth in 55 +. I am fine with no school tax with folks over 55 if they have lived in county for years. New to Cobb no exemption.
I wish there was more public transportation to Atlanta outside of the buses.
Growing bureaucracy.
Government is growing too much and too quickly. The county takes marching orders from the ARC and community development rather than taxpayers. Developers ate also put first over county citizens. The approval of high density developments in low density zoned neighborhoods is unethical.
Pavement of roads, not just the ones in East Cobb thorofares, and neighborhoods.
That all residents moving into Cobb or longterm residents know that county govt is there for them. Maybe sending more info in tax bills about Cobb govt and how Cobb is there to help.
Traffic. Reduction in school quality.
Some zoning really makes certain areas look terrible
Democrats are trying to take over
Uncontrolled urbanization of new development and redevelopments, need for storm water management upgrading, need for affordable and economical county transportation.
BOE, zoning

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Inadequate public transportation and inadequate roads.
Lack of green belts to mitigate noise and air pollution.
Inadequate number of parks.
Visual blight of commercial districts, too many impermeable surfaces (parking lots and driveways need to be modified to allow water to sink in.
Schools seem to be degrading and police department is becoming less visible
Too much development - retail, office, and residential without roads/traffic plan to support it. Too many empty or under utilized buildings. Nit enough road shoulders or bike trails
Transportation not available on all residential street neighborhood walking is longer than 0.3 harder when unable to walk healthy and over 70 it's not safe
Parks and trails/bike trails
Over crowding. Too many building projects
Uniform Commercial zoning, designated entertainment/restaurant areas, size, pedestrian walkways and access
Over-built. Too much new impervious surface, affecting flooding; too many ugly retention ponds. We're losing too much of the undeveloped land that made Cobb so beautiful.
Not doing enough to hold the fed gov accountable for accurate, thorough, & timely info on risks vs. benefits for Covid shots.
Phase out mobile home parks. I believe that's already being done but slowly.
Salaries of some Cobb Co employees are way too low.
Perceived threat to white/conservative privileges & power grabs taking place, loss of trust in efficiency/transparency of school board by the silencing of 3 duly elected members, (some members an embarrassment) littered roadways/disposal sites, road maintenance, and traffic congestion
Not enough child activities, hard to get business opportunities
Loss of key leaders working with other reps. Greed in key leaders wanting to control more. We do not need these new cities.
To many vacant office park and other buildings .
Too much new development. We DO NOT need more senior living centers, multi-housing projects, or public storage facilities. BOC, overall, is too focused on their own goals and having control. Listen to your constituents. STOP the overcrowding and unnecessary development.
1. Transportation infrastructure to support population density - limit density or higher transportation capacity.
2. Population distribution is skewed toward retired end of age groups. Need more families and small business.
Too much growth too fast.
Reusing blighted apartments for homeless, subsidized apartments
exponential Growth and a chairperson who out of touch with the wants different of different areas of cobb. Not all areas want to be alike.
Uneven Development. Older services.
wokeness of new commission
Traffic and poor planning. Neighborhoods with an incredible amount of homes are being built, but even with planned road expansions, there are still two lane roads that are bottlenecks.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Traffic, over-development, inappropriate zoning and zoning changes that are not in the people's best interest (drive down Macland from west to east heading toward Cobb Pkwy and try not to lose your mind....
Zoning decisions made by commissioners that live on other side of county
Traffic congestion and crime.
Traffic from overdevelopment without a traffic plan and too many "industrial looking areas" mixed in with beautiful residential areas.
Traffic, poor management of development
Infrastructure, aggressive building, lack of transparency, building stadium against our wishes, schools
Traffic, over abundance of 55+ neighborhoods, condition of our roads, high density neighborhoods, BOC lack of interest in what communities want, inappropriate zoning, totally inappropriate assessments on houses in order to raise property taxes.
Traffic
The current board of commissioners agenda seems to be focused on a faction that is consumed with ideas that would transform west cobb into another south cobb. There is a reason we live in west cobb and not elsewhere.
Currently growing too much--adding large subdivisions and multi-housing units.
This is adding to way too much congestion on the roadways.
It seems like the County Commission is approving anything right now.
We need a citizens panel to review all projects and to vote for any new projects
Crime
Traffic is unreasonable at all times of the day. The school board as a whole is working too much of a political agenda and forgetting about what's best for our kids.
Changes to the land use map
Infrastructure, clear cutting new construction land, lack of sidewalks, most of our school board,
Too much development, infrastructure has not kept up with development. Too many variances for new subdivisions
*Over- development
*Lack of vision to help keep neighborhood commercial areas from looking nice. For example, the awful digital billboard at the corner of Dallas Hwy and Barrett Pkwy!!
Be sure crime and noise do not continue to increase
The roads not keeping up with the amount of people living here. Need to widen the roads.
The weaknesses include not following the County growth plan; listening more to developers than to the peoples wishes. Bickering for territory on the part of the board instead of working for the good of the citizens. refusing to allocate enough funds for our poor, disabled and mentally ill.
THE LACK OF DEMOCRATIC BALANCES IN THE COUNTY OF COMMISSIONERS DUE TO HEAVY EXPANSION OVER 20 YEARS AND LACK OF OPPORTUNITY FOR DISTRICT INPUT. WE REALLY NEED DISTRICT COMMISSIONERS FOR EACH DISTRICT TO HANDLE ZONING ISSUES FOR THOSE SPECIFIC AREAS.
See above. Also, the West Cobb Ave...my understanding is that the owners kept raising rent on shops so we now have a near empty set of store fronts. The businesses located in the shops are mediocre with the exception of a few spots
We are thrilled with the prospect of two new restaurants opening

What do you consider the Weaknesses of Cobb County?

trying to become more like downtown Atlanta, the increase in high density residential and industrial zoning, focusing on revenue vs local community.
Becoming part of the hood
Run away development with too little attention being paid to maintaining undeveloped/under developed land. More attention needs to be paid to the timing of traffic signals throughout the county as a means to improving traffic flow.
Potholes, and traffic.
Overgrowth and overutilization of land
Increasing development of businesses and homes on roads that cannot accommodate the additional traffic (Barrett Parkway, Cobb Parkway, etc.)
Roads (traffic, street lights- lack of turn signals), zoning - over building. Water quality.
Overdevelopment, school crowding, mishandling tax payer dollars
Getting over populated and old
Traffic and encroaching over development.
Tendency of commissioners to overdevelop beautiful areas in semi-rural communities
Lack of representation in government
Failure to protect quality of life values for the greater good
Unresponsiveness of current commissioners to homeowners desire for the future land use
Trying to stop progressive from outside Cobb County Diversity and greed
Road expansion encourages more people to travel through the county rather than allowing them to slow down & enjoy what we already have to offer. Difficult to pull into businesses when traffic continues to increase. Sense of community, safety decreased when homes destroyed to expand roads or housing.
The monies allotted for the school system doesn't seem to be equally divided amongst the schools within the county.
The school board and the ineptitude of school superintendent Chris Ragsdale and his "followers" blocking everything minority members of the school board find important. They represent the same school districts that are low income and need to be heard. True good old boy system!
Overbuilding, poor leadership at the county level, codes not being enforced, lower police presence has led to increased speeding, crime, etc.
There are many dangerous unsafe intersections where too many bad accidents happen.
Too much Traffic, too much green space being lost to commercialization. Roundabouts have improved some areas.
Puts too much emphasis on tax revenue when making decisions
High density subdivisions keep getting approved and retirement subdivisions
Traffic is increasing as well as crime
Increasing traffic congestion, encroaching office/retail/industrial rezoning in once purely residential areas, evidence of gang presence, and allowing a growing number of assisted living and townhouse communities in close proximity to each other.
Traffic. We need more greenspace. Due to housing developments, schools are overcrowded and traffic is horrible. Air pollution is a problem especially in the summer.
multi unit developments (apts). smaller homes with smaller lots. Business that do not help with local needs.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

Too much growth, too fast, and not well planned. It appears every developer who wants to get a zoning change gets approved
Zoning is not managed well. I have some ideas
Restaurants in East Cobb more plentiful than West Cobb
Traffic control could be better on streets that connect in a T with a more widely traveled road. Example Irwin Road at Villa Rica. Hard to get on villa rica in afternoons particularly. Dangerous intersection.
Roads and traffic
Some (but not all) Developers are raping Cobb! There seems to be no vision of what we want to be when we "grow up". When is enough. Do we stop at suburban, or do we build to urban? What services will be required in either case? Can we do that, and at what cost?
Residential growth has gotten out of control! Traffic has grown with it. My street has gotten so busy (and dangerous) with traffic I feel like I live on Dallas Highway. Meaning my street has become a major thoroughfare to the point I am scared to back out of my driveway for fear of getting hit.
County need to have a more developed plan for infrastructure improvements to accommodate all the new development that is going to take place in the next 5-10 yrs. Roads, commercial dev needs for new residents.
High volume traffic on I 75
Lack of cohesion between county and city agencies
The constant bulldozing of trees to crowd more houses into the county
Building too many apartment complexes and demolishing too much green space. Also poor road conditions. Also treating West Cobb like a stepchild.
A lot of housing developments taking away a lot of green space, traffic, too much high density development leading to pockets of traffic and constant road work
People, especially ones who oppose growth and are easily influenced.
There's a lack of restaurants and shops and towns to walk around in, which we need if we're going to
Uncontrolled growth, failure by elected officials to respect the needs of the various districts. Forcing growth upon areas that wish to remain rural.
infrastructure. Too many new housing areas are being built, but not updating the schools, roads, etc. to accommodate the growth. Not enough affordable housing for lower income, and not enough JOBS for those still moving here en mass. Too much destruction of wildlife habitats.
commission chairperson
Fast growth in West Cobb- lack of public pools- Marietta Square needs to update buildings and shops to modernize- City of Marietta needs to update schools- no crosswalks- too many exposed spooky cemeteries with little to no care; they need to be lined with a foliage.
Too many electric wires.
Safety, and some schools
Not enough restrictions on building and not protecting green space.
Trash and unkempt properties, areas with low zoning restrictions or a lot of violations, empty strip centers and vacant large storefronts
Conservatives
I 75 because of the quickness someone can escape North or South
Through way to other growing counties (Pld and Bartow)
Too much housing developments going up. Bad traffic.
Horrible traffic. Too much development and not enough infrastructure improvements to deal with the additional traffic that comes with it.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

Down grading of residential zoning adding to congestion.
Depending on SPLOST for road resurfacing.
Stormwater management.
Lack of housing for first time buyers or renters... People, born on third base, who resent those that started life on home plate and have worked hard to get their piece of the pie. Lack of enforcement of laws for landlords who do not tend to the curb appeal of their property.
Housing projects over pacing traffic. It's frustrating that the only way for Paulding and West Cobb to get to I75 is through Marietta. And I will ALWAYS vote NO to any widening of historic Whitlock. I live in Marietta and want to keep it nice.
Right now the potential breakaway cities
Junky looking throughout the county, with trashy looking signage, little to no regulation on development. Commercial buildings allowed anywhere with little planning for how things will look, haphazard parking lots resembling mazes, with buildings turned in all directions.
too much traffic
Traffic & overdevelopment
Need more police; traffic is awful. Need to make the south end as pretty as the East, West and North.
Need to consider people who have lived here 40+ years.
The board of commissioners & planning commission allowing so much residential buildings to take place in the county, especially now in west Too many overpriced over 55 residential areas.
Traffic can sometimes be a nightmare. I wish there were more restaurants and stores I like that are closer to Powder Springs (Trader Joes, Chopt, Sprouts, Tasili's Raw Reality, etc). I'm tired of seeing a thousand car washes. We need more valuable businesses.
poor quality roads
not curbing development in fully developed areas causing heavier traffic
traffic light systems that are not synced properly
county leadership that seems to not care what long term residents feel are important issues
Task force and the need to upgrade some of the parks with cameras
East Cobb, with 5+ houses on every acre, & way too many apartments. After apartments are 25 or so years old, they deteriorate and become high crime areas. Many of Cobb's apartments are well past that. Marietta/Cobb had to completely redo the Franklin Road apartment glut to remedy the crime.
Lack of public transportation in certain parts of the county. Lack of affordable housing.
The need to fight to keep our county beautiful and scenic with parks and recreation opportunities for all. The BOC and planning commission doesn't follow the Land Usage plan as designed and attempt to override and give waivers at every turn. We're not looking to be an urban jungle!
The need to fight to keep our county beautiful and scenic with parks and recreation opportunities for all. The BOC and planning commission doesn't follow the Land Usage plan as designed and attempt to override and give waivers at every turn. We're not looking to be an urban jungle!
The county has grown extremely fast. So fast in fact that it seems the DOT, and businesses (grocery stores) can not keep up. This country wants more people, but I have noticed quite an increase in trash on our streets. Unkempt yards, tires on the side of the road. And just a general feel of unease.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

The Commission wanting more multi-family dwellings and smaller lots for single family homes.
Growth for profit.
No city planning (only Targets, gas stations, banks, etc), not many places for people to hang out as a community, not many places for teenagers to socialize/have fun to keep them out of trouble, we're losing a lot of our trees and greenery b/c of new construction practices
Too much development. Those running Cobb County don't listen to their constituents. Leaders are lacking in knowledge of some of the happenings in CC. Leaders lack of interest in the history of Cobb.
Money management.
corrupt government and politics
Possible over-development in future
More and more traffic. More and more building in not congested areas and building in already congested areas adding to traffic on the roads. More crime since yr. 2000 when we moved here. Overcrowding leads to road rage and violence in general. These are quality- of- life issues.
Congestion on I-75 especially now that people are returning to the work place
Way too many approved 55+ and retirement centers in west cobb - huge tax revenue loss. Medical facilities & gyms are taking over retail spaces
Over development
Lack of infrastructure, specifically things like watershed management.
Seems like to many rental properties with absentee landlords which lead to bad maintenance practices for the residence and creeping ugliness.
Trash on right of ways, right of ways not being kept cut and/or curbs cleaned. Bus routes not going out to the suburbs.
Limited or nonexistent transit in west and northeast of county. Too much new housing construction at upper end and not enough affordable housing. Resistance to badly needed development from relatively small number of people wanting things to stay how they were 30 years ago.
Traffic, less job opportunities with big companies and bad public transportation w no light rail
Traffic. Lack of transit. Too much land use dedicated to single family homes.
The south end of the county lacks significant investments for the percentage of the population in poverty. Additionally, it could use more curbside appeal that includes lots of greenery.
Incompetent DOT, poor judgement in zoning issues, lack of government common sense leadership
Code enforcement, road repairs, zoning allowing improper usage of property, Stormwater management
The southern part of the county is not as desirable as the northern.
Too many 55+ and senior communities - tax exemptions for seniors who NEVER lived here. Poor walking paths and bike options.
A large contingent of residents with the attitude that the entire county should be single-family homes with a few groceries and restaurants. People will come and we must find a way to house them. Rising housing costs. Divisiveness on the school board and in politics in general.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?

Overpopulated schools
 Fast growth but it's the same kind of business/services - we don't need a hundred car washes
 Allowing commercial intrusion into residential neighborhoods.
 Over development,
 Officials who want to be more like other Metro Atlanta counties. If that is what they prefer, they should move there.
 Over Development in certain areas, we do not need multi family house in most areas of the county.
 The traditional path has maintained home values as a priority. We have enough shopping areas like the Avenue of west Cobb

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

Adding a bridge
 Capitalize on the success of The Battery Atlanta
 Developers should shoulder more cost for roadwork.
 regional coordination
 Continuing to attract large businesses
 Online ambassadors, Test Drones Senior Deliveries
 Linking pre-existing commercial hubs together
 Have a pothole crew that fills the potholes.
 not being Fulton County
 Consider wild life in development plans - deer etc
 Truist Park area. Chatahoochee River South.
 proximity to Atlanta
 Reduce multi-family zoning. Lower density.
 Controlled planning, better mass transit
 Let East Cobb float off by itself.
 Organized volunteer events
 More parks and regulations for peace and health.
 Embracing its diversity
 Inclusiveness! Take care of All of Cobb.
 expand pedestrian access and paths
 rapid rail, more charging stations for elec cars
 Smart development (work, live, play); green space
 Keeping more undeveloped land for parks and green zones!
 Keeping Cobb more suburban
 Develop mixed residential/commercial development
 repurposing rundown buildings and areas
 cheaper and undeveloped areas in west cobb
 more trails, stricter zoning
 An educated workforce
 Downtown development, Family friendly events Walk path
 Public arts funding, exhibitions and projects.
 We are still such a green county. Save some of it!
 Listen to the citizens rather than developers
 Improve parks. We have an obesity issue.
 Invite more Marxists to move here from blue states.
 Na
 get rid of covid fear mongers
 Speed up the development of park and trail areas.
 Zoning issues
 Diversity
 Maintaining the suburban environment.
 Use federal infrastructure \$ to improve traffic
 public transit from Cobb to Atlanta
 Education, elderly care
 neighbors working together for the greater good

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

Infrastructure in new development (bike paths)
limit the "junky" stores up and down Austell Road
Public transport, affordable housing w yard
Protecting the natural habitat for tourist attract
Rail line that could be used for commuter rail
Reinvesting SPLOST in our schools
Suburban living near the big city will raise home\$
Improving our roads
Listen to the people that actually live here
the ability to have high speed rail for the future
More parks, improved transportation
Invest in infrastructure and education now.
control over residential development
Keep the small town feel Keep businesses apart
parks and rec, green development, stormwater
collaboration with individual cities
Atlanta Braves.
Build live + work developments
The braves
Emulating other successful counties
Stop wasting money.
Not spending \$\$\$on sports teams
Diversity, excellent location, south cobb area
Keeping Cobb family friendly by not overbuilding
mass transit funding
Tax revenue from the Battery area
Stop high density projects Convert apts to condos
Expansion of parks and recreation.
Good county services
Creating more parks when land/farm is up for sale
Vote Republican
coordinate better / more recreational programs
Tax base. More funding for protection services.
Minority population
The diverse demographics.
more walkways everywhere!!
Empty stores west cobb & town center
Responsible growth
transportation technology (not red light tickets)
building a pool to service North Cobb
More transparency at school board meetings
Reduce spending on frivolous projects
Electing quality candidates
Active mentoring program in schools
Follow the zoning laws, improve public transport.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

Invest in infrastructure, storm drains, traffic,
seed money of 147M
More citizen input for fresh ideas
Preserve more green spaces
Contract with trash companies for services by area
increase urban gardening, recycling management
citizen involvement, better communications
Interconnected trails to urban centers.
Uber replace part of transitExpress Lanes
Community/business partnerships
proximity to major technology centers
Listen to residents
Large Home Office companies such as Home Depot.
More residential input.
Capitale on what exists. No more new construction.
The talents and ideas of its people.
Stay true to its roots of single family homes
Rent control for Seniors
Excellent schools, low crime.
Passenger rail from Canton thru Cobb, into ATL
Fiscal strength
being a part of Marta.
Repurpose dying malls for different uses.
Folks moving out of Atlanta from high crime areas.
Creating places for people, not thruways for cars.
Upgrade intersections to interchanges in key areas
tourism National parks
increase taxes to be same as surrounding counties
More green space.
raise the sales tax so visitors pay toward upkeep
Link to MARTA to Cumberland.
Create rail transit from downtown Atlanta to KSU
Preserving and enhancing natural land resources.
Improve poorest school performance
Growth and change are positive things, if managed.
Enticing YOUNG PEOPLE to live in Cobb County.
Improve existing areas and stop clear cutting!
stop cutting property taxes for businesses
Connect to MARTA
Create green space
Make it attractive to families and local business.
delapidated sites that sit in desirable areas
Staff/students/tech @ area Insts of high learning
revitalization of older communities, more jobs/edu
Limit dense development, more green space

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
END THE UNABATED DEVELOPMENT
Recycling, Library, Aquatic Ctr, Pedestrian Safety
stormwater utility, ethics classes for employee's
Retaining the woodlands that are left!
plan and learn from other good examples
Making regal cinema a nature center.
Nature
Building sustainably. That is, building up.
encourage ethical people to run for positions
Develop a better transit plan
Tree canopy ordinance for suburban/rural areas
MSPLOST, state/federal funding for transportation
Identify strengths and build upon them.
Promote unique eateries and small businesses.
Apply natural, human resources to quality of life
Stronger fight to maintain suburbs.
Keep Cobb a suburban community
Listen to Cobb taxpayers, not MetroATL BOC..
Small business and more land for recreation/nature
More bike paths and parks
High Technology acumen Suburban lifestyle
Keeping the suburban feel and low density housing
Preserve residential, single family communities
Citizen input and local engagement.
A population that cares about the direction
bring south cobb schools back to excellence
to bring more affordable housing into Cobb
Put more resources into parks, keep Cobb beautiful
Connectivity to Beltline and Marta, more parks
Unique transit solution - setting the example
Preserve more green space.
We could help the cities become more city-like.
GDOT Interstate 20 project
Federal dollars
Better maintenance of dog parks
Express bus-rapid-transit connection to MARTA rail
Not doing the trendy things people think are cool
Underused commercial space for Low income housing
Opt into Marta, quality development in S. Cobb
Provide more sustainable growth.
Better restaurants and good gyms
Growth of area for families and corporations.
Golf driving range, firearms range
Not really sure what this question is looking for
Park and open green spaces.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
Diverse and knowledgeable people.
Sales tax revenue from The Braves Stadium and the Battery
Purchasing more greenspace before all the land is developed
Embracing connectivity and transit as city walkers move out to the suburbs for more space but want to still have close walkable communities
Healthy business/cultural communities, planning for livability, use clean energy, development technical training in educational system, regulatory systems for public safety and health/planned growth/government accountability/natural resources/ child & senior welfare/civil rights
Healthy business/cultural communities, planning for livability, use clean energy, development technical training in educational system, regulatory systems for public safety and health/planned growth/government accountability/natural resources/ child & senior welfare/civil rights
I think the new cities of East Cobb, Vinnings, and Lost Mountain will take some pressure off the county as a whole. Giving each area their own municipality will ensure those cities are growing together in the same direction. There's a world of difference between west cobb to east cobb, north-south.
Learning to live within your budget. Smaller government.
Hire less consultants at exorbitant prices & listen to the Cobb citizens.
Stop taking money from the federal government that ties our hands or forces development that we do not want or need. Too many strings attached.
Build for communities of tomorrow
Becoming a premier area to live with good quality of life
Improve roads
Film industry
The current infrastructure and the river.
Stop approving huge housing devel. Coordinate all left turn lane signals. There are solid green lights, flashing yellow arrows, left turn lanes that "go" AFTER the oncoming traffic stops. All left turn lanes should go before the other lanes and have the SAME SIGNAGE
Same as our strengths
Keep all the greenspace as we can. Continue to develop park space to preserve the remaining land.
Any grants/government funding to allows for more sidewalks to be made, possible bike paths that do NOT hug the edge of the roadways and creating areas where people can walk to shopping, dining and even there jobs instead of having to drive everywhere.
Managing the maintain the residential areas with limited high rises and big businesses continues to be a challenge but it could also be an opportunity to put Cobb forward as a great place for families
Privatization of education.
Cobb can be the restful bedroom community that most future homeowners want. The Chattahoochee River areas are beautiful and need to be protected. Downsize government now that so much can be computerized and automated.
Don't know what's out there.
Increase pay for law enforcement to protect our citizens.
Stricter, more cohesive zoning for retail type buildings
Eliminate SPLOTs.
Bring in new business, develop portions of Dobbins

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

The potential to cooperate with the rest of metro Atlanta in transit and crime fighting.
Stop residential addition and add more recreational and parks green spaces
Our diversity and strong families. We should celebrate and support our diversity and want for a safe inspiring environment for our kids. We also live in a beautiful area.
Organized planning for growth. Update zoning codes to keep some areas from getting over crowded
City hoods, park improvements, pedestrian friendly access
Supporting small businesses.
Diverting more funds to help identify and fill learning gaps for students caused by Covid.
Cobb should work with developers into redeveloping old strip malls & malls for multi-purpose use before clearing & using virgin land.
Consider turning Town Center Mall into interior apartments & have grocery stores, drug stores, some dept stores, dry cleaners, etc. even a daycare or 2 would be good.
Leading the way in recycling programs and facility/hdqtrs to process the Hefty Orange Energy Bag program contents,
Emerging technologies, building and encouraging infrastructure for kid activities
None
Using already empty office parks and other vacant buildings.
The little greenspace we still have left. PROTECT IT. Stop the overcrowding and unnecessary development, and let us continue to enjoy the greenspace we still have left.
Keep the growth to a minimum to attract young families to existing homes that are being vacated by baby boomers.
See weakness comment above
allowing areas to become incorporated instead of fighting us with our own money.
transportation
Stay beautiful and preserve the land and historic buildings
Increase the number of members of the Board of Commissioners to reflect the massive growth since its inception and memorialize the right of individual Commissioners to control zoning and urban development in their district without overriding input from the other members on the Board.
Open area
Rooftops and treetops
The natural beauty of the more rural areas of Cobb County need preservation. Growth with thought of quality of life for many.... not who/what entities can provide for the most tax revenue. That is the mistake of every politician.
High quality well educated work force, committed citizenry
Schools. A more mindful building plan
The area being voted on for city hood are positive! Especially Mableton. Should have happened decades ago. Stop spending our money fighting it.
Allowing the different sections of cobb to acquire more self determination on their quality of life. (Cityhood.)
The fact that they have a good cross section of people and talents.
The area has a lot of natural beauty and we should expand that for the wildlife and the residents.
Cobb needs to find a balance with attracting the right businesses that offer the goods and services that are needed.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

The school tax break for people who are older should only apply after living in Cobb county more than 10 years.
Keep industry out
Not sure
Follow the land use plan, stop all the variances. As larger parcels sell require them to remain low density
Seize the opportunity to be different by keeping Cobb County's people in your heart and mind, not growing the tax coffers.
Virtual capabilities. Ensuring educational system keeps up with technology and keeps high standards
Widening the roads and building less housing.
Restrict development of land for huge housing projects 100-200 houses in new subdivisions.
Cobb County has the opportunity to develop parkland.. We can direct growth that will bless all of our citizens by curtailing high density housing (condos, apartments) and at the same time provide for some low cost homes. We can limit the growth of big box stores.
WE SHOULD HAVE A DISTRICT BOARD OF COMMISSIONERS FOR EACH ONE OF THE FIVE DISTRICTS
listen to your constituents. They know what they want.
Get rid of illegals
Clean up the roads, fill the pot holes! This is really an issue here in Ga!
Enrich education opportunities; freedom of choice in schools.
Increase or open public transportation to have more commuting options. I would love to catch a bus or trolley to the Marietta Square to enjoy the "night life" instead of forgoing drinking for fear of a DUI.
Single company trash/garbage pick up.
Improving existing structures rather than building more and leaving abandoned properties.
don't know
Keeping our top-notch first responders and teachers.
Protection of greenspace
Protection of separate single family home zoning
Consider building golf cart trails (carts, bikes, & joggers) instead of expanding highways for gas fueled automobiles and trucks. This would decrease noise, emissions, & would help steer residents to live & work more locally. Peachtree City and other planned cities successfully use this tactic.
Improve the schools that aren't up to par with the rest of the county.
Diversity and inclusion because the county is becoming more diverse but the leaders do not act like diversity matters.
Listen to the people. Why do you think cities are developing in this county - Cobb County Commissioners have their own agenda - they do not listen to the citizens.
creating more family friendly areas and activities
We still have rural areas that should be protected as well as subdivisions.
lower taxes on housing. Decrease crime and congestion related to housing and traffic
The successive waves of commissioners should look at what has made Cobb such a desirable place in past years and work to keep it that way.
Learn from other cities' successes and failures. Make smart decisions not based on politics.
attract upper scale homes

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?

Maybe tax breaks for property

Luring businesses to Cobb Galleria.

Partnership with private entities to provide affordable housing.

Lower taxes, more parks, less development.

City planning/development, more community venues/parks/things to do

Preserve the good parts of Cobb; e.g. raw green space. Improve some of the schools with lower scores and problems. Halt senior housing development.

controlling overbuilding ,population density traffic control !!!!!!!

More park, green spaces

Purchase land for green space. We live near the Cheatam Hill protected land and it is so nice to have

trees and something to see besides buildings. Also, it is a good place to exercise

Learn what worked/didn't work from peer counties. Listen to citizens of all ages, races and beliefs to get broad based information

Incorporating the city of most mountain

Federal money for roads

For one thing, take full advantage of the federal infrastructure money.

Transit. Making downtown areas more walkable and livable. Getting people out of their cars.

The county should look for additional and non-traditional revenue streams to fill the shortfalls, such as licensing for parks, recruiting more light industrial uses and building the tourism infrastructure that encourages more visitors.

Federal funding available for selected projects

Stopping more cities, add two more commission districts, attract more industry.

Value the areas like East Cobb so they retain the characteristics that make it a safe and desirable place to live.

More parks, lower speed limits on residential roads.

Kennesaw State is a great resource and could be a cornerstone for future development. Build better relationships there and make KSU a true partner.

Install technology for EVs and connected vehicles now.

Good infrastructure in the Cumberland and Town Center areas. Use this for denser development

Get people to want to work here

Controlling growth so as not to be over run..... Provide more quality housing for those relocating here.

Curb the growth now before the area is destroyed

Protect what little green space is still available.

What are some challenges facing Cobb in the next 10 to 20 years?
too many cars
Limited buildable land; traffic; congestion
Coping with growth and political division.
economic equity
competing with other areas of metro atlanta
Environmental Sidewalks Healthy Food Establishment
Equitable development, limit sprawl, displacement
Demographic shift.
unaffordability; changing demographics
Overdevelopment, public transportation
Explosive population growth.
White flight.
high density housing roads can't keep up with
Densification and diversification.
Need public transit, less racial bad attitudes.
Lack of mass transit, explosive growth, crime
Environmental and education inequity,
Climate changeMass transitAffordable housing.
Shift from republican to democratic
Growth without control
Invest in schools and more eco friendly initiative
Old white men being ok with minorities in power
Population Growth with more residents moving in.
Further separation from the middle and lower class
underinvestment/lack of recreational destinations
traffic, affordable housing for 1st home buyers
Transition to electric economy vs fuel economy
Pop growth, more low income apts. Liberal leaning
1) Lack of mass transit 2) Too much building
Staying less urban
Continued development and overcrowding.
traffic, overcrowding, high costs
Even worse congestion on the roadways
managing growth; not pushing out low-income folk
overpopulation
Traffic, crime housing lack police No rail system.
Parking in downtown, Traffic, Affordable housing!
Housing prices, arts engagement.
Growth of older population not helping schools
Over development.
Over development. Not enough workers.
Damn MAGA people! Still a couple left in Cobb.
We need light rail service, Traffic
woke attacks even from Delta and Coke
Aging population

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
allow seniors to opt out of paying school taxes.
Overdevelopment and traffic.
Crime, employment, housing and education
Increased housing density.
growth will worsen traffic
affordable housing, roads, traffic
Infrastructure
Increased Population density
Resource management/efficiencies, traffic
resurfacing streets, beautification of major roads
Traffic, overpopulation, schools
Traffic, increase in population = decreased space
Growth, changing demographic, quality of schools
Apartments. Safety.
BOC wants to make us Fulton County, white flight
Crime and roads
apartment/55 and older communities overbuilt
I think the lack of affordable housing
Greed
Overdevelopment/greed bases city hood proposition.
uncontrolled development and traffic
Traffic, Over population, Tiny lots
Rapid growth and crowding
over zealous developers, stormwater management
Unplanned growth
aging population
Property taxes. utilities
Insufficient roads, pub transportation, & s'walks
Traffic, old big box real estate, redevolpment old
Traffic, crime, density, zoning
Higher tax burden if the Democrats take over.
Controlling growth
Safety safety & not higher taxes
Redevelop S Cobb; Reshape school board; politics
Keeping Cobb County from being overbuilt
Traffic, denser development not urban sprawl.
1. Aging population 2. Health care
Disagreements by politicians and school board
Keep Cobb County from becoming like Atlanta
Improve transportation for lower income folks.
Growth and congestion
Nice affordable housing for retirees
Over population.
Traffic, and political turmoil.
Finding capable public servants for Commission.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?

Not enough transportation options
Over crowded schools?too many new houses.
stop all the building. There are so many homes!
Traffic, rezoning OSC loophole, overcrowding
Responsible, growth Congestion, Crowded schools
climate change, pursuing politics vs improvements
transition from suburban to urban, public transit
Accepting the increase in minority residents
Declining tax base. Increased crime.
Overcrowding, traffic air pollution
Police misconduct and racism
Responsible elected officials
Cobb Seniors as a resource for projects. Sidewalk
Traffic and education.
Quality of life vs quantity of people. Traffic
Managed growth
traffic, failing utilities
Housing, vagrancy, homelessness
Keeping developer from buying out council members
Overwhelming growth infrastructure can't keep up
aging infrastructure
traffic, speeding, schools, growth, crime
Mass transit not being readily available
Transportation, lack of affordable housing.
Abandon residential land use plan
Poverty, Diverse needs, Mutual respect
Overpopulation and repressive growth of housing
population growth + public transportation options
Inclusiveness
unfettered growth
Mega churches
scarcity of workers in service industry.
Quality of schools.
Not prepared for growing population
Residential density. Zoning.
Developers building apartments
Over crowding. Traffic congestions.
Cityhood movements will undermine the County
population vs roads
Increased crime. Property values in S. Cobb
Residential zoning and housing density
Have affordable housing.
Traffic,rezoning residential areas higher density
Too much growth, culture, no sense of place
Growth, traffic, safety, and quality of life.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?

Traffic, growing population
Officials not listening homeowners
need for mass transit for elderly
Threats of the City of East Cobb.
Traffic control. Disintegrating road surfaces
corrupt government officials and backroom deals
Unchecked growth
political squabbles, traffic, population increase
Lack of rail transit
Population growth. Affordable housing. Traffic.
Crime spillover from Atlanta, Loss of \$\$ control
Growth, massive stress on our infrastructure
OVER POPULATION.
The over building NOW and lack of infrastructure
Continued Safety, Staying a Conservative Stronghold
Cityhood movements, voting restrictions.
traffic, school overcrowding
Transit
limited tax growth
Traffic, public transportation could help.
Fast growth.
building around the economic centers
Traffic; too rapid growth; infrastructure
Increased crime. Suburb growth
growth; traffic
Traffic, dense development, fiscal responsibility
That there remains an unincorporated Cobb County.
Public Transportation, Affordable Housing
Doing the right thing at the right time ethically.
Too much development, urbanization, crime.
Safety, preserving green spaces, education
Global warming because your tearing down land.
roads and traffic
Long term residents retiring moving out of Cobb
Without a doubt, traffic.
prevent decisions based upon political motivations
Transit
Tree preservation, habitat protection
land conservation, affordable housing, transit
improving infrastructure
Keeping rural, low density housing available.
invest in infrastructure now when economy is slow
Transformation into a dense Urban Center.
Fighting the trend for high density
Keeping the integrity of our community.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?

Outside developers working deals with local gov't
Handling growth in a responsible way.
Preservation of suburban lifestyle, Growing crime
density and becoming urban instead of suburban
Radical changes to zoning and land use
Federal encroachment on our autonomy.
Politicians that care more about their advancement
traffic due to building more than roads can handle
more resident
focusing on business instead of quality of life
lack of senior& affordable housing, traffic issues
Rising crime and poverty Escalating home prices
High traffic. High density.
BOC refusal to follow Comp Plan, Kissing NIMBY ass
Lack of smart growth and development
Budget, crime, pollution, traffic
Over building with no more roads
Traffic inhibits access to Atlanta
Progressive policies that don't provide results
Over development, Redistricting
Overcrowding of roads Decreased value of homes
Traffic, development, schools
Growth with proper infrastructure.
Over development
To much social reform
Overdevelopment, school population, crime
Population. Roads
Traffic planning, growth management, aging infrastructure
Urban development. Specifically the growth of KSU
Affordable housing.
Public transportation, balancing growth with green space, traffic congestion
Traffic. More deteriorating roads. Storm water issues.
Growth, traffic
Overdevelopment, traffic, community/political divisiveness, ecological degradation, politicized school boards, voter
rights, lack of govt. transparency, quality life issues, infrastructure, deterioration public school system, loss of green
space/cover, pollution/water quality, affordable housing.
Overdevelopment, traffic, community/political divisiveness, ecological degradation, politicized school boards, voter
rights, lack of govt. transparency, quality life issues, infrastructure, deterioration public school system, loss of green
space/cover, pollution/water quality, affordable housing.
Overpopulation. The pandemic has created a flock of people moving to Cobb County, and we are already pretty
full. The county already has so much diversity. More live/work mixed use are needed, less driving more
walking/biking.
Traffic, loss of green space to development.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?

Stay family oriented. Keeping up property values.
Keeping schools up to date. Keeping philosophies like CRT out of schools & gov. Bringing new business w/out
destroying environment. Decrease high density housing and zoning where it doesn't strain county services.
infrastructure - not keeping up with growth, aging out.
limiting higher density development
Fast growth
Controlling the growth. I understand you have to keep expanding the tax base but there are too many redundant
types of business.
To many people. Congestion of homes and businesses.
The lack of public transportation (such as commuter trains. There is only so much room left for road expansions.
Maintaining our single home neighborhoods. Opposing developers.
Leadership and the attempts to make housing affordable for all, it is slowly bringing ALL the home values down.
Finding a way to make getting around easier. Too many cars and not enough ways for them to go.
The surge of towns/cities seeking to break out of the county is a big challenge to manage. There needs to be
better communication out to the people in Cobb County that are impacted. It was only by chance that I heard of
the East Cobb initiative. Television commercials should be considered.
Continued residential development will require a huge investment in infrastructure to help roads, utilities, schools
etc meet new needs. The various ciñhood movements will cut into the tax base significantly.
Traffic!
Family breakdown.
Communities are stronger with more owner occupied homes than rentals. Schools go down in quality when there
are too many transient rental populations. Businesses don't want to invest in such communities. Crime typically
increases. No mire mixed-use development.
Staying innovative with emergency services, and synchronizing traffic signals during rush hour to move traffic. Road
conditions.
Traffic. Public safety.
Probably more growth & diversity, lack of affordable housing
Population growth, urban sprawl, and desire to raise taxes
If there is a plan, stick to it by limiting rezoning and spending on frivolous, unneeded projects just because there is
a surplus revenue.
Traffic, road infrastructure, new cities
Unsustainable population growth, poor air quality, traffic
Inflation, cities forming, changes in government over the last couple years will likely start to impact citizens
Growth - roads, schools, services
Crime rate
Over population per square feet
Infrastructure improvements as it is an older city but still seeing grown, expansion and up keep of roads, electrical
grid and water shed will be an issue.
Over growth wear we lose the rural community feel.
Politics, population
Too much over-development. Stop building now or we'll have much worse problems in 10-20 years.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Traffic will continue to grow, congest & impact our roads if high-density building/housing continues.
The new cityhoods are a potential financial hazard & will be made up for in increasing property taxes. Will cause many to be taxed out of their home.
Being able to maintain quality of life without developing every square inch of undeveloped land in West Cobb, the political division, representation, litter, recycling and reducing solid waste
Opportunities for business owners, children activities
Traffic, better leadership
If I could see that far ahead then I "Ld say, but at my age whose really know !
Overcrowding! Too many new developments being approved by the BOC. Cobb County has been a great county where people go to get away from all the development and congestion. Traffic is bad now, and will get worse with more people, and our schools are already overcrowded.
Manage/balance growth with land and transportation availability.
Maintain high education quality.
Attract growth of small business and income earners.
Too many 55+ complexes because those people will not pay school taxes and when they pass on, those complexes will not be used. Traffic, drug issues, lack of enough police officers.
Infrastructure overhauls to handle age/use, maintaining vibrant greenspace
exponential growth
Aging of key systems. Continued growth of population, aging of population.
wokeness
Traffic. Continued growth without proper road planning. Congestion. Unnecessary business growth invading on residential areas.
How to fix transportation, how to manage urban planning and development to create an organized, logical path for growth and maintain parks and green areas, limit industrial development significantly.
Overbuilding
Continued growth leading to more traffic congestion.
Improper over development. The more humans you cram into a small space...the more human problems you have.
Junking up beautiful residential areas with industrial/commercial looking buildings is not a plus for a beautiful community.
Transportation underdevelopment and rental housing overdevelopment
Schools, roads, infrastructure, zoning, aggressive building
It's well known the only location left to build high density housing, industrial, etc in order to add more to the tax collection is to do this in West Cobb. This is absolutely inappropriate. Also, Wellstar is not adequately handling the county's growth. Another hospital system is needed.
Too much high density development
Land usage. Zoning. Lack of police manpower. Forcing high density housing, strip shopping centers, and warehouses in suburban areas.
Continued growth which adds to the congestion of the roads--school crowding--services cannot keep up with the needs of the community.
Cobb County needs to hit the pause button on all the new developments and start listening to the existing property owners for input on future plans.
Growth
Continued growth will increase traffic and we will be more over crowded than we are now. Increase in older citizens moving into the area to take advantage of tax breaks needs to be addressed.
Changes to the land use map

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Infrastructure, losing green space, too much building
Too much senior housing, too much development, not enough roads, traffic gridlock
Keeping industrial, commercial development out
Crime cleanliness keeping space while building revenue
The roads not keeping up with the amount of people living here. The roads need to be widened.
over development and destruction of trees and land
In my mind Cobb County is being challenged by the mindset that leads to undisciplined growth for the sake of profit. This challenge is apparent on the commercialization that is evident as one travels the Dallas Highway corridor and other main roads in the county.
TRAFFIC, PENSION COSTS, POLITICIANS GETTING IN THE WAY OF PROGRESS
Traffic and continued building instead of refurbishing old buildings.
having our leaders push to make us more like downtown Atlanta because of their focus on revenue over all else.
Atlanta moving in
Over development and the challenges that come with it to all levels of county government. To maintain a high quality of life and continue to keep Cobb county a place where people are going to want to live and raise a family.
Stop building houses!! Stop cutting down trees! We moved from California, to get away from crowded streets and neighborhoods, and we purchased an existing home already built! Stop building!
Infrastructure - population growth challenges, education facilities maintenance and upgrades, overuse / overbuilding of property
Traffic frustrations like in Fulton county, political advantages that do not represent the needs or wants of the community.
Infrastructure- roads, water because of overcrowding.
Overpopulation, overdevelopment, loss of green space, not enough services/parks/schools to balance with increased population
aging demographic, not much land left
Influx of new demographic people and new needs
Gotten too industrial
Hiring and keeping top-notch first responders and teachers.
Careless Overdevelopment of beautiful areas by dense and undesirable industrial and commercial use for increased tax revenue
Diversity and power grab
How to encourage economic growth while controlling rate of population growth. Avoid seeing vacant businesses and homes due to overbuilding. That signals that you may want to look for a more stable community elsewhere to live and work in. Increasing parent's participation with children's education.
Further division as some areas of Cobb continue to improve while others look untouched.
The future of our kids.
Scaling back the high-density housing mentality to more single-family developments
Highly populated, a lot of building will be happening
Too much growth too quickly
People in charge doing whatever they want for money
Growing faster than the county can keep up with.
Dialing back the traffic congestion on our roads, maintaining zoning that allows for purely residential areas on larger lots, keeping our streets safe and maintaining a strong academically focused school system.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Crime moving up from Atlanta. Traffic getting worse. Air pollution is at unhealthy levels. It will be difficult to maintain a high quality of life.
lack of protection for homeowners, police, fire and crowded land development.
Traffic(not transit), but roads
Overdevelopment and urban sprawl, population growth, crime
Traffic control
Housing density
Industrial development
To continue quality development that enhances the lives of the homeowners in Cobb and does not detract from the current positives
Rapid growth
See above comment.
Traffic control
Longtime residents objections to growth
How to manage growth while keep county's character in mind
Road infrastructure development
Making sure builders are doing their part to create development a that fit in Cobb vision
Increased demand for commercial space and residential development will put high stress on all infrastructure
Lack of a good public transportation system
Lack of green space. Too much traffic. Cobb County needs to be working on a plan to get MARTA to expand into this county.
Managing growth and land use because of the popularity of the area, job creation and traffic
Traffic; Decline of schools;
Supporting new businesses coming in like restaurants and shops, in so doing attracting young families and professionals to the area.
Over development
Fast-paced growth without infrastructure growing at the same pace with it. Jobs, not enough Hiring jobs for those living here already. Lack of reliable public transportation as we continue to grow. Loosing too much wildlife habitat and not accommodating GA's nature needs.
same as the balance of the other local municipalities
Overgrowth and apartments and cheap townhomes going up.
Not enough public schools to handle to fast upgrowth.
NO MEGA APARTMENT BUILDINGS; it ruined Chamblee and Decatur.
Transportation, housing
Definitely need to limit anymore commercial properties or "over 55" communities being established. Where we are in West Cobb we moved to trying to get away from more commercial.
Traffic, trash, recycling options, keeping taxes reasonable and crime rates low
That the community will become more diverse and there are still people fighting it
Traffic, congestion, water preservation, education system, aging population, jail size
Replacing, repairing infrastructures
Affordable housing for young people.

2040 Comprehensive Plan 5-Update Survey

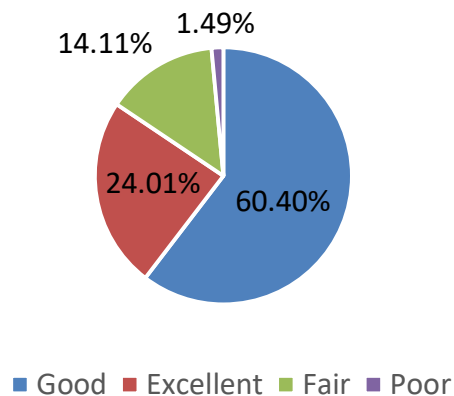
What are some challenges facing Cobb in the next 10 to 20 years?
staying suburban with the pressures of those who want to urbanize Cobb County.
Not to downgrade residential zoning that will add to congestion.
The realization that there is a maximum limit to the counties population.
Affordable housing for our support & safety personnel.
Traffic, conscientious and controlled zoning and growth, cooperative leadership(genuine give and take) with the county's (not themselves) best interest at heart.
Disappearing green space and increased traffic.
Lost revenue and lack of community if Cobb county beaks into many cities
Need for more clean up crews for trash on streets
Traffic is outrageous! Overgrowth without zoning and development beautification programs. This county looks trashy. PLEASE have some standards for making what is developed look nice and well done!
traffic and congestion
Over development & high density housing
The population; growing too fast. Trying to accommodate the federal government by putting immigrants all over.
Traffic, using too much water, elimination of trash, too much building using up green space.
Traffic and roadways will be congested because everyone wants to move here. Rent and costs of houses will skyrocket due to demand.
overgrowth and development
crumbling infrastructure
No space and price increase of homes
Seriously? A Democrat County Commission is a burden, ah challenge to freedom and growth.
Lack of affordable housing. It will cause people to WORK in Cobb, but live in a completely different county.
Traffic issues and too many SPLOSTs. When you roll out a new program, the maintenance should be funded, not expect the future SPLOSTs to provide funding.
Traffic issues and too many SPLOSTs. When you roll out a new program, the maintenance should be funded, not expect the future SPLOSTs to provide funding.
Overcrowding. A huge uptick in crime. Low income housing. An inner city mentality.
Too much development.
Population size.
It would be unfortunate to lose the strengths of Cobb and lose the suburban, long-term, stable sense of community
Overcrowding. Lack of road systems and infrastructure to handle growth.
honest public government!
Over development
Overcrowding and violence. More traffic.
Rapid growth, need for jobs, places to live and raise a family
Keeping school boards & development responsible
Development of West Cobb
Unwillingness on the part of residents to pay for the necessary improvements.
Traffic and mass transit is not the answer.
Public transportation.

2040 Comprehensive Plan 5-Update Survey

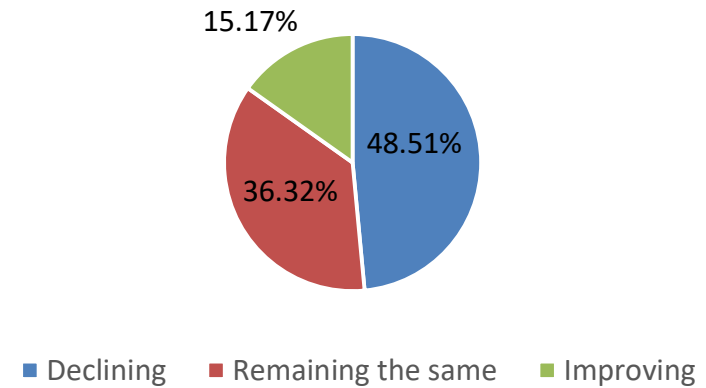
What are some challenges facing Cobb in the next 10 to 20 years?

Current population aging, will need better transportation options and smaller but affordable housing. New residents may no longer desire large, single-family lots that zoning tends to favor and protect. Commercial development needed to provide more jobs here rather than having to commute to ATL.
Growth too fast traffic congestion and environment w less greenery
Growth. Cityhood movements. Lack of transit expansion. People scared of density.
The county will face a challenge in keeping property taxes low, while providing adequate services.
Public transportation. Optimizing traffic flow.
BOE, issue of cities, stormwater management, empty buildings, gangs
Increased construction of multi-unit housing that can make now desirable real estate undesirable as more and more building occurs.
Too many seniors moving in who don't pay school taxes but tax our resources and overcrowd our areas.
Continuing to create good jobs and affordable housing for residents. Maintaining its reputation of good schools and a well-run government. Both of these seem to be slipping a bit. Cobb needs to catch up on transportation - more transit, better connectivity and more technology for EVs and AVs.
School excellence standards to be maintained
Staffing public services
Managing growth to encourage commercial development on major corridors. Increasing residential development to accommodate people moving out of the city of Atlanta. And not allowing Cobb County to just become an extension of Atlanta. Crime is becoming a big challenge.
Commercialism & Over development, over population increased Traffic....
Infrastructure planning for uncontrolled growth for the sake of tax dollars. Loss of green space
Over growth, negative impact to traffic flow and schools

2040 Comprehensive Plan 5-Update Survey

Perception of Quality of Life

2040 Comprehensive Plan 5-Update Survey

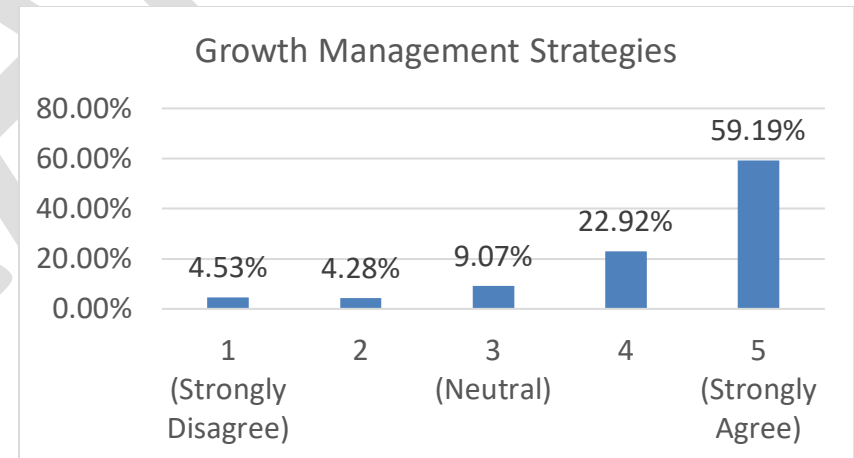
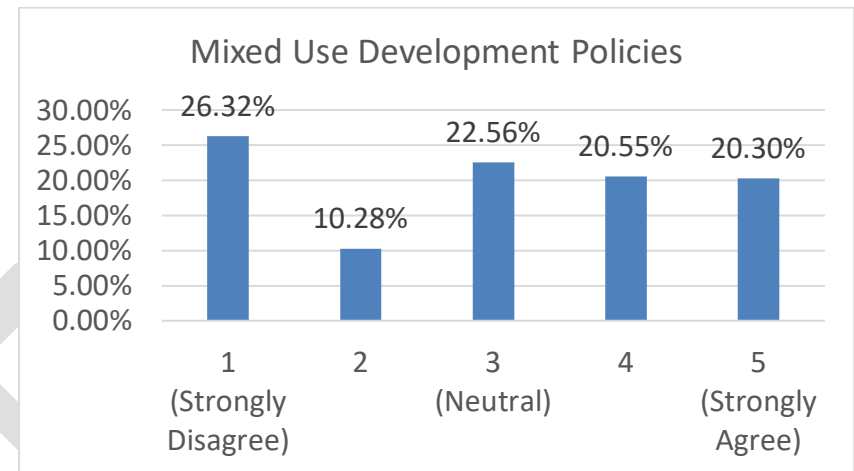
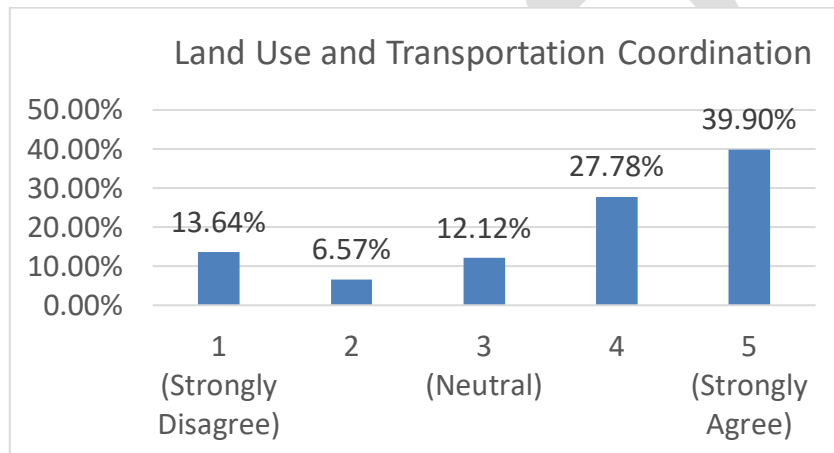
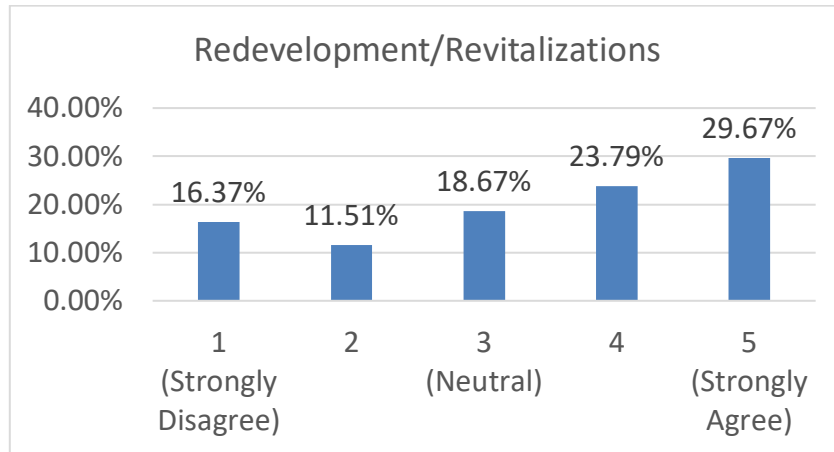
Perception of Quality of Life

2040 Comprehensive Plan 5-Update Survey

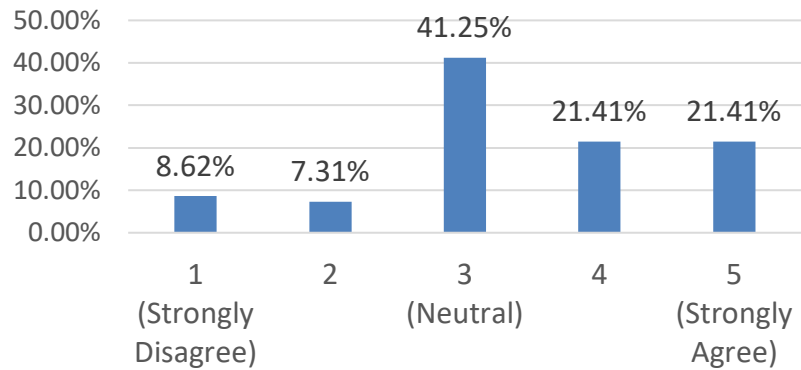
The following questions were asked to determine if the existing needs were still relevant.

LAND USE NEEDS ASSESSEMENT

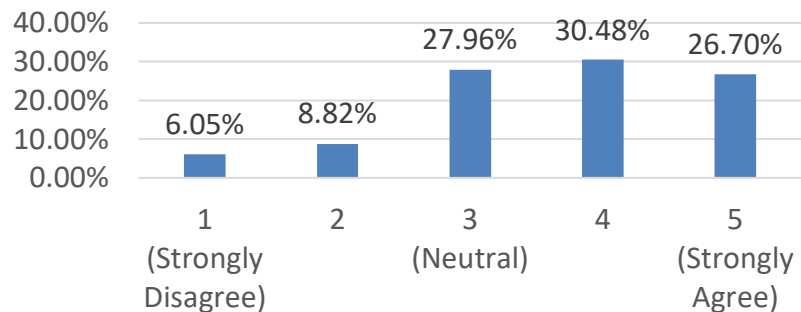
Cobb County Should Continue to Focus on:



Infill Development Guidelines



Protecting and Preserving Uses that provide Jobs



OTHER LAND USE NEEDS

Are there other Land Use needs that the County should consider?

Heavy Rail
Please allow more rural areas to stay low density.
Yes. Unincorporated areas need walkable, urban, village-type development not presently available with the current FLUM and zoning categories.
Transit Oriented Development, denser zoning codes, more sidewalks, investment without displacement
Wild life. We have deer, fox, raccoons, hawks and owls in our neighborhood. We need to plan to keep them and encourage them in all neighborhoods. Children need to grow up where they see wild life is valued.
Redevelopment of riverfront land south of Atlanta Road.
More middle tier restaurants and shopping Reduce high density residential.
I don't know what all those words above mean. Here's what I think we need: Neighborhoods like Ridenour on Cobb & Barrett Pkwy, i.e. places that have single family homes, row houses, apartments, subsidized housing, and shops all in one place - something walkable.
Get rid of OSC zoning. It's abused
More green space
Parking and traffic management
Parks
More parks and public spaces. Redevelop SW Cobb. So many brownfields in the Sw Marietta and Austell and Mableton areas. Rebuild those schools.
Facilities for homelessness. They are starting to sit and live everywhere.
Parks and paths that connect communities. There is a lack of north to south paths and not much exists to connect from Roswell to Kennesaw.
preserving green space
Environmental Impact
Parks!! Stop low density and apartments. Stop developers with deep pockets and their attorneys.....you know one in particular!
Keeping more green space. Less development.
Recreational use areas developed that will be available for casual use not just organized sports.
bike paths driven by electric bikes
Passenger rail, diverse restaurants (Higher end)
Community gyms with better and more equip than Smyrna community center. Open gyms for sports recreation.
Walking paths and sidewalks.
Building more and more areas for older adults who do not pay into the school tax is not helping the community
Maybe not injecting the criminals via low-cost housing into quiet, peaceful and safe neighborhoods?
Control industrial growth Canton Rd corridor
Maintain suburban environment and stop high density housing.
preserve green space
more outdoor education classrooms
Control excessive density
Neighborhoods with amenities should have mandatory HOA dues to cover these costs so they can be maintained. This is good local governance. Trash service should be covered in HOA or county to eliminate redundant trucks.
Continuer to build green spaces and parks in the neighborhoods, particularly West/South Cobb

Are there other Land Use needs that the County should consider?
More parks/recreation, side walks, walking bridge to Truist Park, dog parks in Smyrna, young professional development, affordable housing WITH YARDS.
Recently I have seen a lot of beautiful nature in my neighborhood stripped to build new houses. I'm all for more housing but I'd love to see policies devoted to replenishing the trees and nature when it is taken out for new housing and ways to keep development as nature and environment friendly as can
Need to keep low density residential the focal point of Cobb. It's why many moved here and the current push to low income and high density rentals will ruin our property values and continue the white flight from Cobb. We can be west paces ferry, or Atlantic Station.
More parks and community centers
Stop the mixed use developments. There are too many apartments already.
I think that we should use land for alternate housing development such as creating little houses communities.
Yes. Stop overdevelopment and high density development. Leave more natural and undeveloped area.
no high density apartments
Requiring greenspace minimums for developers, push green initiatives for commercial development, manage stormwater better
When developing too much in the same area
Aesthetic policies should be revisited because areas in the County are woefully dated. Much of the County appears as if it is frozen in the late 70's and early 80's. The dated areas are a drag on the County's image.
Commercial standards
Parks
too many apartments
preserving trees; overdevelopment is a problem
Yes, needs for quiet, green spaces.
land use and infrastructure needed
Cobb County should protect its natural resources and state and local parks. There have become way too many apartment developments creating an enormous traffic increase.
More parks and recreation, especially fishing opportunities.
Open spaces should be planned for and preserved.
Zoning laws and majority local input.
Resources for minority population
walkways everywhere - unsafe to walk in our area (Mars Hill/Burnt Hickory area)!!
More green space trails. Follow guidelines
i like green spaces, but i also like drinking (ie open container) and decent dining (not another wendy's or chick fil a). we're lacking in that versus places like roswell
Protecting neighborhoods from commercial encroachment, limiting weekly motel units near schools, parks, and neighborhoods.
More green space even in upcoming developments
Continue trail/parks development
maintaining roadways
larger outdoor community recreation gathering areas that are walkable (within 2-3 miles) to encourage healthy communities. Closest 'park' to me is 5 miles driving. I can not bike safely or walk.
Protect and expand green spaces

Are there other Land Use needs that the County should consider?
Affordable single family housing for public servants & first responders. Apartments should not be replaced by new apartments that will only decline people want to live and thrive in neighborhoods NOT concrete jungles.
Bring Brandsmart back to Cobb County
Stop cutting down hardwoods
Set up the plan and STICK TO IT! Don't let money or political influence cause "variances."
plant trees
Transit
More working class housing. NOT cheap high density.
Green spaces are vital and should be provided and protected. The BOC needs to determine a return on creation of new "towns" or "villages" that surround fixed public transportation like light rail. mixed use multi-family housing and by right development of ADUs.
Safely trump or cut trees that are a risk for citizens homes! Continue to add street lighting to our county for safety! Repair the pot holes on our streets
keep Cobb green. Limit forestry. Encourage future development to leave trees and other green space.
Nix mega church in east cobb
Parks
Decrease building; more green space.
Increasing buffers between residential areas and industrial areas, particularly in the South Cobb area of Austell. Clarkdale is where I live and it's being encroached upon by industrial mess!
Reconsider movement that leads to density.
No more apartments.
Green areas for community gardens
No change needed
save trees
Revitalization of South Cobb, where infrastructure is already strong.
Work with GDOT and GNR/CSX to create a commuter passenger rail from North GA thru Cobb, and into Atlanta.
Replace giant (empty) buses with shuttle vans.
Affordable Housing
Public parks and green space for residents to enjoy.
I would love for the county to implement strategies to encourage small-scale development and incremental growth - as opposed to the big developers who receive variances for huge projects that often end up being less beneficial to the community and less attractive than advertised. Also, less asphalt!
Parks
Parks, green space dog parks.
save our single family zoning. we do not need multi-family mixed use development in east cobb. that only enriches developers and will destroy the school reputations.
more parks in south cobb
too easy to tear down existing homes and replace with huge homes that are out of place in the neighborhood
Protection of land from over development. More open spaces needed. More outdoor facilities including parks, hiking trails, biking trails, camping facilities. Reduction in population, but increase in quality of residents - through superior education.

Are there other Land Use needs that the County should consider?
Expand public green space / parks / trails; Decrease high density housing expansion; Avoid MARTA in Cobb; Improve/pave roads & add roundabouts; Make sure improvement include poorest areas in Cobb
Why comment?. No one in Cobb government listens to their constituents. Remember JOSH? What a complete waste of our time and energy. Disgusting. Developers and Kevin Moore run Cobb.
Stop clear cutting and paving everything! Leave the trees alone and fix up the abandoned crap that has been sitting for years. Stop over developing and LISTEN to the community and NOT your own agenda/pocketbooks
Stop mixed-use development and high-density development. It causes traffic and a strain on existing infrastructure. Keep our parks and green spaces. Keep our taxes low and the senior exemption. Don't turn East Cobb into Sandy Springs or Smyrna. Have mask mandates in public places.
more parks
Parks and traffic
Cultural, educational and tourism.
I have no idea what infill development is. But I would not want long term citizens to be disrespected or displaced solely for increased economic development. There needs to be a solid transition plan that is fair to all.
Zoning to limit density
Begin immediately a moratorium on any and all new development for a five year period. Cobb should remain suburban in character and feel. Retaining green space should be the top priority. Leadership should look to other counties to see how it's done since they don't have a clue.
Stormwater Infrastructure
Stop overdevelopment!! Use land that has already been cleared and sits in squalor instead of destroying woodlands to build warehouses and industrial buildings right next to neighborhoods. Stop giving tax abatements to corporations and passing tax bills on to homeowners.
Adequate sidewalks and traffic crossings for ALL areas as we become more compact. Green spaces to preserve both the living things in those spaces and the quality of life that having green spaces provides.
Just keep letting the citizens have a voice and be honest
parks and walking areas
More nature trails & parks
I think developer's should be required to plant as many trees as they cut down.
Redevelopment/Revitalization: Develop a County program with reasonable bureaucratic rules to encourage small investor landlords to offer properties for lower income housing. The Marietta Housing Authority is great in principle, but its requirements are unreasonable and discourage participation.
Too many over 55 expensive homes being built. Need more affordable housing
New housing and businesses should be encouraged to use existing lots, or pay a penalty for removing trees and relocating wildlife to build their structure. The penalty payment should be invested in the local surrounding community to improve its quality of life.
land conservation, tree canopy preservation, bike/ped/greenway trails that connect to pedestrian friendly activity centers and parks, public spaces, historic preservation, preserve and/or revitalize stable affordable neighborhoods, revitalize and mandate use of industrial parks for intense uses
It's difficult to answer above statements as they are vague and can be interpreted in extreme ways. It's important stop tearing down neighborhoods for low income housing and condos. Beautiful small town village feel reason for us purchasing our home in East Cobb 20 years ago was schools and safety.

Are there other Land Use needs that the County should consider?
Don't be so fast to create lots of high density housing. Once all the young, new professionals start to have a family, they will be looking for homes that have large back yards or woods for the kids to play in.
Expand greenways clean air water & land use and trails walkways cultural & historical preservation recreation avoid rush for high density development vs sustainable infrastructure live work play build it right to pre-mitigate inherent risks & externalities via exemplary design standards & governance
The county should preserve Cobb as a suburban area and not transform it into an urban center.
land use and zoning are good now
If ARC and the Cobb Chamber thinks something is great, it's not. Please don't let their \$\$\$\$\$\$ influence you.
Simply hold developers and local gov't to the Land Use Act, and not deviate in order to provide breaks for developers that act in defiance of residents.
Senior living facilities and services
Youth job creation and education
Stop destroying communities with poor planning and zoning. Start actually listening to the people who LIVE in the community and stop pandering to the developers.
Yes - Vacant shopping centers are a blight. Provide incentives for development - not for low income residential
West Cobb County and South Cobb County both need larger and better park facilities for baseball. There's no comparison to the ones seen in North and East Cobb. The kids need to be taken care of all over Cobb
Need more parks and green space!
Additional parks and greenspace
Follow the Comp plan! Get rid of obstructionist staff members. Recognize that much of the future growth will be infill. Recognize that development exactions aren't legal. Need a street grid and walking neighborhoods.
Revitalize dead shopping centers, or force tear down of empty shopping centers with eminent domain laws and use space for parks/green space
Healthcare, Recycling, Telecommunications
Stop over building in residential areas. Enforce code violations. Not cutting grass, too many cars, run down houses, etc. Drive around and find to avoid neighbors reporting on each other.
Stop build senior apartments
Seriously! In 50 characters or less?!
Low income housing
Zoning so that one area is not overrun with the same type of businesses, for example the inordinate amount of rundown auto related businesses on Veterans Memorial
Stricter development standards—such as site requirements and tree clearing limits.
More parks and road improvement
Firearms range
Would love to see more preservation and parks rather than clear cutting everything for housing /retail
Land banks. ADU
Preserve more greenspace
Public transportation to limit roadways
Public transportation to limit roadways
More water features. We have so many beautiful creeks and rivers running through and so much flood plain areas, why can't we convert them into parks for the public to enjoy?

Are there other Land Use needs that the County should consider?
You need to explain your definition of infill development guidelines.
Any increase in zoning density should keep in mind our budget and the county services available whether that be roads, schools, fire, police etc.
more parks
Yes at all cost preserve and no more new development down the Lake Allatoona corridor
Leave the wetlands alone.
Oppose more development
The county MUST build a new aquatic center. There are not many thing that are great for both seniors and kids, but this is PERFECT!
The aquatic centers we have are old, outdated and way too small. Cherokee figured it out long ago!
Purchase and preserve parkland for future generations.
No more mixed use developments. No to Unified Development Code.
Protect existing green spaces
more parks in east county
Clean up the pocket zoning and get rid of the grandfather clause
We need green belts similar to other major world cities
Improving any areas that are starting to fall apart
Recreation parks YMCA green spaces low income affordable options for residential fitness tracks
our green spaces. we will have a healthier happier community if we focus on being outside and getting exercise.
Limit multi family units. Consider increasing the building lots for residential homes
- Improve walkability in developed areas
- Preserve nature and undeveloped land
Consider putting in more "safe" sidewalks in rural areas w/in mile of major crossroads & where the speed limit would be reduced.
Offer tax savings incentives to owners/developers of commercial properties that are run down in order to redevelop/repurpose/revitalize.
Providing more open, fenced spaces for families and Children to play
Preserving historical sites and green space. Less high density housing.
Do not eliminate local zoning
postpone actions that involve proposed cities
Preserve our residential life.
Reduce industrialization, reduce high-density housing, develop parks to their full potential
Addressing impacts from climate change and prevention of environmental contamination from industrial sources.
Essential development with a clear vision is huge. Change is inevitable....responsible change a must.
Saving more natural park space
Consider the requests of the Commissioner in the specific area as per the past. Work together.
More bicycle lanes
You make it difficult to answer your second question by conflating land use with transportation coordination. (On purpose?) Land use, 5 strongly agree. Transportation coordination seems to be another way to say mass transit. That would be, 1 strongly disagree. No MARTA, no trains, no BRT.
Continue to expand green space. Stop removing all old growth trees when approving new developments or revitalizing areas. Think of the visual impact before destroying plant life--trees and the natural habitat for critters.

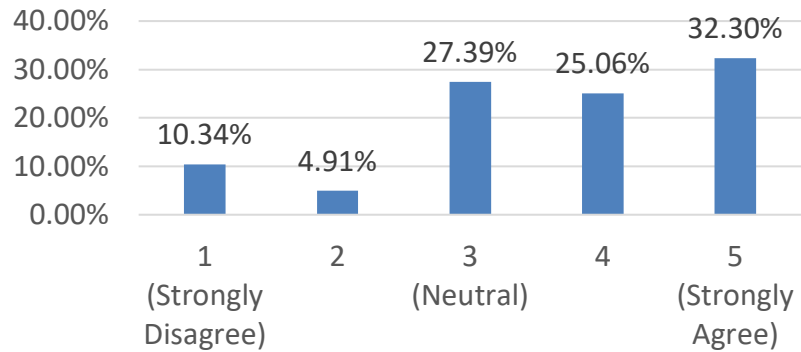
Are there other Land Use needs that the County should consider?
Need to preserve more public areas like parks and wide open spaces. No more housing!
Concentrate on providing more parkland in cooperation with private investors.
THE COUNTY SHOULD CONCENTRATE HIGH DENSITY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN AREAS THAT ARE NOT INTERMINGLED OR ADJOINED TO LOW DENSITY AREAS OF THE COUNTY.
More parks and green space
Every one of these questions, the devil is in the details. Land use for what? redevelopment into what? I don't want to live in downtown Atlanta so I don't want downtown Atlanta policies.
Stop building- enough!
More staffing and support for our park systems.
Leave the beautiful trees live!! Stop cutting them down!!
Limit increasing housing options in already established communities.
More parks and schools; less residential development
restricting any further industrial development
Keep our area single family
Stop trying to over develop land and destroy the character of our county.
Avoid high density housing and road expansion. Rapid growth overwhelms medical facilities, schools & increase wait time for dining (which discourages use). Consider revitalization of existing communities, parks & downtown
Areas in which children can grow and develop. Recreation centers that provide STEM teaching and resources for parents.
More parks and greenspace. High-density housing results in more impervious surfaces.
preserve land, make more family friendly areas for hiking outdoor activities
protecting present uses
Limit the building of new gas stations and fast food stores
Emphasis on residential with pockets of retail.
It is very important for our physical and mental health that greenspace be allocated and protected.
Get rid of Lisa Cupid and her three other 'CRONIES' Board members and we will decide our own land management plan. Creation of our own city and dedicated representation will take care of that issue !!!!
open parks
Leave current zoning in w cobb alone please
After going ten rounds without a timekeeper with the Zoning Board, I've got a suggestion: Distinguish between homeowners and developers. We are not going to hurt our own land. A homeowner could agree to no zoning change for a number of years to avoid skulduggery (homeowner stalking horse).
I know that it is not popular to say it, but modernization of the Marietta square should not be off the table. I have no suggestions or even ideas, but someone could look at it and imagine what it could become. Now it is stuck in the 60's, in my opinion.
The role builders must play in keeping the quality of the development up to the levels of the current neighborhoods in the areas they are building in. Green space, amenities for residents all need to be thought out in the overall county vision.
As stated - Cobb County is tearing down all green spaces in west Cobb and building apartment complexes. It's adding to traffic congestion. The county is building homes for thousands of people, but then doing nothing to address the traffic congestion. Look at Riverview Landing. A big mess!
Wildlife management, tree ordinances and large buffer zones between housing and commercial development

Are there other Land Use needs that the County should consider?
New neighborhoods should be encouraged to provide neighborhood amenities like swim/tennis and walking trails to provide a sense of unity within the community.
Development of housing for first time homeowners in the \$100,00.00 to \$175,000.00 price range.
Wildlife preserve!! Green spaces that also act as wildlife sanctuaries.
Get out of the zoning business. County zoning leads to sprawl
A new "City Square," in Kennesaw, with one of a kind boutiques and charming restaurants; like Woodstock. I like that Woodstock put in expensive and tasteful high rise homes in the town.
It feels up to date while keeping the area safe.
Sustainability, smart cities, urban gardens
Re-use of some of the vacant or deteriorating properties. Traffic calming for neighborhoods that have become cut throughs, thanks to Waze and other apps. Speed and vehicle noise enforcement.
Preserving green space
Maintaining the green space will preserve our county. I am not saying we do not develop just keep it as green and clean as possible
Green space and parks, large gathering space with plenty of parking for festival type events like a once a month flea market, arts and crafts shows, mingling opportunities.
Safe biking and walking paths along the county roadways as growth explodes.
more cycling paths
Overcrowding & taking away green space. We do not want to look like downtown Atlanta!
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
Preservation of natural resources because once you tear them down, it is hard to make the area the same.
Not doing to West Cobb what has been done to East Cobb. Super high density of homes, etc. Leave West Cobb with 1.5 acre and larger lots for privacy, horses, ponds, nice homes.
Do not allow subdivisions with lots smaller than one-half acre. Less multi-family housing.
These 1-5 items should have included definitions/more info. because these items are too vague and unclear
Policies to stop overcrowding. Strong control of developers to be sure they don't deviate from the approved plan.
Please allow Cobb to stay under-developed. We live here because of the residential areas and its low density
Green space
Greenspace
Greenspace
Green spaces
Housing affordability is a fundamental need, but costs are rising rapidly everywhere. Unlike dense cities, we have plenty of land -- too much, I'd say -- restricted to large, single-family lots. While we don't want to force people out suddenly, we ought to encourage gradual reduction of this.
Creating more walkable areas connected to transit.
The proper preservation of greenspace, history and community.
Improved identity that is beginning to be muddled
More consistency in zoning over a hodgepodge of development. Should resemble a more planned community.
Increased modes of modern transportation that is desirable to use.

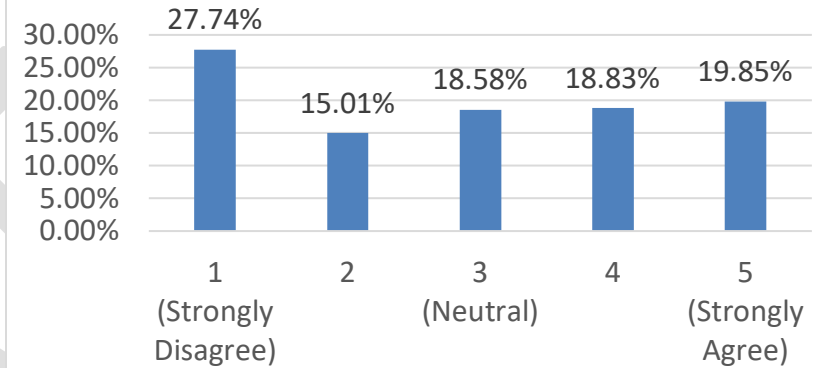
HOUSING NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:

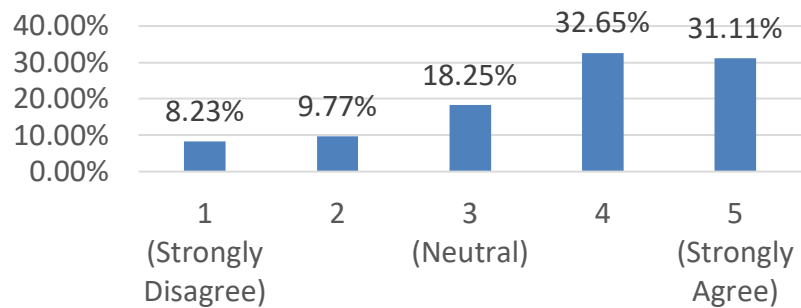
Housing Types



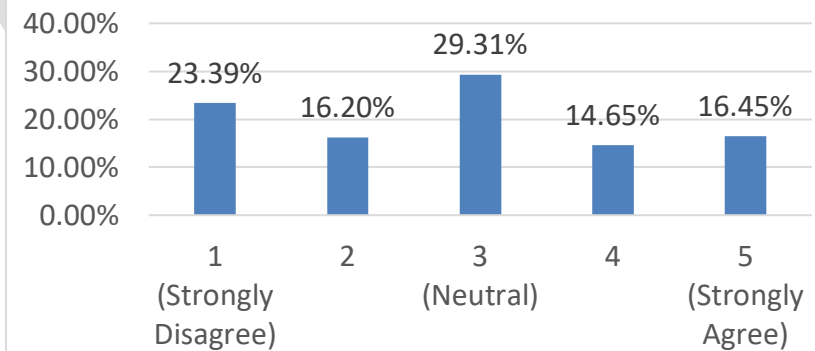
Mix of Housing Types within CAC and RAC



Neighborhood Revitalization and Re-investment



Workforce Housing



OTHER HOUSING NEEDS

Are there other Housing needs that the County should consider?
How high can a building be around Dobbins
We need a wider mix of housing types in NACs and other non CAC and RAC areas.
We do not need low income housing
Attract companies that offer Employee's work-life balance engagement, to purchase.
So many people live along, consider building a mini house community deal with the ventilation concerns up front, offer 5G, EV Charging Stations, Small Park, Gated entrance, with a beautiful backdrop, and more.
Denser housing to facilitate public transit and walkability, mix of housing types within school districts to avoid segregation
The county (note that it's not a proper noun and isn't capitalized) and cities within the county are overdeveloping with housing costs and property taxes moving to unsustainable levels. New developments push Affordable senior housing
Reduce tear downs of existing mid-century neighborhoods. Maintain economic status of existing neighborhoods.
Much, much more housing for special needs adults including autistic and cognitively impaired adults.
Blighted homes
Let suburban neighborhoods remain
Forbid the cutting of all trees on new land cos friction. Some new mansion development have zero mature tree while the planet is dying, unacceptable!
More single level living units for aging people who would like to stay in Cobb. More mid-range homes for purchase. Too many \$1mil+ n'hoods mixed in with old houses. Need more in the \$500K range, especially in East Cobb.
Help to keep seniors in their homes. Building a community network or services to keep them healthy and safe in their homes as they age
Importance of communities with mixed housing types to encourage an inclusive and dynamic local economic set up.
Enough senior citizen sites! We have plenty!!
Limit housing density - encourage single family and far fewer apartments
Ensuring that we do not force out the lower income segment of the county or force them into specific areas.
Truly encouraging workforce housing opportunities through zoning and county incentives.
More single family
Housing costs, oversaturation/crowding of housing in small land area
Less townhomes! Why are all new developments void of property? It's impossible to find new homes with
Without a decent public transport system, it is silly to keep building medium and high density residences such as apartments and "active adult" communities. Again, stop allowing developers to come in a clear cut all the land.
Housing should allow for space.
Do not overcrowd!!!!
Stop taking my hard-earned money to destroy the county?
Let the market, not the government, address all of the above.
Incorporate senior housing into general developments
Keeping housing affordable for low-income earners. Houses on the market (old and new) are unattainable for single income families who make under \$100K a year
affordable housing throughout the county

Are there other Housing needs that the County should consider?
Traffic needs to be included in all of these plans and developers should have to have concrete plans to mitigate. They tend to build and leave. Having different levels of houses (starting with smaller and building to larger) in a community is good for Cobb. We are tending to build bigger not better.
fewer townhomes and condos that deteriorate more quickly even with HOAs, which is touted as the answer
We need affordable housing with yards!!! No more apartment complexes and townhomes!
Please stay away from "workforce housing". I didn't pay a premium for my house, with premium taxes, to live in a low income area with apartments. The BOC has no plan except to make us as dense as possible, against resident wishes
There should be a mix of housing types for all income levels that provide decent safe living
Stop high density developments.
no high density developments in residential areas
low income housing that fits within the suburban character (aka you wouldn't know it is low income looking at it) and locating within economic development areas. Focus on developing out instead of up with square footage.
push for larger lots or greenspace when larger lots are not feasible.
More affordable and mixed use housing are needed.
Fix what we already have
Fewer apartments and townhouses.
no apartments or cluster housing
not building to many cheaply made homes
The flavor of Cobb has changed radically with the increase in apartments. The schools are overcrowded; the roads are overcrowded.
No low income housing for the unproductive.
Affordable housing for low income families.
Many expensive neighborhoods are being built. Affordable housing should include very simple homes that are affordable.
Historical preservation (currently lost). Property tax revenue.
stop building so much!! Just because there is land, does not mean it needs to be developed!
Forlo to middle income
more single family communities, no high density
the cost of housing so that everyone that works in Cobb can live in Cobb
Veterans, homeless, seniors ...anyone in need!
Less apts and high rise buildings. Help towards homeownership
None that I can identify other than the out of control building of apartments and multi-family housing--and it appears to be rather expensive.
removal of dilapidated housing neighborhoods
Need more homes in the \$150,000 - \$250,000 range not the \$400,000 and up range.
Affordable housing
Location and adjacency are crucial. Don't kill our neighborhoods by putting cheap stuff in wrong places.
The above table does not provide enough information to respond. Having the four topics hot-linked to part of the draft plan would be helpful.
mixed use multi-family housing that surrounds public transportation "hubs" see Vinings but add MARTA train stations.
Help the residents needs for repairs on their existing home to match their surroundings neighbors

Are there other Housing needs that the County should consider?
Follow-through on what you say. You talk about improvements, I don't see them. Are they all in North Cobb?
Slow/stop new construction, and encourage/force people to develop and revitalize what's already existing.
Control of high density residential neighborhoods. Stop approval of high density zoning.
We should preserve single family housing. We are not Atlanta and do not need apartments.
Housing needs for Seniors on fixed incomes
Leave alone
NO. the tax base of Cobb is not from "affordable housing" occupants. Leave that responsibility with Fulton and Dekalb.
Affordable housing
I would support an incremental shift to a more "form-based" code that would allow some gentle density and appropriate mixed use in residential areas, providing more affordable & attractive housing options and bringing everyday destinations closer to where people live.
Senior citizens
do not destroy our single family residential zoning.
neighborhoods linked to mass transit
affordable homes for middle class families
Cost effective housing near square
Hold apartment complex owner responsible for maintaining apartment complex appearance. So many in Cobb now look run down and a turn off to Cobb's image.
Safe, affordable and beautiful senior housing.
Stop shoving so many people in this area.
stop trying to make each area equal. do not put low income housing in a upscale neighborhoods
More 55+ clusters in desirable areas
Any housing that increases population density should neutralize the traffic increase they will cause to preserve quality of life.
I do not think that the good communities should be forced to have mixed housing. There are plenty of places that could be revitalized and still provide excellent housing choices. In those areas, part of the deal would be ensuring school choice, access to medical services, transportation are there.
The question alone is concerning. Cobb should not become Atlanta, should not become some County Chairpersons dream of providing subsidized housing to everyone. Cobb should not become a place to live if you want a permanent handout. My house wasn't free.
Low income housing/Subsized Housing/ Low barriers to entry housing
Affordable Housing
No more apartment complexes in NWCobb when the ones already built are still not full. No more senior housing complexes. There are enough of those. No more industrial/warehouse complexes built on woodlands when acres of developed land sits vacant and in squalor.
Affordable housing for fixed income citizens
Affordable housing
Larger land lots
I love my neighborhood. I don't want increased traffic that would be caused by new developments in virgin land.
Build UP on existing developed lands.

Are there other Housing needs that the County should consider?
Redevelopment/Revitalization: Develop a County program with reasonable bureaucratic rules to encourage small investor landlords to offer properties for lower income housing. The Marietta Housing Authority is great in principle, but its requirements are unreasonable and discourage participation.
Affordable housing
New apartment buildings in the suburbs are doing nothing but adding more traffic. If new apartment housing is to be built, it must be limited to less than 50 units, not be built within 1000 feet of an existing apartment complex, and they should pay a fee for the removal of existing trees.
Affordable housing for workforce and seniors, temp housing for homeless, tiny home communities might work for all the above. Ordinances need to allow and encourage smaller homes. Accessory dwelling units. Encourage use of solar panels and gutter systems that harvest rainwater. Chemical free lawns.
Same answer as previously stated. We do NOT want to turn East Cobb into what has happened in Buckhead! Murders, muggings, homes broken into, safety of our families is critical. If you build workforce housing and mix neighborhoods people will leave. Thats not why we are here!!!!
Goal should be to walk to work school market and recreation design for a future wherein it is possible convert roadways it is possible to pedestrian friendly over time...design for humans and nature first transportation & cars secondarily
Stay away from the high-density housing centers.
housing for homeless
We don't need UDC. We don't need our suburbs bastardized into what the ARC has done to the rest of Metro Atlanta. Cobb Commissioners interested in 'transforming' Cobb into an urbanized crime ridden community, perhaps should move to those high density urban environments instead of hijacking Cobb.
Limit rental percentages in residential areas
Senior living facilities
Enough with the density and low income housing. We pay a premium to live in Cobb and want to maintain our way of life. If we wanted atlanta...I'd live there, stop urbanizing our suburb
Keep single family housing a priority
Back off from federal liberal measures to infiltrate our neighborhoods.
County appears to give building permits that exceed the school capacities in south cobb
affordable for seniors and families
Ensure affordable housing is dispersed throughout the county not just in one area
Public housing. More affordable housing.
Why can't we have a mix of housing types in every neighborhood?! Get rid of minimum house sizes and don't let Commissioners require them on the fly in zoning hearings. We need walkable neighborhoods. We do not need streets that are so wide that you can only cross one side at a time.
Disability compliant housing
Emergency shelters.
Affordable housing
The county should preserve the free market and protect its investment. Not the county job to solve housing problems. Close the border until there is balance in housing that is the solution to housing. Stop doing favors for developers. Require impact studies on all development
Increased density would devalue existing homes
There needs to be adequate, clean and safe housing for the disabled members of our community
Sustainable and wider price ranges all over the county.

Are there other Housing needs that the County should consider?
Leave it alone!!!! We are done! If it gets any bigger will have to move.
No Low income housing
Family ownership
Affordable single family homes being built...not just townhomes
Affordable housing, homelessness
Affordable housing, homelessness
Workforce housing I strongly *strongly* agree needs focus
The above questions are so vague they could mean anything. We need to have a range of housing that provides for all income levels but not necessarily all in the same neighborhood. When you have high density zoned with single family you bring down property values of single family & overtax services.
stop jamming 50 townhouses on 1 acre of land
Maintain our single home family developments. No large mixed use apartment or strip centers.
QUIT trying to appeal to the lower income brackets. You can't appease everyone, the more we try and appease all income brackets the worse our schools and property value get.
The county seems as if it is close to being maxed out for land d to build on so concentration should be focused on revitalizing areas that have become an eyesore that no one wants to live and pay taxes in.
No more rentals. Stop taking grants with strings attached. Stop trying to attract transient populations.
Affordable single family housing, but without diminishing lot size. This allows large trees, gardens and family recreation space.
Single family units for housing should be important
Disabled equality
affordable and safe housing for all areas of cobb county
Limit multi unit housing.
Housing prices are out of control. Help people be able to stay in their home because they definitely can't afford to move with the high prices in real estate today.
Phase out mobile homes and build affordable housing in those locations this could be considered within the Workforce housing. Advertise housing grants, loans, etc for the potential buyers. Have conditions in n-hood that no property can be rented out, enforce HOA dues, etc to maintain appearance.
Housing support for contract, gig workers and business owners with fluctuating income that also have families to support
NO!!!! High rise apts. We don't want to look like ATLANTA!!!!!!!! We want only single -- family affordable home!!!!!!
STOP with all the RSL's that the BOC continues to approve. We DO NOT need more of them.
Less 55+. These are not going to be viable in 20 years.
HUD opportunities to renters-mentally disabled, low income, seniors
It is not up to the board to distribute different types of housing to all of cobb. Housing should be improved where it is not forced on all areas.
high-end, luxury condominiums
Protecting the rural spaces in what is left of the beautiful natural parts of the county is important for quality of life.
If an area has 1 acre lots. Don't let 1/2 acre lot subdivisions in. Keep zoning consistent
Needs of the existing homeowners and communities. If I live in an area with 1 acre lots I don't want multi-units crowding our semi-rural area. This is not the place for apartment buildings or duplexes or semi-attached housing.

Are there other Housing needs that the County should consider?
The county should stay out of housing.
Affordable housing for most everyone.
Too much housing in Cobb County. The roads are not keeping up with the amount of people living here. Kennesaw Due West Road traffic backs up a mile every day. It takes 15 minutes every day to get through Kennesaw Due West Rd & Due West Rd intersection. Something needs to be done with that red light.
Again, you never state what direction you want these things to go? We don't want more high-density housing, we want low density, suburban-rural neighborhoods. You can create your mixed use developments in some places but you don't need to infill them everywhere you can fit one.
Illegal immigration
More affordable housing is needed.
Less apartment/condo complexes
Keep our area single family
Consider future housing as restricted to low density single family homes. Consider planned green spaces reserved for preservation and families to enjoy at no cost. Free or low cost access to recreational areas such as lakes. Allow more input from taxpayers.
Keep more single-family housing options available to encourage home ownership rather than transients.
families
senior transportation
Cobb cannot be all things to all people.
Leave the suburbs alone.
Affordable housing
Limit 55+ only residences
Enforce protections to tenants in subpar housing making landlords responsible for maintaining healthy places to live. Affordable housing and a big dream is to get large, corp interests to stop buying up real estate and driving housing prices through the roof. Encourage home ownership
Restrict large rental communities.
Housing for low to middle income individuals/families.
AFFORDABLE HOUSING. The prices are currently unsustainable; moving forward, we need more housing that is competitive in pricing and affordable for our residents. The working poor is the largest growing class in America, accommodate them!
Student dorms since KSU is growing and become a more prestigious state college.
NO more apartments
replace low income housing that was replaced by unaffordable housing.
More "in crisis" housing centers to aid single parents to get on their feet. Help rid children insecurities wherever possible.
We need affordable free standing single family homes with a yard for children to play. Investing in townhomes and condominiums does not give families room to move and play. It creates a stifling attitude of too many homes in one small area which can create tensions and pressures of neighbors.
Affordable housing that looks nice
Strictly limit multi-family homes.
Pricing of housing in Cobb is out of control. The average middle class people cannot find good quality housing in decent neighborhoods.
only to enforcing code to keep properties maintained

Are there other Housing needs that the County should consider?

In any new housing in my area, I'm hoping for HOA dwellings. Years ago I never thought that was important. Now that I am a home owner, I am shocked and embarrassed how my neighborhood has gone down. Trash, debris, junk cars...

Single family homes, not apartments.

We should continue to focus on single-family houses rather than townhomes/duplexes/apartments b/c housing is a huge part of what makes Cobb County the wonderful community that it is; townhomes/duplexes/apartments bring transient people who aren't invested in the community/that's what the city is for

Housing that conforms to the existing larger lot neighborhoods. Preserve trees instead of clear-cutting.

Keep Cobb's subdivisions, parks, low-density plan!

Median priced houses for middle income families

Obviously, people need a place. They also need to have a job in order to maintain a home. Options for low-income to high-income should be available for those who need it and are willing to work for it.

Single family R20

Affordable

Households are smaller and often single-parent, marriages come later, jobs are less likely to remain with one employer for a lifetime. Net result: Mobile population needs places where they can afford to live.

The missing middle. More duplexes, shared courtyards, etc.

Incentives without compromising quality

More opportunities for home buying

Allow Habitat more leeway on properties.

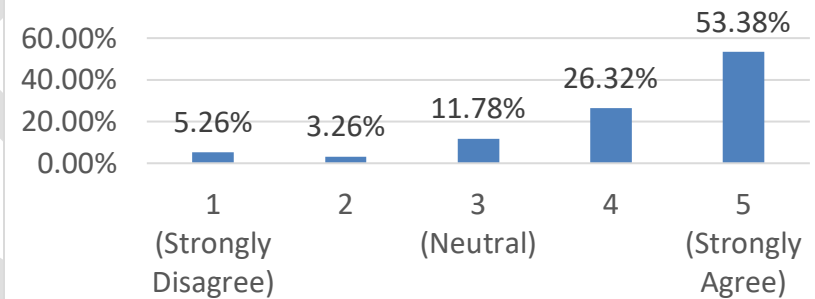
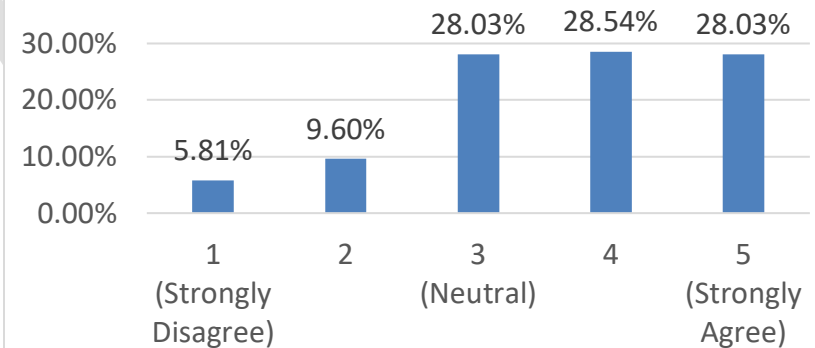
Don't ruin existing housing communities by building multi-unit housing nearby.

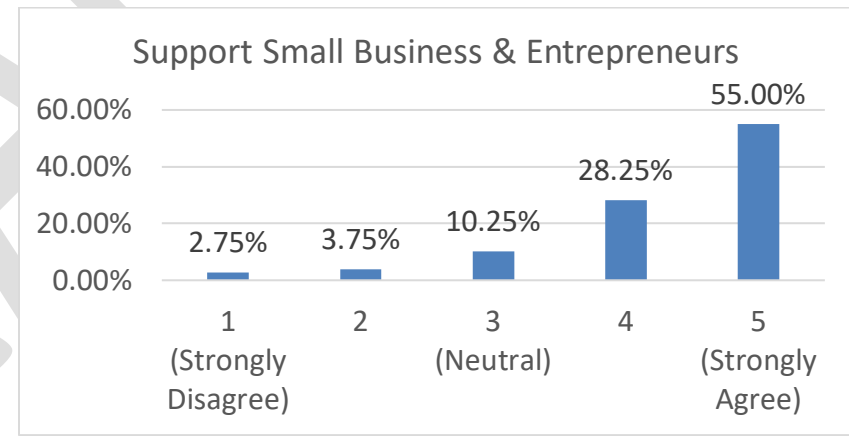
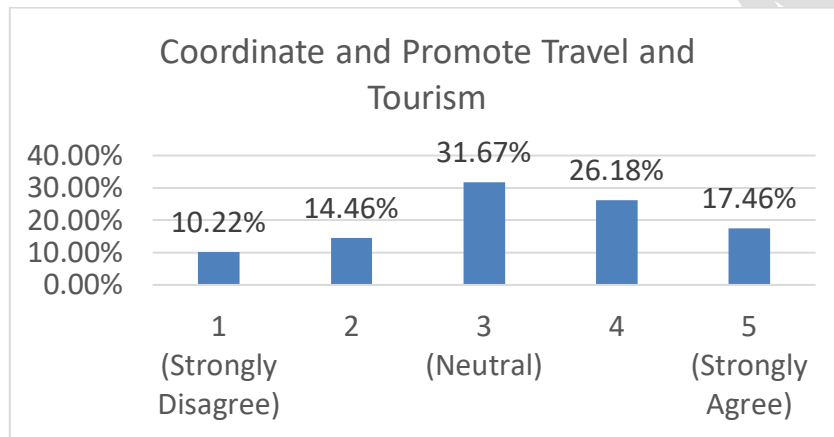
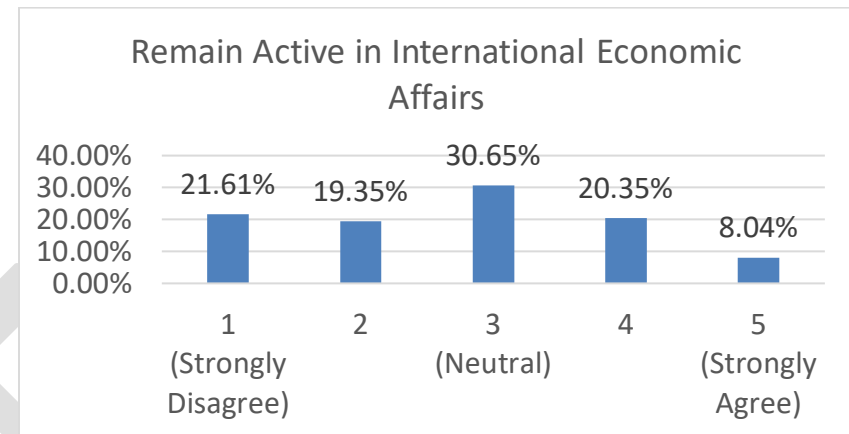
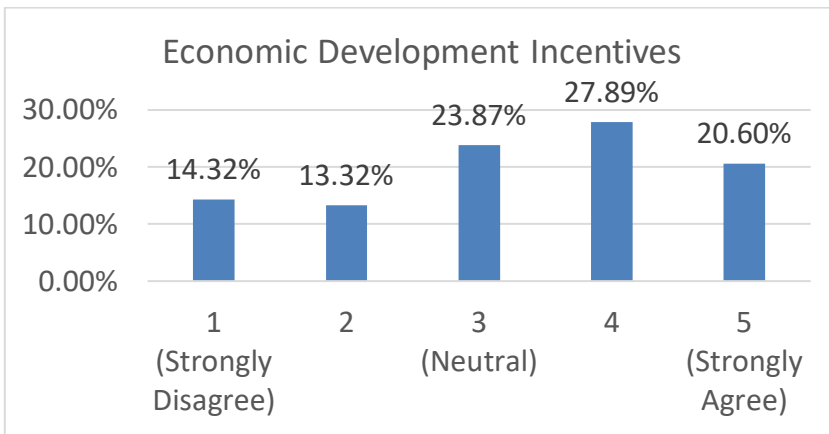
Work on keeping middle class affordable

Too many senior living communities being built

ECONOMIC DEVELOPMENT NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:

Revitalization of Vacant and Under-Utilized buildings**Increase Jobs**



OTHER ECONOMIC DEVELOPMENT NEEDS

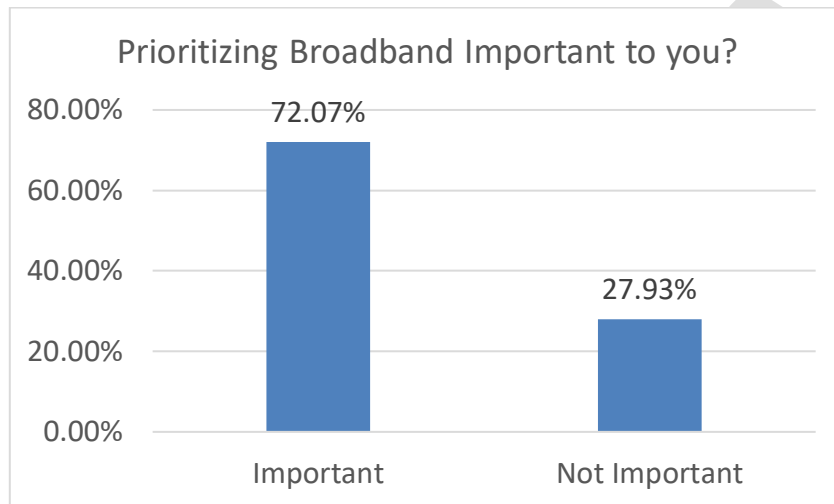
Are there other Economic Development needs that the County should consider?
Wouldn't a tax cut be super? Ah, forget it. I keep forgetting that we're run by a bunch of sniveling, cowardly RINOs and Marxist Demonrats.
Work at home conditions learned during the virus may radically change our needs for codes regarding home business
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
We can do with less fast food and junk stores [dollar general] and more independent small businesses
Utilize existing lots too small for a business building, and turn it into a renewable energy source to power nearby street lights or sell the power back to the energy company. The local community will receive half of the sale. If not that, then turn it into a playground, or dog park.
Transportation initiatives and land use that limits commuting by car. Diversity initiatives.
Transportation- both through and within the county... accessibility of transportation for ALL-
Training and technical schools that are held accountable.
Town square development like Marietta square with restaurants and shops
Too many franchise businesses.
This is how we improve growth in the county - educated, skilled workforce across the county.
There are so many empty stores and buildings- @town center & avenues
The real question is should Cobb remain a bedroom county or become a NW appendage of Fulton? I vote for bedroom -- nice homes, good schools, etc. But that requires keeping developers at arm's length. Do we have leaders with the backbone to be able to do that?
The county should concentrate on maintaining quality of life and county services for its citizens.
The beset economic development practice for the county is to have none and to eliminate the office
Tax breaks to local, small businesses
Supporting small businesses and jobs is important but growth regulation and responsible planning is equally as important. It would be a great thing to see the commissioners collectively and consistently promote Cobb County growth with beautification at the forefront.
Support small businesses that were impacted by Covid. Focus should be primarily on small businesses, not on incentives for major corporations.
Support small business without falling back on expensive safety nets that just drive tax increases. Give new business tax breaks on first years to get established. Establish opportunities for more work live play communities.
Support small business during pandemic...no closures but promote safe practices.
Support of more small businesses and stop letting the chain restaurants & businesses to overrun the small locally owned businesses
Successful places need people, not cars. Continuing to emphasize automobile throughput over human activity will create more blight in developed areas of the county. Existing community centers can be helped to thrive by incrementally improving pedestrian and cyclist access, and by SLOWING THE CARS.
Stop trying to make Cobb a mecca for the low income earners!
Stop the cash grab city hood shenanigans where city hood would NOT transparently benefit the citizens if the area (ex E. Cobb)
Stop giving tax payer money away to creat jobs that pay minimum wage. Stop wasting money on the Braves and Cumberland
Special outreach is needed to business owners new to this county or area - to help them navigate the necessary business regulations and learn how to widen their customer base. Businesses too small to participate in the Chamber activities need other avenues for education and networking.
Smart Garden communities can be very profitable. Offer membership, U-dig - We- Grow, School Internship, Agriculture Accreditation program(s), and Jr. & High School Automotive, Medical robotics Schools in Cobb County. MORE retail, NO more driving to Phipps Plaza/Lenox, bring it on Cobb County!
small makes strenght
Small businesses keep things personal and independent

Are there other Economic Development needs that the County should consider?
Skills training for low income folks.
Seek High Tech Industries
Save Shopping Malls.
Revitalize old buildings
Retraining centers as workforce skills change.
Retain high-quality and small businesses in our area.
resolve traffic issues before adding more large businesses that overwhelm the streets. Plan ahead first, widen streets first, then add the businesses
Remember who legally is paying the taxes!
public transportation
Providing more options for students who may not plan on going to college, offer more alternative options for students to learn skills to enter the workforce
Provide affordable housing and discourage investors buying in residential communities.
Promote small businesses. Attract unique restaurants to promote tourism.
Promote and maintain top residential and family position.
Planning for corridors to improve and revitalize. Adding CIDS when appropriate.
People at the top are manipulating and making tons of money for themselves. Driving the little businesses out and not planning for dislocated citizens. Shame on you. We see you.
Partner with KSJ on incubators and on greater use of the airport and the Town Center area.
Opportunities for shared workspaces Incubators for small businesses
Open support for disadvantaged business owners and African American business owners
Only those that pay for themselves multiple times over.
None that I can think of
No.
No more housing
No business incentives.
No , not aware of any
Next time someone wants to move a major league team to Cobb, it should be done with full transparency, not in secret with zero input from the community.
Need to focus on quality of life rather than so much focus on attracting jobs. The people who work those jobs want to enjoy where they live. not just work.
N/A
More work from home opportunities. Be a friendly environment for small and medium sized businesses. Get government out if the way. Downsize government through attrition. The county is already one of the largest employers. That weakens a community.
More street-focused business aimed at pedestrians (a la the Beltline and the Avenue), mixed-use business space to replace old strip malls
More sportsFacilities
More sidewalks and bike lanes in urban areas, such as along Cobb Parkway
more grants for new nonprofits
Mental health care
Marta rail line as long i75
Lower taxes
Less reliance on public (tax payer) financing for stadiums, development, etc.
Less of the same stores per radius unless it is essential like grocery, fed up of all the banks around like Regions...provide a trash service and more recycling and picking up glasses and leaves for composting
Large malls had their heyday, but in their wake they left a lot of strip malls that are now underutilized. These should be revitalized to provide retail closer to where people live without everyone having to descend on Town Center or Cumberland areas.

Are there other Economic Development needs that the County should consider?
Jobs that actually hire when people apply. Jobs that have competitive pay and benefits for employees. We been to protect Employees as much as the employer currently is. Close the loophole of part time and no benefits for employees.
Increasing revenue to support low income housing, public transportation, medical assistance, food assistance and utilize parks and recs
Increase emphasis on true infrastructure, such as police presence, fire and rescue, access to medical facilities. Repair existing roads rather than unnecessary expansion of roads (like MacLand road project); it's destroyed the charming community for that area- encourages moving outside the county.
If infrastructure, traffic, and crime are taken care of, economic development will naturally follow.
I work at a manufacturing company, so I wouldn't want any policies that would disengage business from the county. Jobs exist, just would like higher quality jobs
I think the county has plenty of economic infrastructure already in place. What needs to be done is use what is already in place. The Galleria is almost empty and it's sad to see it going to waste. Town Center mall is also half empty and maybe turn part of the mall into apartments.
I own a small business and have suffered through Covid, best thing Cobb can do is support small businesses, make Cobb AMERICAN, support AMERICAN VALUES. Support an infrastructure where small businesses can THRIVE! Get rid of big box stores!!! Keep Marietta Square exactly the way it is.
I love revitalization of under utilized buildings. Some of the high rise buildings on Veteran's Memorial Highway are delightful. Plenty of road to access. Keep up multiple use building. Keep the green and the animals. Don't take that away.
I like encouraging small businesses and unique restaurants, gift shops, retail, coffee shops etc. The larger chains always look for a headcount or income amount to decide if they'll open a business in the area.
How about NOT giving giant multi-million dollar corporations tax breaks.
How about letting entrepreneurs do their thing without government subsidizing their failures? That just transfers all the risk, and the onus, onto the taxpayers. You all should not be in the Angel Investing business with our tax monies. You all are sipping the Chamber cool-aid. Minus Corn. Gambrell.
Highly encourage small and medium size businesses.
Haven't given this enough thought to give an opinion
Have the county buy both Town Center Mall and Cumberland mall and turn them in to senior and assisted living communities and STOP allowing all these 55 and over communities.
Guidelines for small business should be clearer, inspectors should make a list of everything to be fixed on the first visit to avoid delays and unnecessary costs.
government should get out of the way of small business. stop making it difficult for business owners to thrive.
Give people a platform to speak
Get Jason Back
Focus on South Cobb. Let private enterprise thrive within Vinings, Marietta, Kennesaw, East Cobb without county interference.
Focus on less fast food, gas stations, \$ stores and more quality businesses/restaurants
Focus on Cobb Co, not international or regional issues. Focus on the people that live in Cobb county and their current jobs rather than bringing more jobs (and people) that may not share the same philosophies.
Focus on being a great place to live as opposed to rapid development, solve the traffic issue to improve existing quality of life
Fewer regulations on business to promote opportunity
Environmentally sound industries should be considered over polluters. Home ownership.
Employ more law enforcement officers and let them do their job!!
Education opportunities. KSU may have some paid resources but as a whole, Cobb County could really benefit from some more economical resources for business owners and entrepreneurs

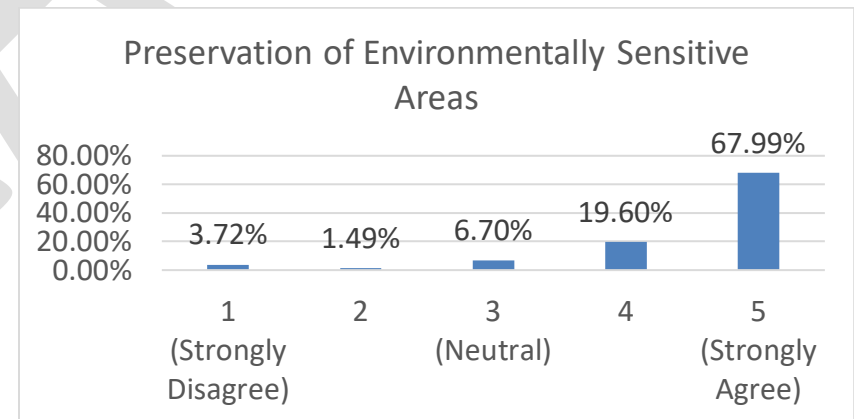
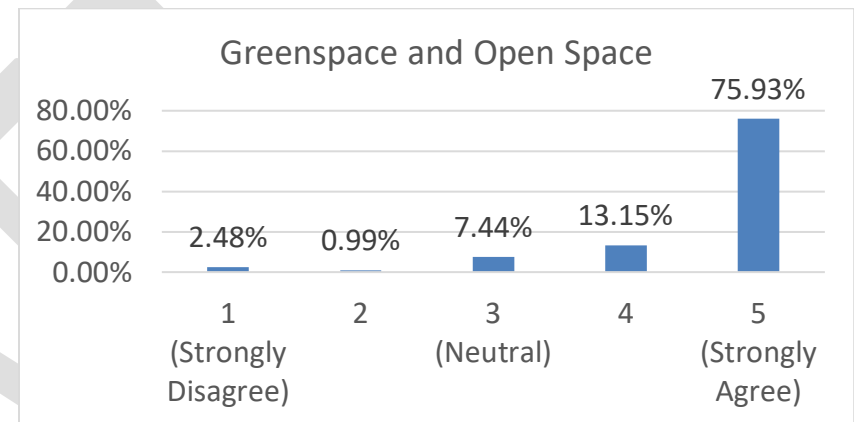
Are there other Economic Development needs that the County should consider?
Economic opportunity for mentally, emotionally, and physically handicapped people
economic development should focus on small business to not overwhelm the infrastructure and provide for localized growth and local sustainability
economic dev is double edge sword - giving incentives for businesses to dev means additional impacts to residence, burdens should be passed back to corporations to ensure infrastructure stability
Don't be so anxious to incentivize business. It may not pay off. It may have unintended consequences. It can be abused.
Don't feel qualified to know the needs that are not already being addressed
Do not allow illegal aliens to be delivered to, reside or work in our county.
Do as little as possible
Diversification of the industries that constitute the County's economic engine. We cannot afford over reliance on a handful of industries and need to remain a robust alternative and partner to surrounding counties
County should look at all areas that have 'gone downhill' and try to use these areas to rebuild the communities (ie Smyrna's Atlanta Rd area, Belmont Hills, etc)
Consider the economic value of wildlife. Workplaces where one can see deer, birds, etc are more attractive then sterile concrete. We need to make preservation of tree cover a priority
Consider how to attract investments without the traditional shopping center. Consider more projects that reflect transit and recreational activities like the Beltline
Cobb County zoning ordinance and NIMBY culture is an impediment to economic development. It's not so hard to steal the Braves from Atlanta. Real economic development happens in helping existing Cobb County businesses to grow rather than to use the zoning ordinance and NIMBY whining to stifle them
Business incubators for innovation
Build the Cobb Veterans Memorial. It is good for our community and for our future.
Bringing MARTA to the county. You got the Braves Stadium but did very little to address traffic or parking. You are building a dozen or more apartment complexes in SW Cobb but doing nothing to improve traffic flow or roads.
bring more tech businesses to cobb county
Bring business; all else follows.
Bicycle rental, outdoor focused shops, hiking and family outdoor areas with boat, bike, canoe rentals. Make Cobb a place for outdoor adventure; Azaiea Road along the Chattahoochee needs UPDATING! New play park-Updated picnic/grill area! Better parking along the river.
better tax incentives for small business owners
Ban helicopters except at airports
Avoid damaging effects of energy driven boom bust cycle i.e. spend wisely when the economy is slow don't buy the false narrative that sez wait 'til the economy picks up and then later when its busy suddenly it's too expensive ie don't try an time the market lest the market time you
Audit ever company that gets a tax break to ensure they are fulfilling their agreement
Audit companies that have received incentives and make sure they have complied with their contract.
Assistance to help low income families with home repairs, historic preservation of unique architecture, both residential and commercial.
Any redevelopment needs to also address patterns of crime so that people will actually want to do business or live in the area.
Any economic development that increases the tax base while NOT increasing the population and traffic has my support. Rent seeking by big developers had to end. County government is way to cozy with developers especially land developers.
Allowing alcohol pour permits at private venues
Again, say what you mean, and mean what you say!
Again these are sufficiently vague that they could mean most anything. We must always balance growth with available county services so as to not burden existing services.
Affordable housing that isn't an apartment or townhome
Affordable housing for low wage workers. Also for the elderly
Actually invest, help the residents with safety by investing on more street lights more surveillance cameras
* Job training and summer employment programs for teens * Small business assistance for Cobb residents

BROADBAND NEEDS ASSESSEMENT

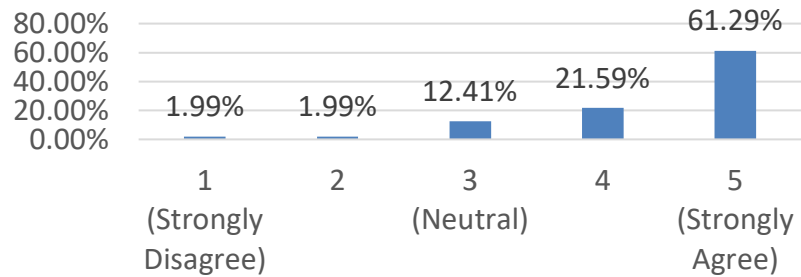


NATURAL & HISTORIC RESOURCES NEEDS ASSESSEMENT

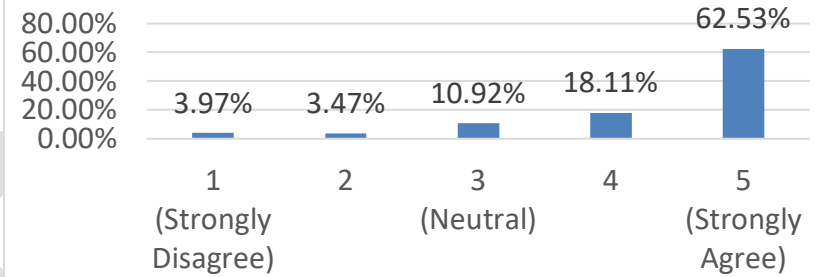
Cobb County Should Continue to Focus on:



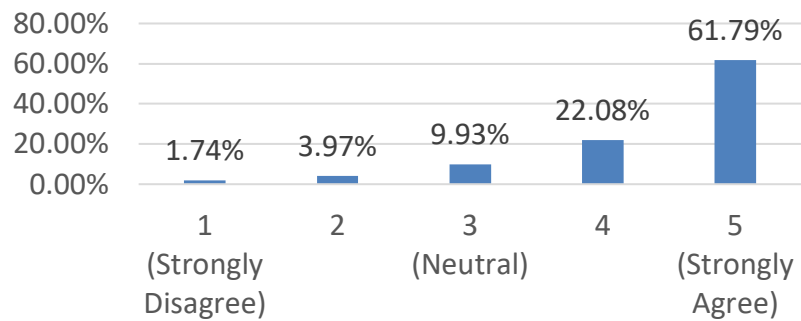
Preservation of Historic, Archeological, and Cultural Resources



Environmental Mitigation from Traffic Development



Wildlife and Plant Protection



OTHER NATURAL & HISTORIC RESOURCE NEEDS

Are there other Natural & Historic Resource needs that the County should consider?
Stop mud
County funding and attention is needed for the Historic Mable House. A plan needs to be put in place for stabilization and preservation. Community and philanthropic resources are available, but not without active, visible county participation.
Increase public awareness of green resources like the CRNRA, providing better sidewalks and easily-walkable communities to get people outside more
Even small flood plain areas support diverse wild life. Make sure these are preserved
better protection of Clarkdale Historic District from nearby industrial development by Austell and Cobb County
Preserve Aunt Fanny's Cabin. Preserve and enhance Johnstons Riverline, especially the shupades. Maintain the integrity of historic Vinings. Add greenways and trails including connecting the Silver Comet to the belt line.
More passive parks
Ban burning leaves as it is dangerous to breath, promote electric tool use among your own employees, reduce use of gas blowers overall...
Stop encroaching on public lands and create more parks.
Embrace the fact that we are not a relevant historic area and drive consideration toward being a 22nd century living area.
Stop selling any available land to the highest bidder! The Braves agreement took millions of money set aside for parks and we lost valuable land and options that are gone forever. The Braves are NOT priority! They have brought negligible money to Cobb at our huge expense!! Stop the lies!
Do not eliminate historical places and monuments
Bike and walking access from East Cobb 30062 to Kennesaw mountain
Focus on cleaning up waterways, such as the Nickajack and others.
Please look to the future. I am a 39 year resident and I am afraid my own children will not have a beautiful and natural place to continue growing up in. Development is inevitable and good, but it needs to be balanced with the natural beauty of our land. Work with nature.
The unseen water tables. Old septic tanks are all over Cobb County. They should be cleaned about every 3 years.. Most are not. The tanks themselves may need replacing and the county should set aside money to help those owners replace them. It could be bigger than anyone has considered.
Easy on the concrete laying.
How about making sure we apologize to every bug we step on in order to appease PETA? We can have a brownshirt army patrolling every square inch of the county who beat the snot out of anyone who violates this most-important ordinance. And if they see anyone with MAGA hats - beat them senseless.
Development of Noonday Creek Trail
As people move in, it changes the ecosystem to an extent. We have to make room for people while allowing nature to flourish. Being good stewards is the answer. Money/profit should not be the driver.
local sustainability
Water flood runoff
not enough big parks
more park space
I'm concerned about mass transit in Cobb County. It seems that some of this is code for high density housing and mass transit.
Protection of Natural and Historic Resources
Any available lake property should be converted to parks with walking trails and fishing opportunities.

Are there other Natural & Historic Resource needs that the County should consider?
Better balance towards the historical importance of our County. Present board dismisses historical reality and fact as disturbing or offensive.
Attention to impacts and consequences of climate change
walkways for people to enjoy the great outdoors!
Stilesboro too
Green space. Development of land from park bond land
Protect water sources
What is the threshold of Natural and Historic Resources? How can areas be added to being protected.
Partner with Life University for preservation of Pioneer village as it has fallen in disrepair.
Stop cutting down our historic hardwoods. Preserve historical sites.
Historic Marietta
Parks department is understaffed considering the acreage added in the last 15 years with park bond purchases.
What is the last one?
In all sections of Cobb.
This entire area should be Cobb County's litmus test on any other project they do.
Preserve the cemetery at Sprayberry Crossing and other small cemeteries across the county.
More parks
I was pleased to see that Cobb County is participating in the Chattahoochee Riverlands project, and I hope this project continues to be planned and developed.
Parks old farms
stop trying to develop every square inch of cobb county.
more parks and green space
Encourage more citizen / neighborhood involvement in keeping Cobb clean (adopt a mile, clean up waterways / rivers, etc.)
Wildlife in this area have taken major hits. Enough already. Flooding and greed is making this area look like a cement covered jail.. it is no longer a great place to live.. too any people jammed into this area
the storm sewer system is failing. developers must improve the infrastructure prior to building
We need to maintain green spaces and not become an urban environment. Still needs to be family friendly and offer recreation. But let's not go crazy on "saving the planet" either! I see blind economic development as the greatest threat to the environment. We need balance!
No, any one of these would be welcome.
It is so much harder to go backwards to making adequate green space. Please plan generously now. Please consider the bigger environment and what role is even going to be healthy for people if we don't preserve the living things around us.
Don't let Amazon come in. Preserve the peace....that's why people like it here. The beauty..they didn't move here to have a warehouse in their backyard
too many trees are being taken down for development
This should be high priority
When I moved here (2011), I felt so lucky. I felt I lived in a national forest but had access to anything I possibly needed in 5-8 minutes. I wish it could remain that way. The development on the Barnes property at Gore and Floyd is horrible. I am seeing so many parcels of land stripped. Awful
Destroying wildlife areas such as areas near Noonday Creek
Try hard to preserve the first three above (while there is any left to preserve) and worry less about aggravating developers and big business.

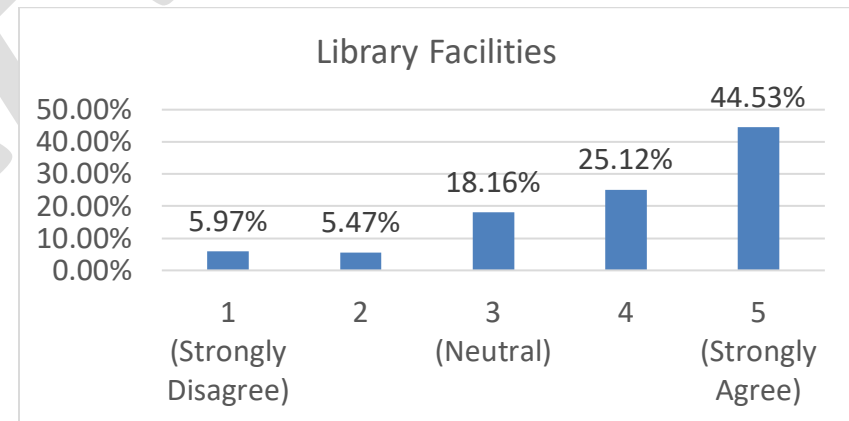
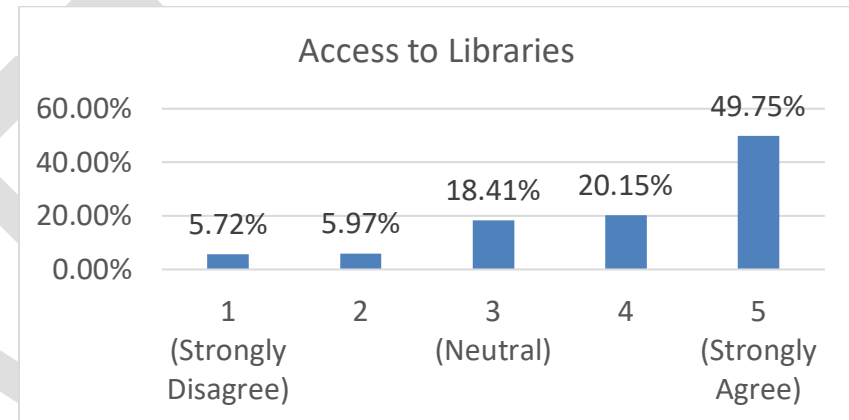
Are there other Natural & Historic Resource needs that the County should consider?
We added many green spaces in 2018, but the PARKS Dept needs a few more employees to start maintaining the new properties. People love having trails to walk in the peace and quiet of nature!
Sprayberry Rock oldest artifact of ancient civilization in area has a County Plaque Anthropological Significance is sitting out in the weather at Old Wachovia Bank also the Trail of Tears signs that have disappeared over the years near the site of an indigenous Settlement there at Sprayberry Corner
Lake Allatoona watershed is largely ignored by local gov't, it must be protected.
Sufficient Energy and water sources
Fund all the SPLOST sites and preserve more green space! Listen to the small nonprofits.
Less pavement in parking lots and for streets would be helpful. We need compact neighborhoods and neighborhood parks. More places we can walk to so we don't have to get in our cars.
Preservation of Black and Native American cemetery sites, tribal grounds, and Black churches
Don't try to change history. It happened the way it happened! Focus on doing the basics instead of this
Increased greenspace
Maintain historical sites, even if they are politically correct
Community parks have become a major part of many peoples lives continue to develop these spaces
Actually follow the natural resource plan which doesn't really happen. Quit dumping directly into Noonday Creek.
"Parklets," clean energy, pollution, public seating, community gardens, tree cover, walkways and traffic safety
"Parklets," clean energy, pollution, public seating, community gardens, tree cover, walkways and traffic safety islands in highly trafficked areas, handicapped access, library fines used for book purchases rather than general fund, noise abatement
Sope Creek is in desperate need of help where it begins in the Marietta Square. There is so much trash and safety hazards, the creek should be a value add to the area and it's treated like a dumpster. Many wild animals call it home.
There must be a balance/harmony between nature and man. In general I'm in favor of protecting our environment but not to the point of onerous restrictions, mandates & costs to developers and homeowners.
Build wildlife bridges to connect larger green spaces - Dallas Highway and Burnt hickory roads at Kennesaw battlefield would be a good start
All the creeks, lakes and rivers in the county need to be protected. Anything of historical value needs to be accessible to the public and the public needs to be made aware that these venues exist.
Procure LARGE greenspace areas for the future.
Stop intense developments which cause runoff and destroy trees. Resources are limited. Consider a moratorium on dense development.
There is so little left in East Cobb, we need to protect what we have
Stop removing historical statues just because someone thinks its offensive.
Make protection of stream buffers a higher priority. Have a total ban on building in flood plains. Take more action on noise and light pollution.
Have less traffic clusters on regular roads, make drivers obey traffic laws, force drivers to watch out for children and pedestrians near asphalt
Preserve undeveloped land. Cobb is already over-built. Stop clearing huge swaths of land for new developments and more impervious surface. The undeveloped land and wildlife were what brought Cobb it's charm and peaceful quality of life.
Creating or preserving historical sites like the Indian mounds in Cartersville, ga

Are there other Natural & Historic Resource needs that the County should consider?
The county's creeks are not able to withstand the runoff from new construction, and they are being polluted with petroleum runoff.
Overdevelopment has a direct impact on this
Consider climate change issues like increased risk of flooding.
Preservation and Growth will always be in conflict. Decisions should be carefully weighed, not "sold out" to the highest bidder.
Protect areas that express the history and character of Cobb County
Stop allowing human feces into the stowage river and Lake Allatoona
More bike/walking routes
Stop allow every multi-acre property to be turned in to a subdivision with houses right up on each lever
Need more green space and wide open space. No more housing!
preserve what we have.
This area is of my utmost concern. I'd like to see more true bike/walking paths; not little spaces added to the edge of a busy highway.
But focusing on greenspaces doesn't mean destroying the current nature to put up a "natural" park. Don't destroy our wonderful trails at Kennesaw Mtn Park with backhoes to put up a eye-sore of a concrete bridge. Don't destroy nature to put in a monstrous sidewalk no one will use.
Stop destroying green space! There is less and less rural property.
Air quality
Maintain open spaces and passive parks.
Don't put plants before people, but balance new communities built to include public access green spaces. Any way to increase parking/access to Kennesaw mountain? Consider a low cost annual park pass for county residents. Maintain historical sites.
We need to protect our tree canopy. Strict laws should preserve more trees by ending clear-cutting and requiring developers to prove a need for removing trees.
Yes, County Management should aptly recognize that removing historical monuments and/or names will result in voter organized dismissal !
Any industrial development that requires clear cutting large swaths of forest should be discouraged.
Subdivisions that clear cut large tracts of forest need to be reined in.
Keep Dobbins Air Force Reserve Base and Lockheed-Martin operational.
Wildlife preserves, with green space pathways for people to enjoy a walk in nature. Preserve more historic structures and stop tearing down older homes for new construction. Keep older trees in development areas instead of raising the whole lot.
Update the Chattahoochee area along Azalea Road. Bring it up to date. This is what Cobb County needs the most.
Maybe state run rentable Yurts in the forest areas of the nature preserve; not near neighborhoods or residential areas, though.
The deer need to be considered when development occurs. They have certain corridors in which they travel and developers should have to allow for such when carving out sites for their projects.
do not continue to over build
Not to my knowledge.
Do not encroach on creeks, rivers, lakes, parks.
NO CITY HOOD!!!!!!
None that I can think of

Are there other Natural & Historic Resource needs that the County should consider?
A comment about "trails." Just because you paint a broken yellow line down a sidewalk doesn't make it a recreational trail.
Keep the trees, stop clear cutting for development.
Budgets for advertising these resources that will ultimately bring additional revenue and SPLOST dollars.
Connect the parks with natural paths when possible. The way Oregon Park connects to Green Meadows
Keeping Cobb beautiful involves keeping some of Cobb natural
Reality - once you rape the land, that's it. Stop overdeveloping and try to preserve the little bit of nature left. It should be a major wakeup call when half the county wants to create cityhoods

LIBRARY NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER LIBRARY NEEDS

Are there other Library needs that the County should consider?
More Tom Clancy
Libraries need to open more hours, and somehow their physical resources need to get to smaller communities. Bookmobiles are a start, but more is needed.
Increasing public awareness of library resources like special events and available technology, increasing library hours
Enhanced electronic resources and modernized access to more ebooks with fewer issues logging in than current Libby System.
Every library should have computers the public can use.
Encourage children to read.
Outreach to underserved communities to allow them access to all the great resources the Cobb Library System has.
Improve online options for Kindle books, renewing cards and making smaller libraries like Vinings a place to come for more than just checking out a book. Promote activities, speakers, classes, etc.
Embrace the fact that we are in a digital world and that print based institutions are no longer an important (or at least prioritized) concern for local governments. If anything, focus on how to make these institutions relevant in a digital age.
Public art initiative to purchase art from local artists to be displayed throughout the library system. A call for Art should be issued to the public.
I do not know enough about our libraries as I should. Perhaps they could set up free access to university libraries or libraries from major cities. (NYC, Chicago)
Cobb libraries are awesome.
Maybe purging them of Communist propaganda? Just a thought.
Keep them open more hours per day
Continue access to online resources
I wish you would consider access to libraries for those who don't drive. The large, centralized libraries may be efficient to run, but I can't walk to one. Using Rideshare to get to the library isn't cost-efficient.
Provide more funding for expanded staff and budget for programs. We love the programs our library offers for all ages, but we'd love to see what more they could do with better funding! I think our libraries would also provide extra benefit to the community if social workers were on staff.
more classrooms
We need to keep reimagining these facilities and take advantage of some cost-savings associated with technology. Libraries help low income families especially and help raise their standard of living, but we need to repurpose them to an extent (job training/home economics courses, etc)
Easier access to library resources for all outside the library (internet access etc)
In the age of the internet, libraries are like newspapers.....obsolete
Library system here is great.
Cobb County has a wonderful library system that is underutilized. The system needs better PR.
pc& phones are replacing it
buying a broad range of books - fighting efforts to censor
The county should collect data to determine which areas have a demand for Library Services.
Increase the number of Audiobooks available at the library.
More Spanish books in libraries
Satellite locations should have access to ALL main library (Marietta) subscriptions (at least on line).
Libraries don't have enough resources for Spanish speakers
Nope there are enough library.

Are there other Library needs that the County should consider?
I just signed up for adult drawing with the parks and rec at sewell mill. I really use the library A LOT. I feel like the access to the libraries is currently fine. However, I'd like one or two in the county to be open on sundays
I LOVE THE LIBRARY! The new Northwest Library is amazing and a cornerstone of the community! LOVE, LOVE, LOVE!!
I do not access my library because seating is taken up by sleeping vagrants.
The need for libraries is declining.
Stop spending funds on fancy buildings and spend more on reading programs, tutoring services, education classes on home ownership
Multi-purpose opportunities
Integrate further with the new electronic world and home computers
Passes to attractions.
They seem fine as is
No. Traditional libraries have been replaced by the internet. The county should consider selling and/or repurposing the land that host these outdated facilities.
I cannot express how much the libraries are important to communities and should be supported as such.
They should all be updated like Sewell Mill
We are in a digital age, no going back. Make books available digitally.
Push for FIBER connections in all Cobb neighborhoods and businesses.
High speed connectivity is the future of libraries.
Improve existing libraries and access to them is cheaper and easier than building new ones.
Hello virtual world. Libraries and books are not being used the way they used to be. I am a book lover. I think technology access needs to be greatly increased. I see the libraries evolving and hopefully becoming more like community centers. For sure, do not close them down. Add community services
Libraries need to be funded in a way that says they are essential. Libraries serve every single citizen in the county. They are central to a community.
There should be a focus on digital libraries, not all Brock's and mortar
Libraries have seen their day in the classical sense, however they definitely could be reused as something else, not sure what but it should pay for themselves. Otherwise close them. Never understood why we have a library in every school and a county library system.
Extended hours, increase borrowing materials and programs, information available at the library should be on PAPER, not just in electronic forms
They can be wonderful hubs for community involvement- which enhances mental health and strength of community...
Update the facility - variety of activities and electronic devices
Libraries are so important. I wish more people took advantage of them.
Larger availability of all types of Books and Reading Material Allowing magazines to be checked out.
Seems to be doing a good job.
Don't close any small libraries just to build more mega libraries. People should be able to walk to their library!
While I believe in the Library its about access and the digital is increasingly more important than the physical brick and mortar so consider more creative remote access capability via local media outlets
libraries are good now

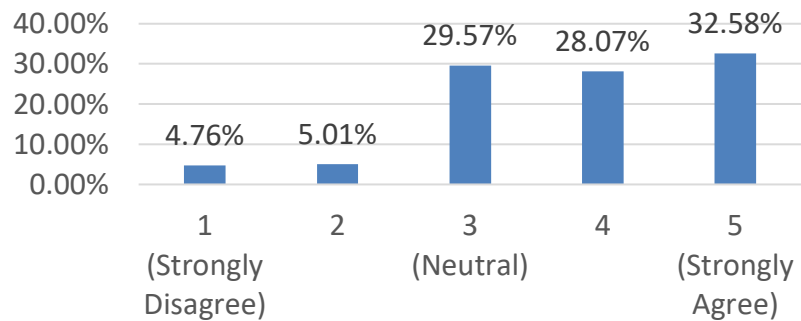
Are there other Library needs that the County should consider?
Please make sure there is not censorship of HISTORY. Real history, not "Revisionist" history. And also, the ultra woke stuff that pushes children into normalizing pedophilia and nudging them into questioning their sexuality, you might want to not have that sort of child abuse available.
Libraries are dead, much like newspapers. Time to stoppurting resources into them
County should fully find libraries rather than needing private donations to support. Libraries are a treasure.
Continue to promote literacy and have libraries parter with coffee retailers to draw the community in and create a space for literary growth, community connection, and arts.
Providing access to the internet for library users is becoming more important as time moves forward.
Libraries are no longer needed.
Ensure that our libraries are up to date from a technology perspective
More technology
Use library fines for book purchases, further seating/mobility scooters for large libraries, extended library hours, outside seating
Use library fines for book purchases, further seating/mobility scooters for large libraries, extended library hours, outside seating
More after school and family programs for kids
Maybe time to reimagine them in a new way?
Make more books digitally available
Everything is going online, the libraries should also
What is a library? Have one giant library and make the rest pocket parks
Everything will be digitized in the future. Very little need for structures.
Stop building government facilities. Use the ones we have. The General Fund is already strained with personnel, operating, and maintenance costs.
Library hours - extend slightly
More hours
Focus more on making services available online.
Branch libraries need more books. Switzer gets the lion's share of them. More internet access for low-income patrons.
More locations within 1 mile in areas that lack many resources
Library workers should not be the "mask police".
Using our libraries as hubs for community activities is valuable. Library resources should also be enlisted to help fill learning loss/gaps for our students caused by Covid.
They should consider using libraries for various classes, community learning, continuing edu, Cobb Co employee training classes, rent out conference rooms for income, etc
More live children activities online
Libraries are almost obsolete and are searching for a mission.
funding
THE COUNTY SHOULD CONSIDER USING PUBLIC LIBRARIES AS A CENTER WHERE RESIDENTS CAN RECEIVE KEY BASIC GOVERNMENT SERVICES SUCH AS TAG RENEWALS AND TITLE PROCESSING. THESE SERVICES ARE ALREADY DONE ONLINE (THE LATER WITH CAR DEALERS) AND GIVE FOLKS AN IMMEDIATE MEANS TO HANDLE THOSE
better online access to library resources. The Cobb Co online library system is poor and could easily be revamped to provide a wonderful source to kids and adults alike
Actually have one that isn't from the 1960's!

Are there other Library needs that the County should consider?
With the advent of the internet we simply do not need as many libraries. Having said this we do believe libraries serve a valuable function.
Don't close down libraries.
Golf cart trails could increase access to local libraries in ways rapid transit can't. Allow safe lighting, expanded hours and services. Continue with free access to computers & mixed media. Relax the restrictive policies for small groups to use the conference areas. Public input for subject matter.
Library use should be more accessible. The one in downtown Powder Springs was closed for so long compared to others. They almost never answer the phone. I called for months only to be told children could not be issued a card. Ridiculous.
I disagree with the design of library/community center that seems to be taking place in some locations.
The world is transitioning to the internet instead of physical books. Brick and mortar libraries will be obsolete by 2040. What ways can Cobb benefit from this change?
Support childrens programs to promote kids reading
Public transportation direct to libraries. Hold author signings at our libraries to encourage people to visit.
More libraries with town hall meet up buildings that are attractive.
Solar panels, water filter refill, lots of windows, colorful and happy with kid friendly sitting areas. I like what down- town Milton did with their library. Walk to pizza and coffee shops across a pedestrian friendly crossing.
I fear that they will become obsolete because the wealthy can buy books and those who use the library most have the least capital to be heard. Their service as a shelter and providers of the internet is a resource for the community that should be preserved even though it's not profitable.
think outside the box for what the libraries can do and be for the citizens
Stop introducing children to deviant lifestyles such as LBGQ& transgenders. There will be consequences for that!
There should be one closer to the intersection of Barrett Parkway and Dallas Highway. The county should also use its leverage to have a Post Office built near that location.
We do not need any more library buildings.
In today's world, we need less brick and mortar and more online.
None that I can think of
I like our library system a lot. I know people might object, but there are some things that could be done to raise MODEST revenue to help meet its costs. I'd favor a small fee (\$5 or \$10) for card renewal. And maybe a \$1 charge for reserved books to be transferred to branches other than Switzer.
More libraries near KSU
Messaging that highlights the many services that are underutilized.
Isn't library usage down due to internet availability?
More programs for children
Talk to Gwinnett. Their system is doing some cool, innovative things.
I think the widespread use of computers and the internet is diminishing the overall use of libraries.

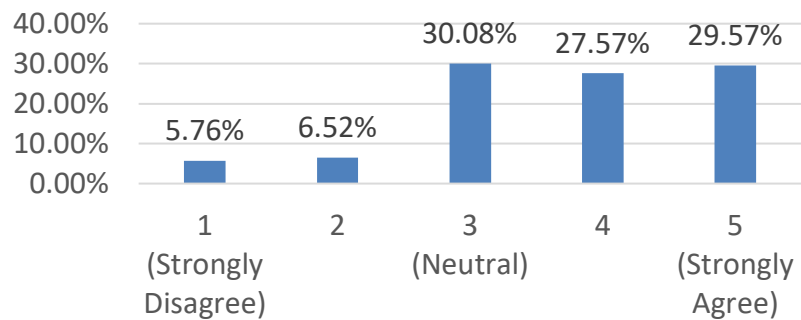
SENIOR SERVICES NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:

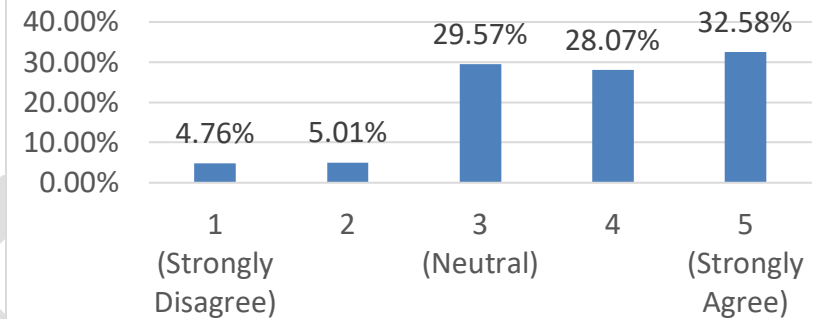
Expand Mobility Services for Seniors



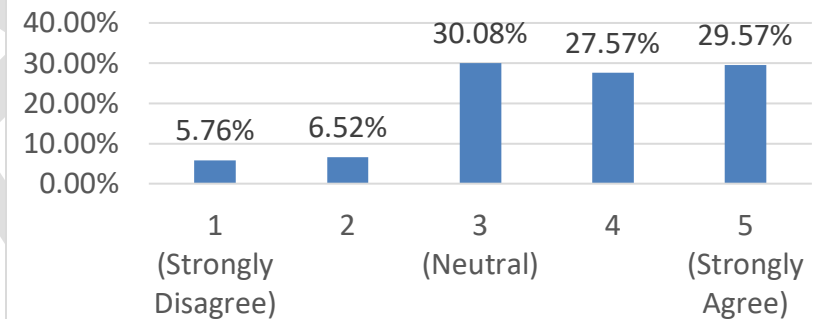
Easier Access to Health Care Facilities



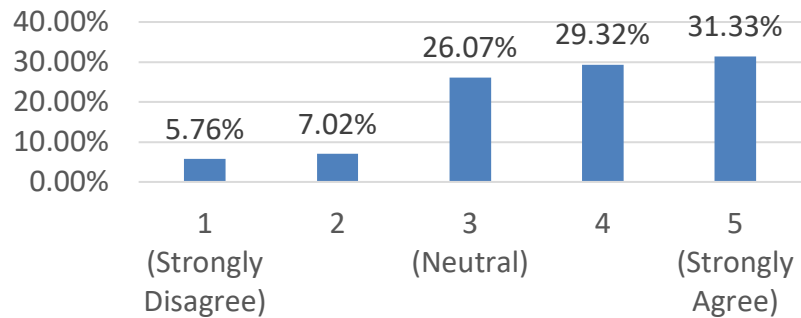
Adequate Senior Service Facilities



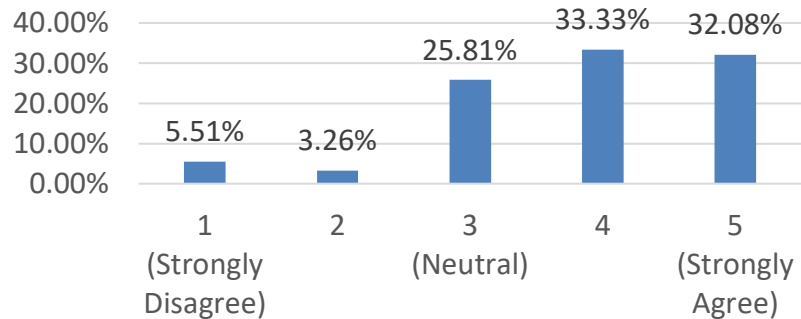
Services (Senior Programming)



Advocacy for Senior Services



Programming for Volunteerism



OTHER SENIOR SERVICE NEEDS

Are there other Senior Services needs that the County should consider?
Prepare for more Boomers retirement
Affordable Housing for Seniors
No Brainer- Pay it forward! they are retired teenagers, tax payers, that are in need of life-long activities in communities that has exciting challenges.
Invites to schools, Educate students about seniors (course)! A technology School for Seniors 55 & up.
More mixed-use/mixed-age housing to facilitate senior care and interaction as opposed to senior-only living
Affordable senior homes. Not apartments or low income just homes in the more affordable ranges. Most in our area are \$400,000 and up. Need more in the \$250,000 range.
Regular bus routes - not paratransit, simply more bus routes so Seniors, students, handicapped people, and more can easily and regularly - 2-4 times per hour - catch a bus to get wherever they need to go.
Remove the tax exemption for seniors. Our schools are falling apart and seniors benefit from the property value associated with their schools. It is not fair they don't contribute. We need new blood and families to move in, so hard to positively discriminate seniors? It makes the area less dynamic!
USAA had an article on creating "Communities" to support seniors. Offer more tech classes to use their phone, services to help them age in place and stay in their homes. Tie the high school mentor programs to supporting this initiative.
Just a reminder that while our Senior Service reputation is an important facet of the County, we need to balance resource allocation between this and things that service the single and family demographics.
Help convince the board of education to tax seniors that move into the county to avoid helping pay for schools. People that have paid in for 5 or 10 years can be exempt, but more needs to be done to help schools. Helping schools benefits all!
I'm a senior and I don't need your damn government intervention, which of course will be done with taxpayer money.
Leave all of this to the private and nonprofit sectors
Free education, student loan forgiveness.
Provide transportation for seniors and disabled people who don't drive regardless of where they live in the county. If they are residents and taxpayers, they deserve equal services. I am a 37-year Cobb County resident and can't drive. I can't get para-transit service at my address.
Cobb senior services are great! Keep up the good work. Not sure we need "more" but definitely want to keep up the good work.
The most important service for Seniors is having enough affordable decent housing that they don't have to decide between food and housing.
One story housing
partner with local schools, police, hospital, daycares businesses & libraries for programs.
look into ways to make retirement care more affordable & accessible especially memory care.
Meals on wheels.
Need more handicap availability
I think these needs are better serviced by the private sector but realize that people do need some assistance
The county should collect data on the usage of existing Senior facilities before adding more.
Senior services are generally not a government function-----leave that to private enterprise and not government bureaucrats
Small fees were a dispute/concern. Any program/service should be at least cost neutral. Basic for any

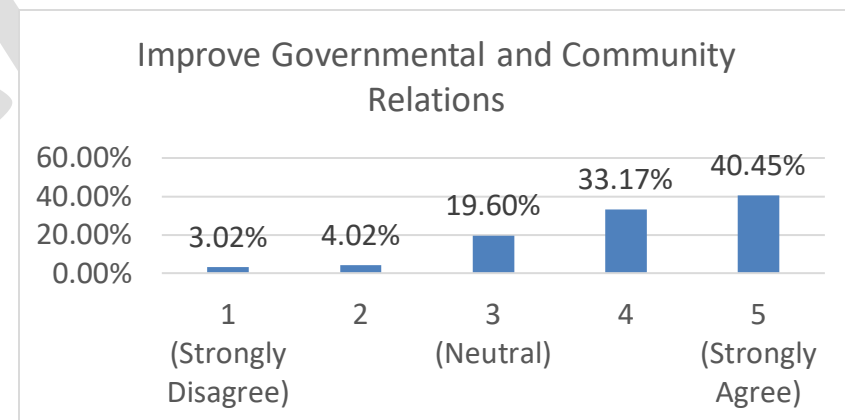
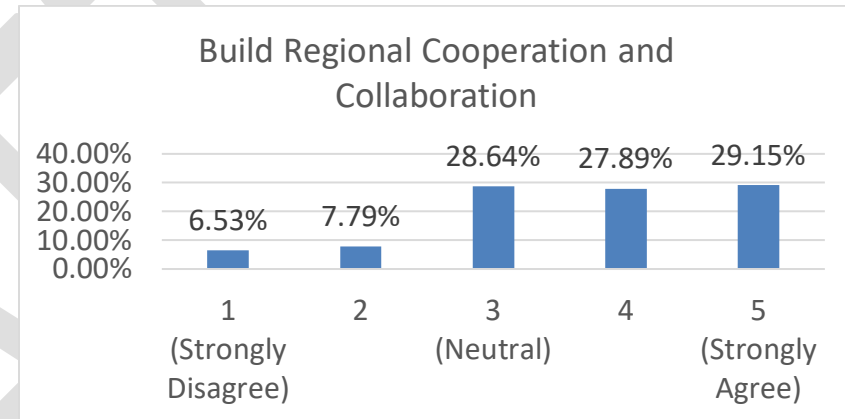
Are there other Senior Services needs that the County should consider?
have someone at each Sr. Center well versed in the VA benefits so a Cobb resident can come talk to them to make sure they are filling out VA paperwork correctly for Cobb residents!
I think a LOT of people are growing up single (with no kids or family), so we will need expanded services for our seniors.
Senior programming needs revitalization. Senior centers have become essentially Adult day care!
Better flex transports, more meals on wheels, more respite care services, free services needed for veterans and low income
Better transit
Further engage the churches of the community. They do a better job than government
As someone who would gladly volunteer, it would really help if there was more outreach/recruitment of volunteers. We do not have enough of a safety net for seniors or their caregivers in Cobb or in Georgia.
More community centers
monitor senior living facilities to be sure our seniors are not being abused. many seniors don't have the luxury of having a family member as their advocate. those seniors are often forgotten.
Provide seniors more opportunities to contribute to the community and schools. Japan does a wonderful job involving their seniors as a national resource.
Schools should have adopt a senior program.
Reasonable cost housing; the Shallowford/Johnson Ferry church approval should have been all 55+ cluster homes
Good public transportation could fulfill the mobility need of most.
I really don't see a lot of added value in what seems to be available. Need to look more at what Active Seniors enjoy and what is needed to help transition to old age. need to add a lot more technology. Current programs are for really old or disabled seniors.
None, these are not the function of government.
Consider the number of senior living facilities that are popping up and regulate them so that pricing remains within reach.
I'm nearing 65 years of age. I don't need special services. I just don't get why we should be considered a different class of people. If we planned right, we should not have issues that your survey seems to insinuate.
Incentives for companies to build and operate reasonably priced senior care facilities. The trend toward top echelon facilities in the county does not address the needs of seniors who have limited or modest assets which prevent access to these high end facilities.
Transportation Lyft and Uber are available but can be costly Alternatives need to be in place.
I am a senior and don't use the senior facilities.
Don't know if I ever will.
I've been told Cobb has a good system to support our seniors. But a very bad system to support our Veterans.
Maybe expand opportunities for seniors to apply life skills and experience to contribute to community development
These should be private concerns not county concerns.
Stop trying to wedge senior living inside residential/single family home neighborhoods
Transportation
Need more focus on schools and young people
Affordable senior housing/rent control provisions for seniors

Are there other Senior Services needs that the County should consider?
Seniors are a growing population so their services should grow as well.
Affordable housing
Help with home repairs
Transportation and Healthcare needs
More affordable senior housing. Prices are exorbitant
Home repair assistance, equipment "libraries" for loaning/sharing resources, cross-generational social programs (mentoring, child/teen and senior social programs in libraries, recreational centers, part-time work and shared housing listings/services, "parklets"
Home repair assistance, equipment "libraries" for loaning/sharing resources, cross-generational social programs (mentoring, child/teen and senior social programs in libraries, recreational centers, part-time work and shared housing listings/services, "parklets"
No more overpriced senior communities- there should be more affordable options for the middle class of seniors
Cobb County has plenty of services for Seniors. We have plenty of hospitals which do not consider real science or actual health anymore. We need to encourage more naturopaths, natural health, functional medicine services
Rebuild the Cobb Aquatic center. Make it something someone would actually want to go to. Hotel & tourism dollars generated by swim teams & visitors to large swim meets would go a long way, the impact it would make to clean up the area at the civic center & help the businesses on the square.
Transportation services for seniors who must stop driving but are safe living in a family home alone.
The county shouldn't be in the charity business. Attract people who are makers not takers to live here. Those people will contribute to help churches and charities thrive. They will provide services to existing populations who need them. Tax dollars should NOT go to charity.
Low income seniors need assistance with essential home repairs and possible modification to help with mobility issues.
Expand mobility, volunteer and advocacy service for disabled to be included with seniors when over age 50
Removing property tax break
Support for seniors who have no family nearby. Help connect seniors with the community. Pair up schools with senior facilities/programming so that both generations can benefit from each other.
Teaching senior citizens the options they have for housing
WE have a lot of seniors in Cobb maybe a place that single seniors could get together.
I don't know about the rest of Cobb, but West Cobb is all set on senior centers. As a matter of fact I think it's a weasle way developers are trying to force density into the west Cobb area
Any programming for volunteerism is a plus. Maybe the "library and senior services" spaces could be seen as a mixed use setting. Interaction of Seniors with youth, could be expanded in that fashion. I'm a senior and have always wished for getting the seniors and youth experiences to evolve.
Encourage mutual assistance.
Transportation
Expand the hours and offerings at the senior centers. They should be open on Saturdays.
Do you want to be a retirement center or mixed development tourism center? You can't be both.
No more building of assisted living facilities it's ridiculous!
Survey the needs that Seniors in the community have and are asking for rather than assume they have the same needs as seniors in other counties.
Privatize these services. Stop spending county tax dollars on activities that only a small portion of the senior population utilizes.

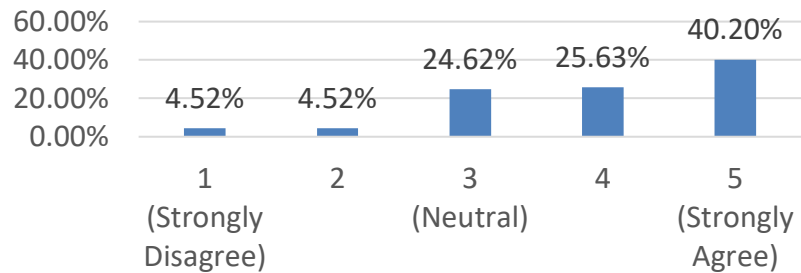
Are there other Senior Services needs that the County should consider?
consider pairing high school programs with seniors for companionship
Senior Services should be focused on where 55+ communities are located. Why spend money to provide services to the general population when you can focus where the folks where the needs are actually located?
It seems to me that the county actually does a pretty good job servicing its senior citizens.
Cobb County does not want to encourage excessive senior growth since we do not pay school taxes putting a huge burden on young people. I am a senior and I have real problems with seniors be exempt across the board from taxes supporting schools.
support over 55 communities they should have amenities - not just large blocks of housing that bring nothing to the community. Support golf courses, swim/tennis to encourage an active senior lifestyle, and to provide a draw for seniors who are active and are going to spend money in our communities.
Why does a VAN driver need a CDL in GA? Transportation companies can't hire enough otherwise qualified drivers for Sr Citizens and Handicap riders without absurd restrictions and licenses. They are not driving full size busses after all. Can we develop a licensing process that's fast tracts hiring?
Fully staff and better wages for senior services employees. Get rid of some of the excessive layers of management. The bloat.
Senior friendly parks with plenty of easy parking for access. Lakes for ducks and swing benches. Dog parks with shaded areas for sitting and watching their animals play. Water fountain displays. Flowers.
A public indoor pool with an up to date, cheerful facility.
protective services will need to be increased as this community continues to grow
Not qualified to say as I use very few of the existing ones.
Social Services are better left in the private realm. With the exception of Case Management and aid for low income seniors, the rest of Senior Services tax dollars should be saved in our tax system. So few people use Senior Services Centers, they absolutely should close
Yes. Focus more on our seniors. It seems that so much talk is on the teens. Our seniors deserve adequate places to work out, shop or eat without the negative actions and verbage of our teens. I have noticed this on numerous occasions.
Encourage companies to hire seniors who still want to work.
The senior population is growing - people are living longer than ever before. Let the private/non-profit sector handle the programming for volunteerism while government can focus on programs to assist the elderly with mobility and public health care.
We need to care for seniors through advocacy and volunteer programs. Limit the number of retirement centers and 55+ communities. This must be balanced with single family !
Programs at senior centers to acquaint seniors with various types of services they might need are more valuable than ever. Classified ads that used to be in a few places are spread all over and often out of date. Telephone customer service is awful. It's just gotten harder to find information.
Senior services are one of the few departments that is robust with exception of mobility services.
A service that provide "well-care" checks.
Cobb generation is getting older— if we can keep them here as seniors, we can keep their kids here for next generations

INTERGOVERNMENTAL COORDINATION NEEDS ASSESSEMENT

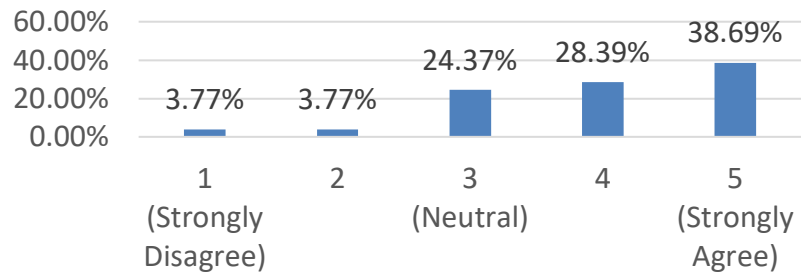
Cobb County Should Continue to Focus on:



Improve Coordination with Cobb School District



Maintain and Improve Intergovernmental Relations with Cobb's Municipalities



OTHER INTERGOVERNMENTAL COORDINATION NEEDS

Are there other Intergovernmental Coordination needs that the County should consider?
Coordinate zoning and Future Land Use plans between Cobb and municipalities (the UCD is a good start!)
Connect seamlessly and frequently with MARTA.
It is shameful that the CCSD can go against the guidelines of the county. Lisa Cupid has done an excellent job with COVID mitigation strategies and CCSD has majority members plus the Superintendent who spit in the face of the guidance, endangering the lives of every student, teacher & CCSD employee
Drive towards a fully incorporated county. I believe local government works best when every area is attached to and managed by a city government with the county singularly focused on coordination of and planning for shared services.
Coordinate land rezonings with Cobb Schools to assist with school buildings and expansions at reasonable costs.
Consider long term residents wants and needs before pandering to newer residents or want to be residents
SPLOST funding for roads should be based on need not cities population.
Sure. Let's just sign up for the New World Order, and take our marching orders from tyrants who live in luxurious mansions 10,000 miles from here.
Treating all people equally with respect and dignity.
Coordination is important but we don't need to have everyone getting a vote on every decision. We need to hire/vote for good people to lead in their area and ensure they have the resources and tools to do it effectively.
Cobb should only coordinate within Cobb. Please don't coordinate with Fulton and further the Atlantaisation of our suburbs. The majority of voters want the suburban feel, making us urban will mean the BOC will all be voted out of office.
Need more hands training on for students schools
I would like to understand what daily functions would be included in the above categories.
School system seems to be in a struggle. Maybe Cobb government could help with that?
Coordinate any thoughts of Social Services with existing community organizations and help them do projects.
The School board need major help.
TRANSPORTATION
Communication and coordination needed but each should be run independently.
ARC & Cobb County
Get going on studies about unincorporated Cobb combining with the new cities that will be on the ballot
The BOC needs to look closely at how they interact with the entire county. It appears they are only concerned
You should be concerned with your residents, first. If you are going to cooperate and coordinate, do so with counties that are successful and are run well (Not Fulton).
Fight Cityhood
Not that I am aware of
we need less government, not more. city of east cobb is unnecessary.
We do not want to turn into another Atlanta and Cobb has faired well keeping Atlanta at arms reach. Look toward greater cooperation with Cherokee and Bartow counties for the future. North Fulton as well.
veto any action to move forward on the city of east cobb

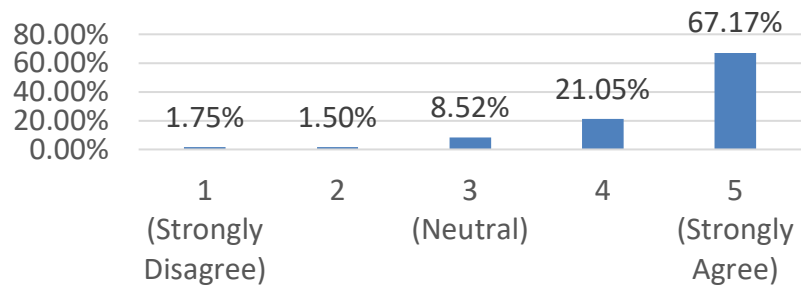
Are there other Intergovernmental Coordination needs that the County should consider?
MARTA
Try to take the politics out of things. It really diminishes the process.
Of course Cobb should focus on governmental and community relations, that is a function of governance. Unfortunately "Lip service" is not focusing. Representative government for its citizens is what Cobb leadership should strive for, not rubber stamping big developers needs.
Public Transportation, Affordable Housing, Social Safety Net Services
So many programs and so little coordination of efforts= lots and lots of wasted time and effort. Plus it makes it near impossible for the average person to find and access the help they need- which is often being funded but too hard to find.
I think it is vital that governments work together. Too often we think of "ours", when we are only one part of the larger.
Coordinate with School Board etc. KEEP COBB SENIOR DISCOUNT ON PROPERTY TAX
transit
The government should be getting smaller NOT bigger, control be in the hands of the PEOPLE who pay salaries of those elected not do what they want to do, example is this 2040 Comprehensive Plan which has already been decided and the gov't is trying to pacify people through this survey!
For instance airports can share expertise and ideas and also potentially use of equipment & personnel same principle for Utilities PRC Transport etc. ala Centers of Excellence
If by "Improving" you are implying more Government overreach, then I'd say no. If you want to play nice-nice with BOCs of Fulton, Gwinnett, Dekalb, etc., stop doing so on our dime. This 'coordinated effort' just means we subsidize MARTA and other money sucking endeavors that DON'T WORK.
City of Acworth and it's BOA must be kept in check
Achieve and Maintain High Tech communication among all Government enterprises
Back off of our schools. Put parents in charge without government interference
Make CCSD non partisan
Why not have one transit agency for all of Metro Atlanta and get rid of Cobb's own bus system?
Waste management coordination will become a pressing issue in the upcoming years.
Return Public schools to teachers. Charter or private school for those opposed to teaching history of slavery and Holocaust. No more banned books in Public schools.
Stop trying to be Fulton co
Government works for us. Term limits and recalls
Bipartisanship
Bipartisanship
Mountain to River Trail collaboration efforts
Keep Cobb Commissioners away from Cobb Board of Education
There should be clear communication between county and city governments and the school district should not be allowed to function as it's own little Nazi state. They should consult the county when they want to alter school schedules to avoid problems like snowmageddon.
Regionalism such as the ARC making decisions instead of taxpayers must stop. Stop taking grants with strings attached. The taxpayers should make such decisions not unelected butcrats.
We need a better link to regional transit agencies, including rail. Not everyone wants to go to downtown Atlanta. Let's coordinate a rail line across the top end of the perimeter and from Marietta to Roswell.
Transparency among all government agencies or organizations

Are there other Intergovernmental Coordination needs that the County should consider?
I am VERY glad that CCSD operates separately from Cobb government! Thank goodness we didn't have Lisa Cupid's mask mandates affecting our school children this year! The interests of school children is different from the interests of the county as a whole and their governing should be separate.
ways to reduce cost of services
More areas are going to become cities in Cobb. We need to utilize technology to create a great system of coordination between what services the County provides and which services the City provides and leave no gray area for residents
Any community communication between entities has been historically a plus. Today, so many layers of lines crossed in the sand, diminishes the opportunities good communication affords human beings.
I don't believe we need more government
Redevelopment/zoning variances/land use plan to consider impact on schools and other services
YOU NEED TO BUILD BETTER CHECKS AND BALANCES SO THAT CITY MOVEMENTS DON'T END UP PUTTING THIS COUNTY INTO FINANCIAL STRAITS.
Of course the county should play well with everyone. That is expected.
Less government with more input by the taxpayers within the county. Allow for areas to determine what there needs are. Bigger isn't usually better.
There's no intergovernmental coordination now. The Board of Commissioners pays no heed to how their rezoning decisions affect schools.
We are gonna get this done by way of forming our own City, because you have shown yourself to have no capability or interest by your past actions.
This all sounds like it was added to the plan to sound good, but not based on an actual analysis of need. You'll have to sell me on how Intergovernmental Coordination improves life for anyone who doesn't work for the Government.
Everyone needs to be on the same page regarding development. Otherwise everyone gets the notion that they can just cut off large swaths of land and people to go their own way and new cities. Meaningful and thoughtful growth strategies benefit everyone.
Overreach is getting tiresome. Not wanting to take responsibility for an area (City VS County) and leaving homeowners with runaround and a problem unsolved (ex: watershed management) Who is responsible for maintaining what areas (roads, watershed, etc) clearly define whos responsible so we know.
City of Marietta/ Cobb need(s) to better communicate with the parents.
The school board needs to assemble with parents on a monthly bases, in a meeting hall environment, to go over all text books and new learning proposals. No political signage.
A CAMERA IN EVERY CLASSROOMS.
getting on the same page helps and that starts with TOP leadership
less bickering, more concentration on the best interest of the county and Atlanta as a whole. If Atlanta dies, we will all feel the effects, directly or indirectly. Cut out the political crap.
None that I can think of
Improve coordination between Cobb County and Cobb County School District - I am not sure what you mean by this. The CCSD already has a governing board and authority.
I have a negative view of the current cities movement in the county. I perceive the goal is to seize control of zoning to keep new people and business out, while continuing to sponge off the county for many essential services.
Transportation coordination would be unavoidable and should be a priority.

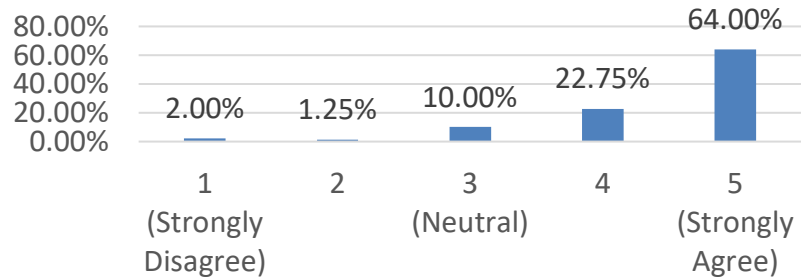
PUBLIC SAFETY NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:

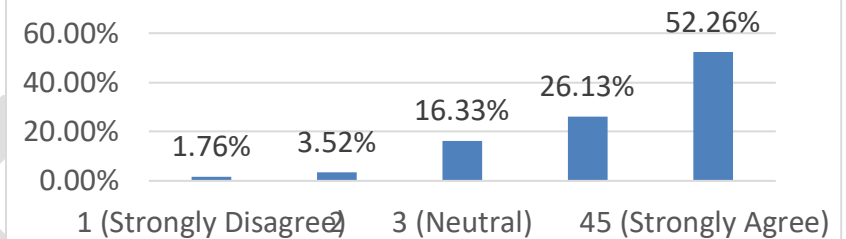
Quality Public Safety Personnel and Community Services



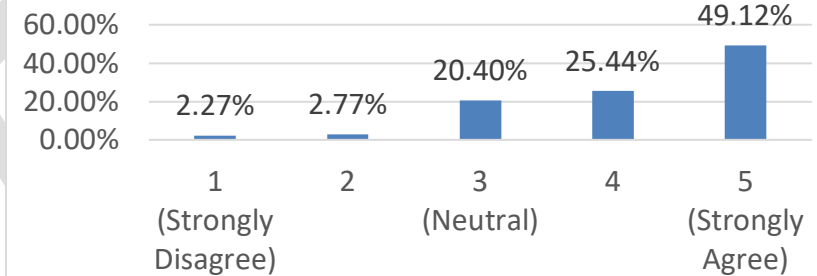
Crime Prevention Programs and Community Outreach



Plan for Public Safety Facility Infrastructure, Technological Investments, and Equipment



Intergovernmental Public Safety Coordination



OTHER PUBLIC SAFETY NEEDS

Are there other Public Safety needs that the County should consider?
E911 coordination- standardize addressing (looking at Austell)
Increase patrols in high crime areas. Increase maintenance and upgrades to lighting and sidewalks. Liberalize gun laws to increase lawful gun ownership. Add more public firearms ranges for public training and recreation.
Better pay for police officers AND development of better social worker support for domestic issues so police don't have to be social workers and so that mental health services are delivered to people who need them to prevent those people becoming folk who need police intervention.
Weed out insurrectionists from all public safety depts
Extended training for police officers and a behavioral health department within the force that has the education and training to handle behavioral health problems both within the force and with the people they protect.
Tracking vaccine rates and Covid issues
Community focused policing. Let's set a nationwide standard for how our safety services (fire, police and code enforcement) engage with our citizens.
Pay and staff our county first responders adequately. We are losing staff. Fill vacancies! Push for Backing the Blue!! Our police, sheriff's, etc are critically important to public safety. Add more positions at competitive pay! Give them the technology they need!
Focus on crime issues, noise issues such as loud exhaust and reckless driving conduct.
Monitoring cameras in every room of every house, to ensure the pesky free thinkers don't get any radical ideas about freedom, the Constitution, individuality, that kind of disgusting behavior.
Prosecute perpetrators of traditional crimes to the full extent of the law.
Do not dumb down or redefine crime.
Increase training and education opportunities for public safety workers.
Definitely would like to see more community policing. Neighborhood watch and crime prevention should be more important than writing citations. Policing has become to entwined with the legal system and less with the community. We need to change that.
Improve training and increase training for public safety personnel (implicit bias, developmental disabilities, de-escalation strategies, safer restraint and transporting procedures)
pay police more to attract better candidates, provide better mental health resources
cops need to be more respected
community based policing
As long as we have lived here, Cobb has felt safe. For that, I am grateful.
Crime seems to be increasing in Cobb. Why? What does the data say? What other similar cities have made improvements? Can Cobb follow their lead?
More police on the streets where they belong addressing crime and not doing social work.
More protective services officers. A Northeast Cobb station has been promised and decades overdue.
Non racist cop
Support police with improved benefits and increased salaries.
Increase compensation for Public Safety employees. Develop perks to recruit and retain employees.
More safety officers in low income areas, school zones, shopping areas to keep crime down.
Bicycle safety
Gangs drugs and services for the mentally handicapped
retention of high-performers.

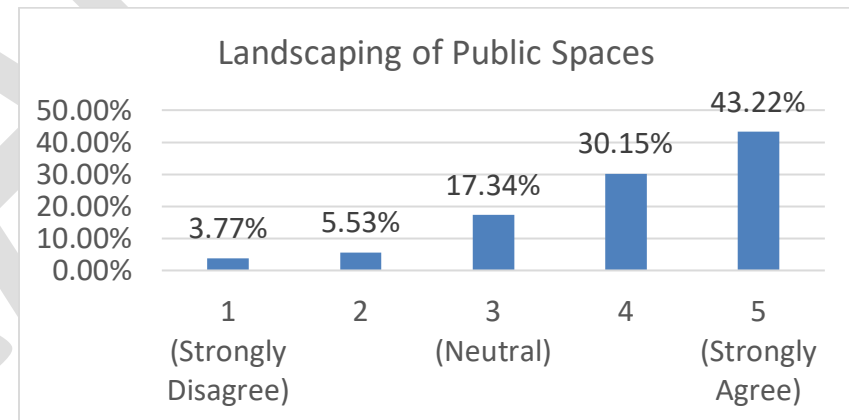
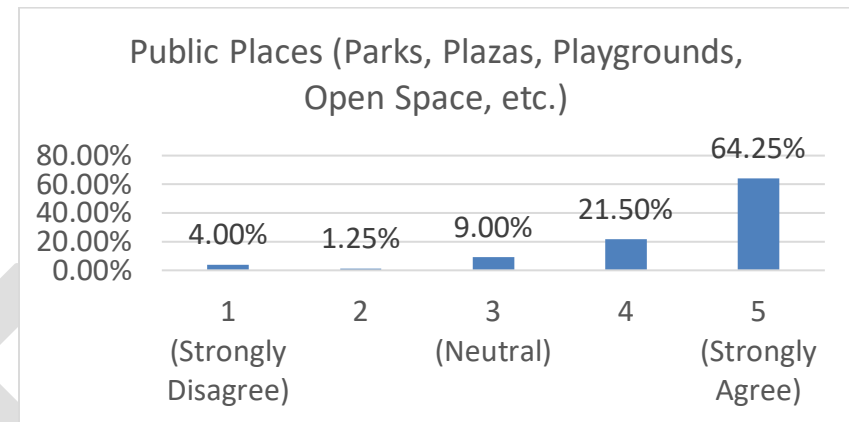
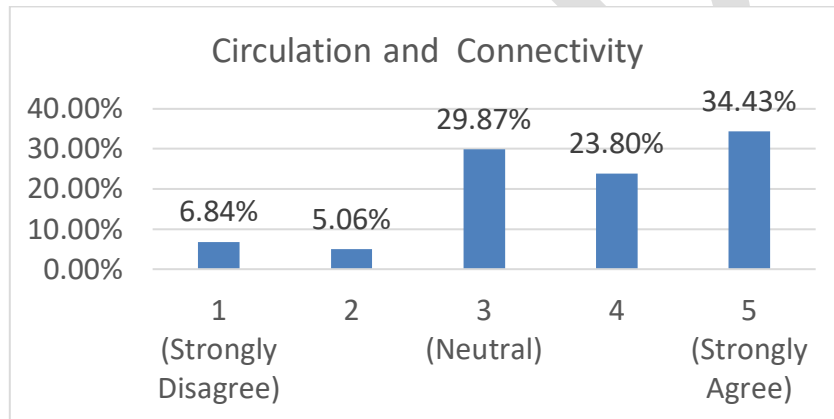
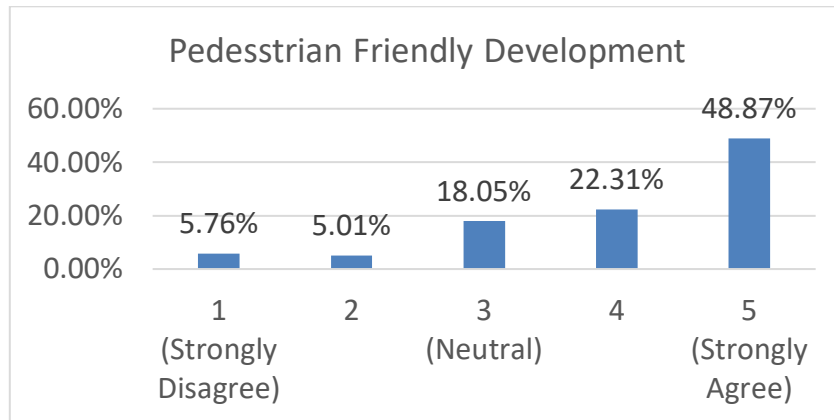
Are there other Public Safety needs that the County should consider?
You should stress all laws should be enforced, whether it fills the jails or not. Residents over all the county should be safe, and live peacefully. Grace should be applied when applicable. However, criminals that have continually broken the law should be held accountable.
We have the best!
NO. keep up the great work. Support Blue
Hire and attract more police and law enforcement personnel. I have noticed that speeding/traffic violation enforcement has practically stopped since the pandemic began. The streets are not as safe as they used to be because scofflaws know that there is nobody paying attention to them.
Back the police
Curtail debris burning especially with homes close together.
make sure our officers want to stay with cobb county. pay them so they will stay here.
Remove racist cops, of any race.
Focus on protecting Cobb residents and businesses.
Do not allow DA or Solicitor go soft on bail for violent offense and crimes against children.
Treat responsible gun owners with respect and focus on criminals that use guns in crimes. Removing gun rights is no fix
There are zero cops in our area. I maybe see 1 a month. Speeding is ridiculous here. You can easily pay better salaries and add cops if you actually USE the traffic light cameras we bought and have speed traps set up.
keeping crime at a minimum helps every aspect of life
Always support the BLUE!
Police and fire professionals and their facilities are most important
No, if Cobb leadership would just focus on the above, that would be good.
Social economic challenges pushes crimes up. Please provide easier access to affordable housing, food, and medical assistance as a prevention to crime vs. increasing police presence, etc.
Traffic crossings (pedestrian) and bicycle- more people walk and bike as areas become congested and they literally have to risk their lives to do so. Please protect them! And recognize the ENORMOUS health benefits of walking and bicycling versus automobile use.
Coordination for public safety is a must.
Enforce existing laws
Too many investment properties are creeping up in residential communities. Landlords do not care who they rent to just as long as they get their rent. Have caused problems in the community for long time homeowner residents.
Apply Uniform Federal Safety Standards for weaponry
Use of latest technologies to insure public safety
We will need more police as Cobb becomes denser with "workforce" housing. Crime is already on the rise in the once sought after East Cobb, slowing becoming East Fulton
Support our Public Safety unequivocally and unconditionally
Give the schools whatever resources they need to make them safe places for the children
Cops need to arrest people who speed. Roads are out of control.
Public safety should also include the needs of the Cobb Fire Department, not just the police. There should also be more focus on community-based policing, and youth leagues.
Emergency management response coordination should become a higher priority,
Stop begging and pandering on public areas
Hire more police, stronger crime laws

Are there other Public Safety needs that the County should consider?
Adequate funding for livable family incomes
Adequate funding for livable family incomes
I recently attended the public safety citizen's academy and it was a real treat to see how the community works. I was very saddened to hear the lack of employees is becoming a threat to keep our community safe. More incentives for senior employees and retention should be priority over hiring new
We certainly do not need any more technology and equipment to monitor every stop light. We have spent way too much on traffic cameras. I have no problem w providing equipment for police and fire fighters to do their jobs but not that it should be used to harass law abiding citizens.
Get rid of all the riff raff. Stop with the woke political agendas that trickle down to decriminalizing drugs and traffic stops.
I think police officers are still the best defense against crime therefore we should offer compensation to attract quality law enforcement personnel but be wary of them becoming arrogant with the law abiding population.
Stop building mixed use developments with more renters. Crime increases, schools get worse, and taxes go up because the law abiding productive taxpayers will choose to leave such communities. Traffic worsens.
increase programs to reduce recidivism and provide alternatives to incarceration.
Start checking immigration status when a person is arrested.
Put an end to street racing and enforce a ban on exhaust systems modified to amplify noise.
More police and ensure adequate funding for police and police salaries
Transparency between all with safer protection, video camera instant office feedback and communication
Crosswalk safety. More sidewalks. Make walking/bike riding safer in residential areas.
Crack down on sex trafficking. Shut down massage parlors. Protect children online - CCSD should have content filtering on the devices they send students home with. Help parents filter internet content at home.
If your citizens aren't safe....rest of it is pretty meaningless.
Manpower. Cobb P.D. and S.O. under staffed by the hundreds. Need better vests, tasers, vehicles, etc.
I would like to see more community policing throughout Cobb County. Store front police stations--walking in communities. When Police are a visible presence on a daily basis communities respond favorably. People feel safer when they know there is a Police presence.
You need to crack down on gang activity.
Spend less on administration and more on boots-on-the-ground. Stop wasting money.
Not sure if this is the place for this but cybersecurity needs to be an important part of our country's security.
Retain and hire quality Public Safety personnel
Increase numbers and visibility of police, especially in high density areas. Encourage mass communication outlets to highlight civic contributions of law enforcement personnel in our community. Encourage public support for our police officers and other first responders. Police could monitor trails.
Cobb county has been known to have one of the most racist police departments for years now. That should be addressed.
Cobb should have one police force for the entire county, modeled on the State Police. Municipal or other police forces should handle parking ticket level issues only.

Are there other Public Safety needs that the County should consider?
Making sure our public safety includes investment in mental health strategies to reduce police involvement and incarceration for mentally ill people. Smarter policing would help reduce crime. Better pay for police might attract better people. Beat police where possible.
Reduce poverty/low income stress, and you decrease most crimes. Behavior Health services need to be accessible, too, and reduce the stigma of seeking help. We also need more sidewalks, a safe area for pedestrian traffic. More Street Lights, too. Hard to do crime when visible
Schools should all have clear crosswalks and guards (if needed). I feel that children in Cobb are not safe walking home due to lack of cross walks and side walks. Look at West Side- Polk Street. No cross walk on busy street. I've seen parents "making a run for it." This shouldn't be.
Public Safety is the backbone of our community and they should be compensated as such.
More non-judicial/non-criminal justice resources for dealing with homeless, mental health issues and drug addictions. Let's use the police to serve the citizens and protect us from those intent on malfeasance and not as a means to batter those without resources. Like Norway
increasing their budget, it we cannot keep crime down then the previous ideas are worthless
Cyber Security
A focus on gangs....how to prevent them and how to address them from a criminal standpoint and the destruction of our community.
A focus on gangs....how to prevent them and how to address them from a criminal standpoint and the destruction of our community.
Hopefully, we are making lawbreakers accountable for their actions. A lot of the them are underage, and just receive a slap on the wrist. Crime is rampant in Cobb County. I'm appalled and angry when I look at the Ring cameras of my neighbors and see exactly who is doing the crimes.
Maintain the highest quality police force and fire department.
MORE POLICE COVERAGE IN EAST COBB !!
I liked the program, breakfast, lunch or dinner with a cop
I see police cars on the roads all the time. But I don't know much about what else they do, other than investigating crimes that have already been connected. Maybe the police should take a more active role in community relations and rely more on electronic devices for traffic enforcement.
Work with ICE to get illegals out of Cobb
Stay ahead of rising crime in the county.

PLACE MAKING NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER PLACE MAKING NEEDS

Are there other Place Making needs that the County should consider?
More pools
Yes!
PLEASE consider Mableton Parkway, between Discovery & Veterans Memorial.
Sidewalk are being placed on the west side, But NONE on the east side of the street.
Traffic, moving fast, accidents can be located in the records. Schools buses are being passed and everyone's in a hurry! HELP SPLOST
Public transportation!
Street trees (trees in sidewalk and other hard surface area)
The County should become more cycling friendly as an alternative to automobiles. The current network of bike lanes and multiuse trails is a good start, but it's obvious that the automobile remains king when conflicts occur.
Consider developing public firing ranges, increasing and improving county softball and baseball facilities. Invest in facilitating public sports leagues.
Pedestrian access and connections between areas
Keep up the initiative to connect different regional trails to the Silver comet trail. Focus on the Cobb Co "Riverfront"
Public transportation and bicycle friendly improvements.
More parks!!!! Keep Cobb beautiful! Teach respect for the environment. Model that behavior!!
buy what is left undeveloped on Blackjack Mountain
SIDEWALKS!!!!!!
Parks and trails that are family friendly! Walkable downtown areas!
Make sure the county pays for the most expensive, intrusive actions, using our money. A commissioner's contractor friends can never be too rich, right?
The questions are so broad that the answers are near-meaningless and any reliance on same gives county government far too much leeway in interpreting the answers
More pedestrian crossing for public. Roads
All of the above!! This is definitely where we need to improve and focus.
spend SPLOST money to complete sidewalks on Hurt Road, between Merry Oak Lane and Powder Springs Road, as promised
More parks & open space, especially with all these apartment complexes and townhomes without yards you've approved. There's no space for family raising or outdoor activities.
keep in mind suburban character of most of Cobb county
less development more open land
While pedestrian friendly development is a laudable goal, I'm not sure where it would be built and how that would work since much of the area where I live is rather spread out.
Sounds like Social Development! Not a County Priority.
walkways!!
Please, please, please budget for a swimming facility in Kennesaw or Acworth. We must travel very far for a Cobb County pool facility. Our low-income residents, students and seniors are particularly impacted by the distance.
Check out a Cobb map of facilities and it is apparent we are underserved.
Don't know
Put more playgrounds in neighborhoods with apts and low income section 8 housing.
Redevelopment of Cobb Corridor (US 41)
How to improve accessibility between handicapped and senior populations and existing county places
ALL OF THESE!
More natural areas.
Support the Town Center CID

Are there other Place Making needs that the County should consider?
Don't be Sandy Springs
Support our CIDs
Incentivize the conversion of large, underutilized parking lots into more space for people, and require new developments to locate parking behind buildings when feasible. Historical markers, wayfinding signage, and beautification projects could be completed utilizing public/private partnerships.
Dog parks
Focus on maintaining public land on our roads (large or small). Cut the grass before it is 2 ft tall, edge curbs, and weed eat around signs and guard rails. Well kept areas is a benefit for all in Cobb.
design easily maintained public spaces. trees and grass
Just a nice place where I can walk and feel safe anywhere in Cobb.
Bike paths, trails, walkways, more bike paths. Almost anything that keep Cobb green is a worthy endeavor.
Organized, controlled and accessible recycling centers should be initiated immediately.
Indoor aquatic center with slides, lazy river, splash area, deep area, hot tub, sauna to replace the aging Mountain View Aquatic Center.
See all previous comments...
I'm not exactly sure what circulation and connectivity mean.
Find economically feasible construction material for medians. The current red brick materials used in medians deteriorates and gets weed infested and needs "refreshing" and even replacement too often. Something aesthetically pleasing and longer lasting would better use of road funds.
Utilize derelict lots as research spaces for universities conducting arborist and plant research.
Where there are clusters of neighborhoods and a NAC activity center, try to ensure a good mix of business that actually serves the residents and is neighborhood friendly.
Limiting commercial development to nodes rather than miles of linear sprawl makes more sense for residents, business and traffic.
What is 'circulation and connectivity?' Terms used here are not easily understood, intentionally so.
I would advocate for Due West Corners to become a destination place with more small-town, pedestrian friendly restaurants/businesses. The Allatoona Creek Greenway is on the plan for the PARKS Dept., which could eventually go from ACP to Kemp Park, to maybe Due West Corners and Green Meadows!
Consider sensitive habitat and historic and meaningful cultural sites as focal points for close community
Oregon Park and similar parks in west and south Cobb need more room and more updated facilities
Continue to redevelop community gathering areas ex. Downtowns and parks to ensure they stay relevant .
Stop building gigantic roads. You could build 10 houses in most Cobb County intersections. Build a street grid of two lane roads. Stop the current model of a million cul-de-sacs emptying onto a six lane highway.
Signage. The signage is improving, but needs a lot more work.
Minimum requirements for strip malls and other commercial buildings to be aesthetically pleasing and landscaped.
Trees in parking lots.
You can't even do the basics first so no
Keep Cobb nice
I would love to see more parks and green spaces. As noted earlier we have a lot of natural water systems and they could be converted into parks. Think Peachtree City Nature Trail- we could have that!
more bike friendly routes
MOR PARKS MORE PLAYGROUNDS MORE PICKLEBALL COURTS
Mixed use development for the county should be a top priority.

ADDITIONAL COMMENTS

Are there other Place Making needs that the County should consider?
The county needs to stop such nonsense. Get back to the basics of public safety, water, sanitation, keeping roads in good repair. Stop wasting our tax dollars on sidewalks to nowhere and on hiring landscapers. Stop competing with the free market
East Cobb is not pedestrian friendly at all. It should be made more so.
Require native plants in the landscape design.
Shopping mall near South Gordon and Mableton Parkway down towards Fulton Industrial
Families want fun places to gather, as do teens. Teens want to go long distances by bike and need safe paths to do so. These "Place Making" issues are key to making this area so appealing to families.
These options consume resources badly needed for real transportation uses.
Very important for a place to feel like a home and community to get involved in
Again, leave nature to be nature. That's what some of us love about nature. We don't need benches and mulch and paving. And if you want sidewalks, make them minimal and stop tearing down 30 feet of shoulder for a 3 foot sidewalk. That's dumb
Again, consideration of multi purpose golf cart trails linking neighborhoods with businesses, schools, libraries, and parks (including dog parks). Bridges can be built over existing intersections to facilitate use of multi-purpose trails, which would also decrease traffic & encourage local business.
Cobb County puts expensive sidewalks where people don't walk. Cobb County plants in medians but doesn't maintain them.
We will be our own City soon, because we have zero expectations in this regard with Lisa Cupid and her 'KRONIES' in charge. Goodbye to them!
Based on my age, I am not so much interested in whether developments are Pedestrian friendly or not. I consider getting to the mailbox and back "pedestrian friendly".
Keeping Cobb clean from trash and making sure public places are safe is important.
Use native GA plants for any landscaping needs as much as possible. Need more sidewalks for pedestrian traffic.
Keep pedestrian-only areas safely away from vehicle traffic, less confusing this way, when creating an outdoor event area.
Make Cobb beautiful!
More flowers, flowering trees and water fountains.))
Native plants, promotion of pollinators, and wild meadows instead of traditional landscaping.
More bicycle trails
The area around Truist Park.
Fewer shopping centers. Less multi-family housing construction.
KEEP IT CLEAN!
By circulation & connectivity, do you mean more ways to get around? I think one factor in traffic congestion has been too few alternative routes. As for pedestrian-friendly, sidewalks are nice, but when there is little density, destinations are often so far away as to render them of little use.
More pocket parks and community parks. South cobb pocket park should be completed. More focus on public-private partnerships.
The south end should have more landscaping curbside, more lush green and florals where possible.
I should be able to walk to parks
PLEASE provide more parks and open space

Any additional comments as it relates to future growth and development or services in Cobb County?
Coffee Talk
Please keep West Cobb more rural.
Can we have a bike lane for Mableton Parkway and sidewalk bumpers for next Christmas! Oh, and the LED street lamps!
Thank you for having this survey! We love this community. Happy New Year's
Cobb's biggest issue is connectivity. We have lots of great resources (the Battery, Town Center, etc), but the only way to get there is by car. For mixed-use development to work, to increase equality, and in order to create sense of place, we need more Transit and Pedestrian-Oriented Development.
More stringent law or better enforcement of current law to prevent clear cutting of property to build houses. Replacing a huge old oak with a sapling keeps the same number of trees but is just not right.
Cobb is going to have to reinvent itself from the sleepy bedroom communities and small towns of the previous generations while maintaining its high quality of life. We don't want to go the way of Fulton County and the City of Atlanta with its ongoing class and race warfare where everybody loses.
Cobb County is full. We need to focus on maintaining and enhancing quality of life for residents. Increasing the attractiveness of existing neighborhoods with improved broadband and public parks and trails can attract more telecommuting residents.
If Cobb improves mental health services, police officers will be able to concentrate on traffic and crime. Better mental health care involves housing, transportation, and job opportunities for people with mental health conditions and/or mental handicaps. All of this benefits the entire community.
Cobb doesn't enforce any code requirements in OSC props. Just get rid of that category.
Stop the progressive push for high density and low income housing putting home equity at risk for those of us that have put in the work to get where we are at. It wasn't handed to us, we worked hard for it.
Be environmentally friendly, more parks, a healthier environment for all, care about people and not politics, terrible behavior and inflammatory comments and untruth made by the Cobb county school board members... think less about money and more about sustainability for the human race and nature
Many people with school-age children are reconsidering their decision to move to Cobb based on the schools. CCSD leadership is backwards thinking and does not want to accept the reality of our changing county. This must change or families will leave - and are leaving Cobb. Sad to see.
Just that when you are doing it be fair and consider ALL of Cobb not just certain areas. There are areas on my side where I have to follow up for sidewalk repair and tree cutting and upkeep of land unused. However, 3 miles around the corner the sidewalks and streets are perfect!
Suck it up... we need rail transit. Bus service will never be an alternative to drive into town or to the airport.
In all things Cobb, let us not settle on anything less than being the best example of how county government should be run. We have beenix need to remain a county and put family values, safety, quality education and leadership as servants to their electorate. County commissioners seem focused on liberal views and lining own pockets. Watch Cobb become another downtown Atlanta, DeKalb or Clayton if you keep this up.
Limit growth!
So as not to foster as nimby policy development must be allowed while realizing overcrowding will lead to a decline in quality of life. Developing a civic pride in the diversity of community and its contribution to quality of life needs to be pursued and passed to future generations.
I'd like to see less development, more preservation and more police, fire and ems. I fear Cobb county and becoming more like Gwinnett county if we don't see more positive changes and less wasting of tax payer dollars.
You need to stop letting builders build more and more homes on every little remaining square inch of land!
Don't assume that its easy to get from East Cobb to the Marietta Square or West Cobb is easy.
Waited for 10 years for sidewalks to be completed on old concord so people don't have to walk on the street...hasn't happened yet.
Excited for it!
Keep the density down. If people want more density, townhomes, people, and traffic, they should move to Sandy Springs.
I want to keep Cobb a suburban destination and am very wary of over development.
I can't wait to move from this, my home county. What used to be a wonderful place to live has been completely decimated by the actions of the commission, zoning board, Chamber of Commerce, and all the other rotten players. But hey - at least they're all getting rich at our expense! I'm gone soon.

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
Maintain suburban environment by restricting high density housing. High density housing breeds traffic, school & public facilities & infrastructure challenges. Affordable housing may not be a realistic goal for the BOC. Establish commercial/business zones and restrict those usages to those areas.
more cultural events
working together does not mean finding ways to pay people's bills. Our pooled resources should be focused on better infrastructure that supports good homes, good jobs, good transportation and efficient energy management. This will help people pay their own bills.
Beautiful West Cobb with sidewalks, plantings along major street and sub-major streets, specifically Austell Road up and down Windy Hill to East West Connector area
We need more family friendly development. We need homes with yards, even if small. We need more parks, basketball courts, well lit walking paths, recreational fun.
Why spend so much time on doing a Comp Plan that is not followed by the BOC in zoning and has no legal authority, per County legal. It's a dog and pony show for Cobb to pretend it is doing what its residents want.
The people of Cobb County are the reason that a Cobb County exists, and the wellbeing of the people is the duty of Cobb County government to serve us.
type of growth in our county needs to be controlled
No more paving paradise to put up a parking lot
watch rent & home buying trends when making decisions on zoning, improve stormwater, push commercial green initiatives, maximize greenspace, promote sustainability thru local small business.
Elected officials appear to ignore these plans. Make them binding and prevent special interests from doing things that are contrary to the plan
Stop wasting money.
doubt if Cobb will become better probably like other counties more crime & politicians stealing/ sorry my Cobb is dying. Hello "burr" crats
I am very concerned about zoning and the push to get rid of single family homes. It is masked with language that tries to disguise the intent. We should strengthen families and communities by facilitating land and home ownership.
Cobb was a great place 15 years ago, but it has gotten worse-----stop more density, fight crime, and then leave us alone.
Support the wishes of residents and keep a single family community
Avoid high density zoning approvals. There are enough people in the county now.
Concentrate on protective services - it impacts everybody.
Library services, Senior services, and it'd be nice to take advantage of technology where it makes sense.
I am a happy Cobb resident. I generally feel I get good value for my tax dollar. My most important issues are lack of sidewalks and a swimming facility in North Cobb.
High quality diversity of school leadership/teachers.
Keep the vision and considerations intact that made Cobb desirable. "bigger" is not better, quality of life is more important than quantity. A strong foundation and infrastructure will outlast the quick and easy.
The county must come up with a plan to address vagrancy and homelessness. Get your head out of the sand as it is getting worse and no one has a plan.
Keep up the good work. I trust you.
Stop cutting down hardwoods. Fix up old abandoned developments before building new ones. Keep buses in city areas. Use flex pickups for suburbs. Rail along expressways.
Transit, trails and pedestrian connectivity
Please don't destroy our neighborhoods with poor zoning decisions and Code Enforcement. Figure out what to do about electric automobiles and their service needs.
As a home owner who also served the South Cobb community for ten years professionally, we need to do better about assuming that all parts of the county should support one area. We have these divisive cityhood movements because people don't support that idea. There should be a middle ground.
Just do right by our community and do for our community in need especially the elderly!
Consider a cost analysis of the public transportation system. What is the cost per rider?
Better money management and auditing for oversight.
Preserve Cobb County as a great place for families.
No new code needed.

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
airplane noise over my house on commuted from the Cobb County International Airport is making my life more miserable every year. I bought my house in 1993. The volume and noise has increased dramatically in recent years. The airport benefits the super rich and not the average citizen.
Continue our focus on community, green space, safety, and saving tax dollars.
Rethink! Is Dobbins ARB as vital as it once was? Why do we continue to purchase giant buses for CCT/Linc when they are never full? Plan for growth up I-75 and I-575 to include better utilization of existing rail lines
The public should not be limited from commenting or attending planning meetings
Demographically the County is getting older and grayer. It would be nice to attract more young families. In order to do that we need affordable housing and strong public safety. Beware of crime moving here from Atlanta.
Cobb County is a great place to live. More transportation choices, easier access to everyday destinations, and more equitable housing opportunities would make it even better.
Public officials should listen to the homeowners
do not destroy single family zoning in east cobb
We need rail transit from KSU to downtown ATL with stops along the route - especially the Battery.
Good schools = good property values = good tax income and good for our children's future. Focus on efforts to improve the performance of student in our lowest schools. Offer free after school tutoring (use seniors!) and other after school programs.
But do not neglect our best either: low crime is +
Let HOA's Dictate how a neighborhood governs housing issues
veto any city of east cobb proposals
Be careful of development where Cobb County doesn't get taxes (religious institutions) and other tax credit incentives
This County is way too political. We are also changing. All the farms near me have disappeared. But generally Cobb has a reputation as a good place to live. Let's keep it that way.
We need leadership that cares about Cobb and it's character. Otherwise we will see sections of Cobb become their own city and the county's problems and challenges will mount.
Public transportation - how are folks going to work lower wage jobs if they can't afford to get to and from their work and home?
Concentrate on real needs, not wants while limited county income to a fixed percentage of county income.
Future growth should mean maintaining a good quality of life for the people who already live here and pay taxes. Not trying to develop facilities to bring in workers who will not live here. Preserve what is left of the woodlands and stop giving tax breaks and zoning changes to people just want \$\$\$\$
Stop trying to be more urban and industrial
I understand that East Cobb has no houses from Habitat for Humanity. Shame, shame, shame.
I personally only have two concerns: transportation for the elderly and problems with investors not caring if the property is maintained and if renters will add to the community.
Enact tree preservation legislation for new developments, private and public.
Some areas of Cobb are quite lovely and have been tended and zoned carefully. Middle/ moderate neighborhoods like mine continue to struggle with inappropriate spot zoning and lack of attention to aesthetics. There are many more like mine in Cobb.
Too much pro-business zoning. Good zoning needed.
Cobb County should not grow, we need to support what we have and build upon what adds value and remove what does not add value to the PEOPLE and small businesses by educating children, support services for those IN NEED, seniors, veterans, homeless. GOVERNMENT SHOULD BE SMALLER, SUPPORT PEOPLE.
Expedite Sustainable Infrastructure Planning & Codification effort along with established Community Development standards and process as tailored and implemented according to evolving needs and in concert with local citizen driven criteria
stop high density
Instead of spending Cobb Taxpayers money on a bunch of "Experts" who you've already communicated to them that we want to look like MetroAtlanta, perhaps get real and transparent and listen to your constituents. Your constituents ARE THE EXPERTS.
Maintain integrity, transparency and confidence in government
I have lived in Marietta for all my life (65 years this April) and I am concerned mostly about the traffic, crime and gang related issues I hear of in the schools. I am most concerned for the children. The old part of Mableton along Old Floyd Rd and up and down Veterans Memorial needs revitalizing

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
I'm very interested in this work and would love to volunteer my time in community development and planning for the county. Please contact me if I can help. Nadia F. 470.663.1046
Stop using South Cobb and West Cobb as "dumping grounds" for warehouses, car repair shops, tire stores, and public storage units.
Traffic around Trust park, and a comprehensive redevelopment plan for the deteriorating Cumberland Mall should be more of a priority.
Stick with science and avoid conspiracy theories. Do not give in to those that want to send us back 70 years.
Stop trying to change things and fix what is broken. My neighbor is about to loose their house because of the flooding and you can't even fix the damn pipes. Fix the basics and stop all this none sense
Increased density housing will lead to lower property values and untenable traffic. People will move farther out, especially as telecommuting becomes more commonplace. Current proposed changes to zoning will decrease desirability of Cobb. Residents do not want more growth associated currently.
Consider sustainable growth in a diverse environment.
More food And entertainment in West Cobb
Keep Cobb a community people want to move too
The expresslane has definitely helped with some congestion but it's not an affordable option for daily use, my husband spent \$80 in 2 weeks from Marietta to Vinings. That's not an expense many can take on.
assure fast removal of radio towers as 5G mini cells and fiber optic transmission lines take over
Don't raise taxes.
Thank you for this survey. We will be attending meetings.
Avoid socialistic programs and Governmental interference. Keep developers at bay with strong zoning laws that resist mixed use communities.
Make Cobb livable circa 2000s. Stop trying to appease an, if someone can't afford to live here, fine, they can live in Paulding or Fulton. if you don't have a car, please don't live here. CCT is a complete money suck & a joke! No one rides it. Quit dumping money to change the name & paint schemes
CCSD is too large and powerful. There needs to be more incentive for independent and private education.
Stop trying to attract growth and realize there are limited resources. Focus on the purpose of local government which are the basics roads, public safety, water, sanitation. No to ARC. Protect our suburban neighborhoods. No insertion of multiple zonings within neighborhoods. No UDC zoning.
I reject the notion that population growth is good or even inevitable. We should consider all regar options to put a cap on our county population such as a moratorium on sewer tie ins to maintain general quality of life, green space, water and air quality and traffic reduction. Plan for green belts.
Stop the decline, I wish I was in one of the areas that's trying to become its own City. I'm worried about the direction the County is heading.
Better overall state connection as a whole family
Stop over-development. Preserve natural land. Protect our youth through improving walkability, addressing learning loss, filtering internet content, providing mental health services, and providing safe spaces to gather for healthy entertainment.
more spaces and activities for children to play, open support and real opportunities for business owners, better access to capital and funding for all business owners including fair access to capital and funding for African American business, helping senior citizens get and keep housing
Leave COBB COUNTY housing as single family only!!!!!!!
Cobb County has been a great place to live, work, and raise a family. Unfortunately we are losing that great quality of life due to the BOC allowing unnecessary development when there are buildings standing empty. They seem to only be focused on taking care of their developer friends. Not good!
Overall satisfaction with Cobb is high. Cobb is a very good place to live and Cobb is financially sound and needs to stay that way. Thank you for your stewardship!
Development is part of land ownership. Every property owner should have the right to sell to the developer. The developer however should not have a bag of tricks to be able to manipulate the zoning codes in place. Too many commissioners have manipulated the system to deepen their pockets.
Protect our residential areas from business ingrowth.
Limit industry, avoid high-density housing, develop and maximize green spaces, continue improving the reputation of our schools, make Cobb the best place to raise a family and participate in a neighborly community!

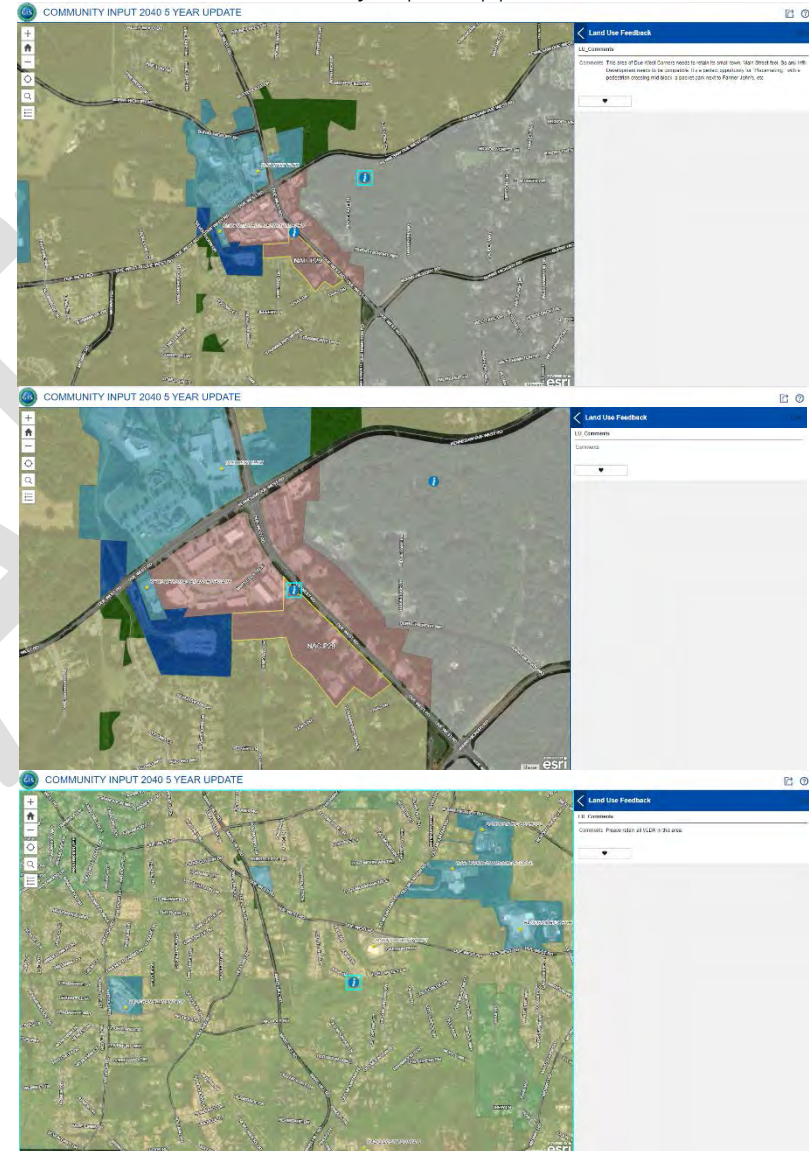
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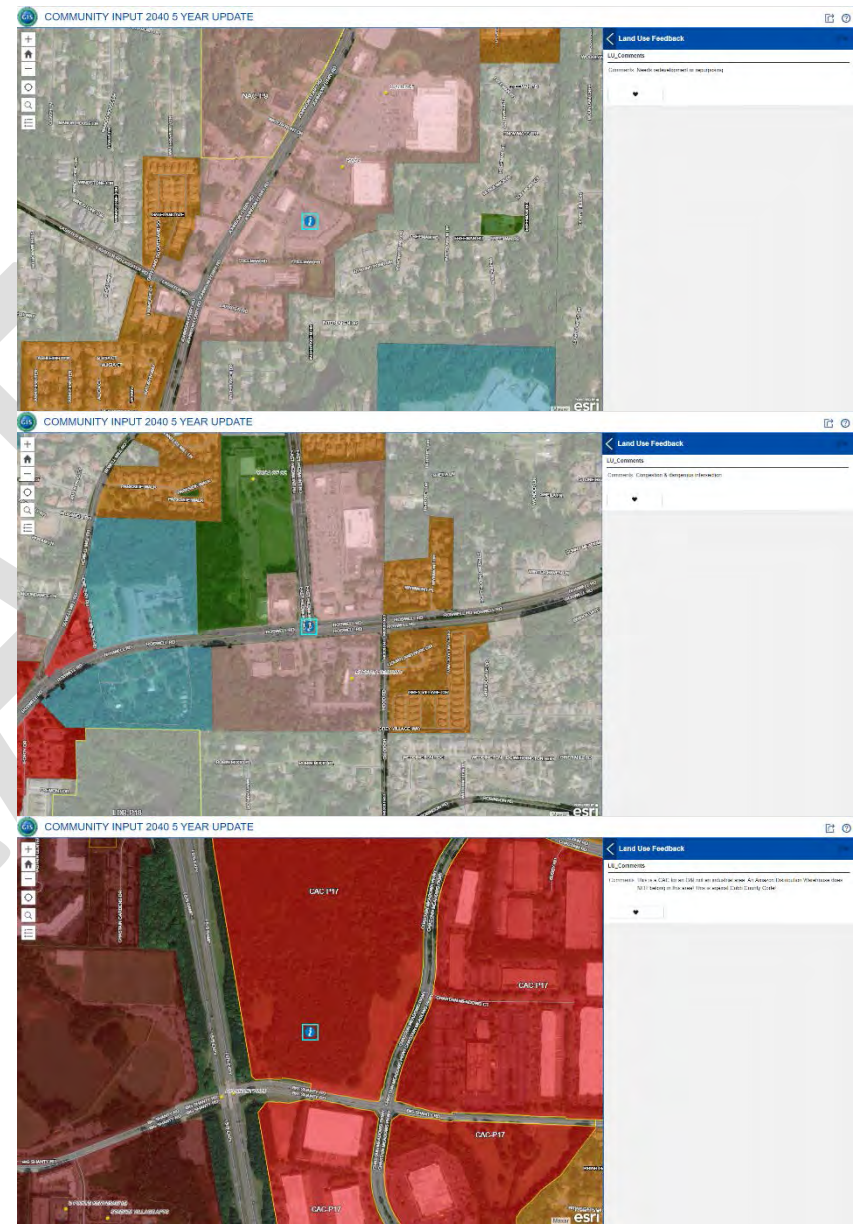
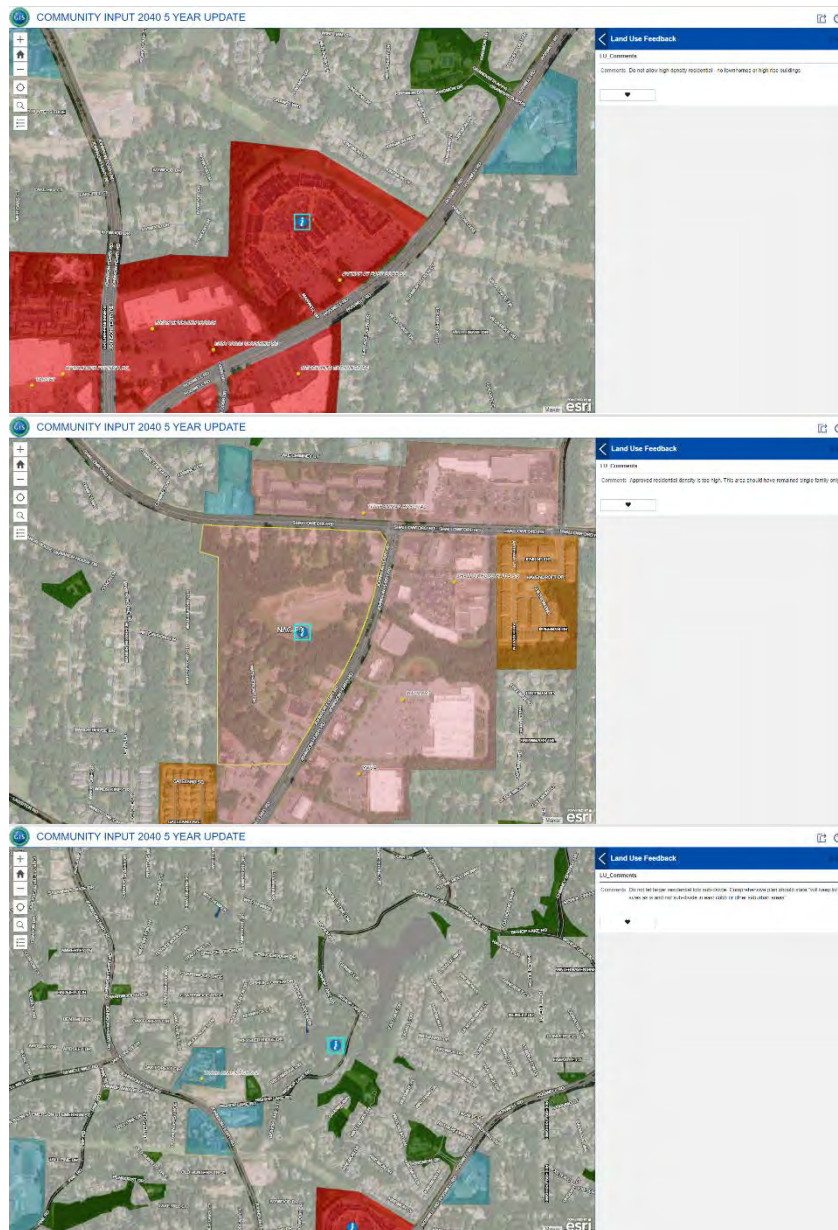
Any additional comments as it relates to future growth and development or services in Cobb County?
We are lucky to have Kennesaw Mt and Chattahoochee areas for humans interacting with nature. Development free areas enrich us all, even visually. Once that is lost, it's gone forever. Develop responsibly.
Fire the urban planning consultants.
The different areas of Cobb are very different in their politics and their finances. Each area needs to have more input for their specific needs and wants. One size does not fit all. That is why we have four proposed new cities on the horizon.
Stop growth. We are full.
Please keep crime down, please keep us clean. Please protect our green space and parks. Please
too much housing in Cobb County. the roads are not keeping up with the amount of people living here. Kennesaw Due West Rd traffic backs up a mile every day. It takes 15 minutes every day to get through Kennesaw Due West Rd & Due West Rd intersection. Something needs to be done with that red light.
prevent further housing projects.
I want to thank you all for agreeing to serve this county. it is an enormous undertaking. And the temptations to line your pockets are always present. You all have a daunting task, you have my prayers that you will serve our county with integrity.
THANKS VERY MUCH FOR THIS OPPORTUNITY. ALL THE BEST!
You want to know what East Cobb wants to join its own city? East Mountain wants to join its own city! because they worry that Cobb Co Board does NOT care about localities and is purely focused on growing a tax base for revenue. I can't say I disagree. Stop trying to be Atlanta and be Cobb Co.
In 20 years this area has gone down dramatically. Crime, schools, taxes. This is not the Cobb County I moved to. All you do is have infighting and are an embarrassment to the county. Always protecting the inner city and illegals. Not the law abiding tax payer. Shame on you!
This survey wording is ambiguous and subject to interpretation.
Get rid of Chris Ragsdale.
Address and take care of the existing issues before trying to increase development.
Different areas of Cobb county have different personalities: resist making Cobb a one size fits all.
services more times been in good times and operated in the real world level of experience in Cobb County.
Proper management of Growth and Development in Cobb County is significantly threatened by at least four members of the Cobb County Board of Commissioners.
Therefore they will be cancelled soon!
Leave zoning alone. Dont allow high density projects in suburban areas
As growth continues in the county, more representation must be given to West Cobb residents. Only having one representative is inadequate.
have lived here since 1963. Some growth has been beneficial, others destructive. would be a thought to have developments (commercial, residential, recreational, etc) graded every 5 years on a scale of whether they are adding or subtracting value for the community. Might help give zoning focus.
As a life long native of Cobb County, I would like to see West Cobb remain rural. I would also recommend more sidewalks and bike trails.
Build up our schools to accommodate future growth. Even with current construction, we have already outgrown a lot of our schools before construction is completed.
operate picnic areas, especially Chattahoochee Azalea Road area to encourage water run, nature loving, picnic, grilling and other family centered activities.
Make Cobb more bicycle and pedestrian friendly.
May it please be driven by possibilities for togetherness, instead of the circling of wagons to ward off the big, bad world of open mindedness.
Simple: Keep Cobb safe, beautiful and taxes reasonable.
County should continue to buy small parcels of land as available to create small greenspaces throughout the county
Green spaces need to be preserved in Cobb County
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
more of these things matter if the total disregard for others isn't dealt with. Let's clean up what we have before we consider more housing and people in this area. Let's let our law enforcement do their jobs. Let's clean our streets. Let's make Cobb County the nice county it USED to be.
we need a more conservative government. we want to maintain our single family subdivision character. we do not want more mixed used zoning. We do not want UDC. We want to see the new comprehensive plan NOW, not when it is too late to provide feedback.

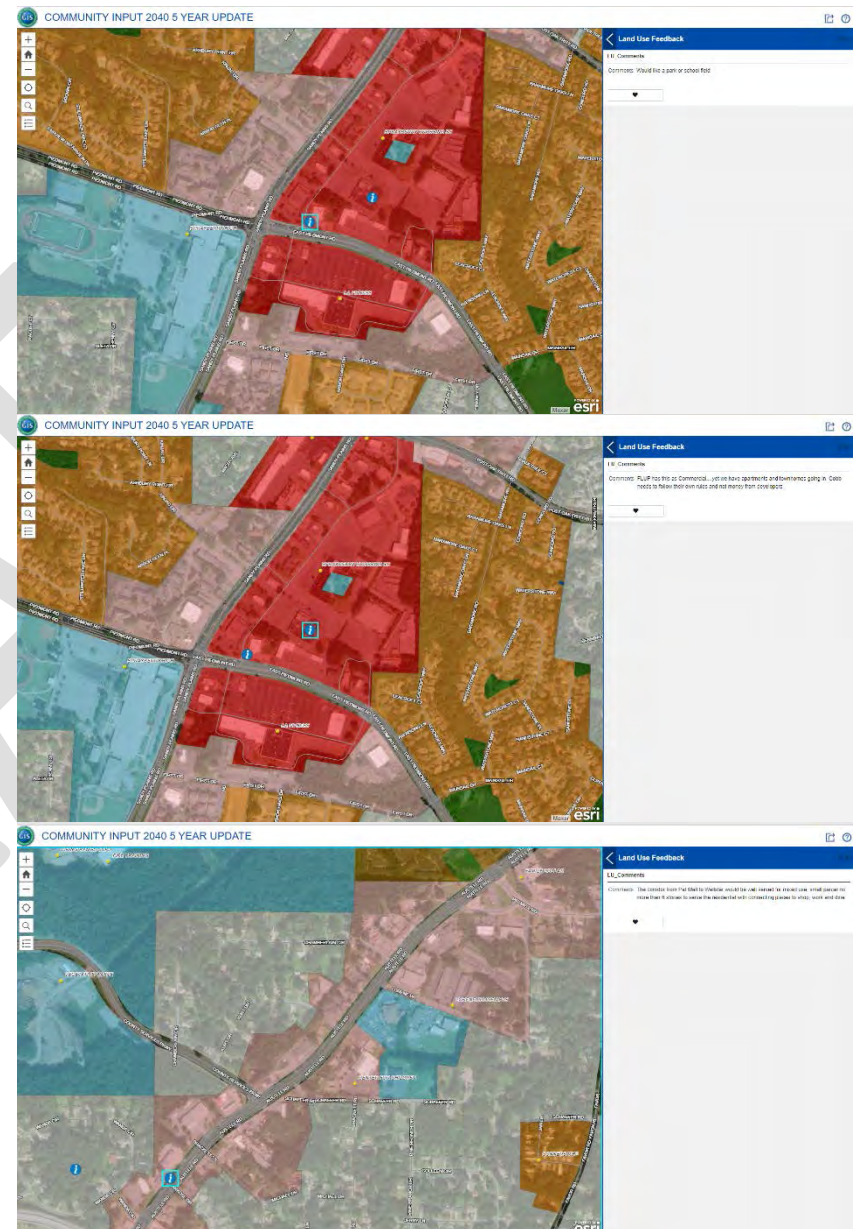
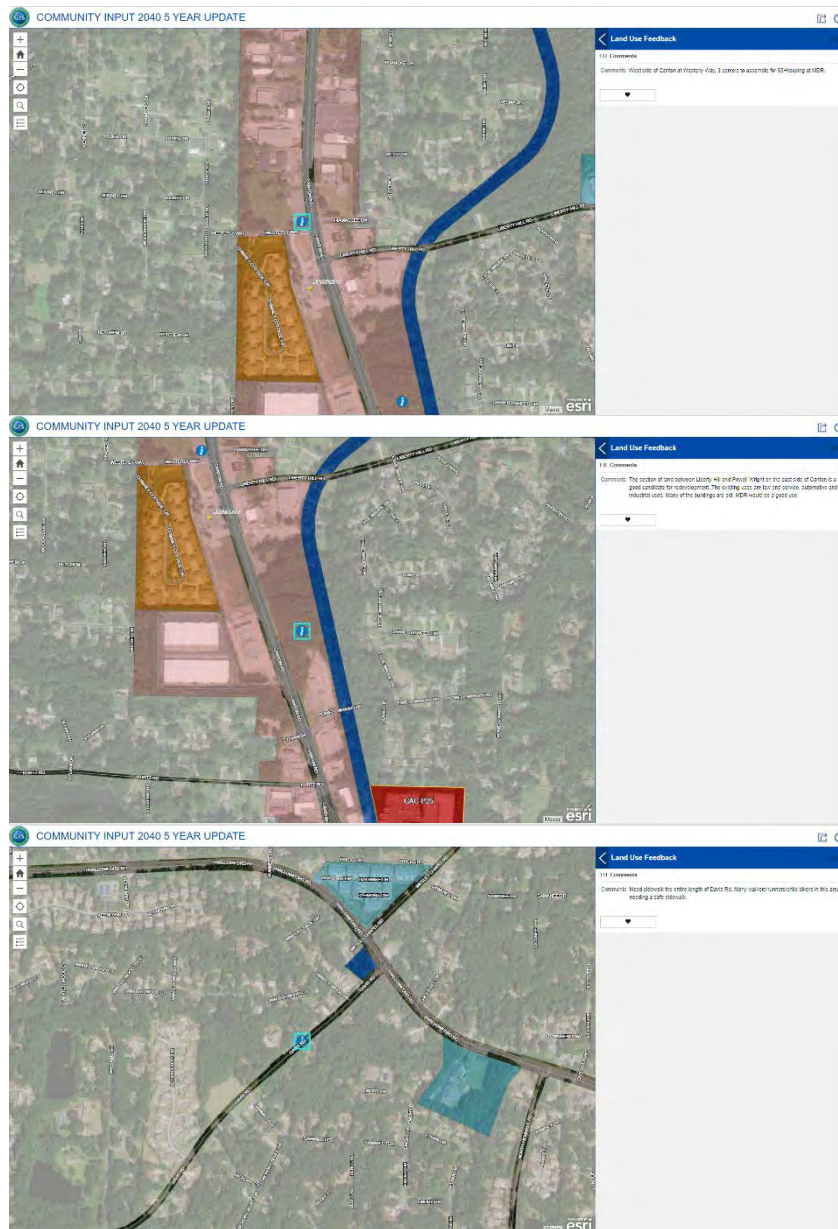
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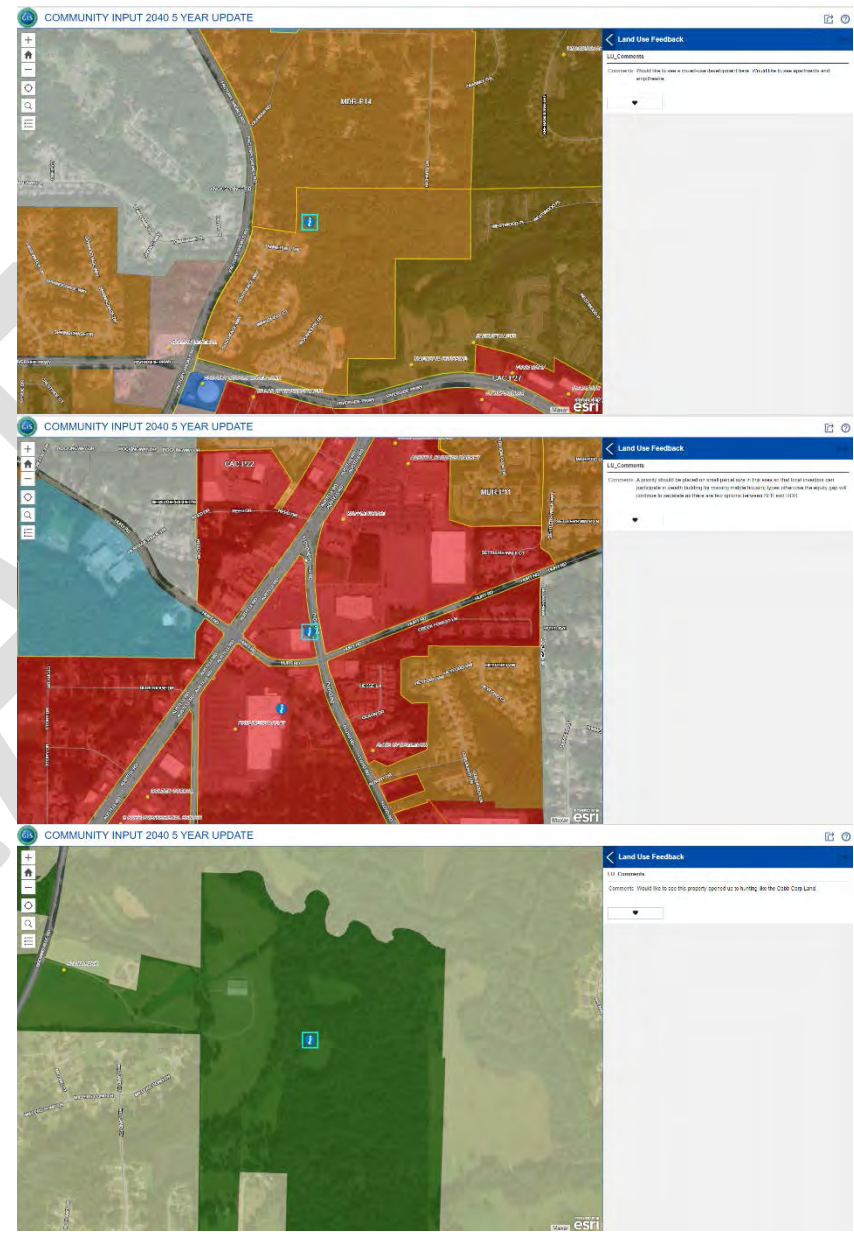
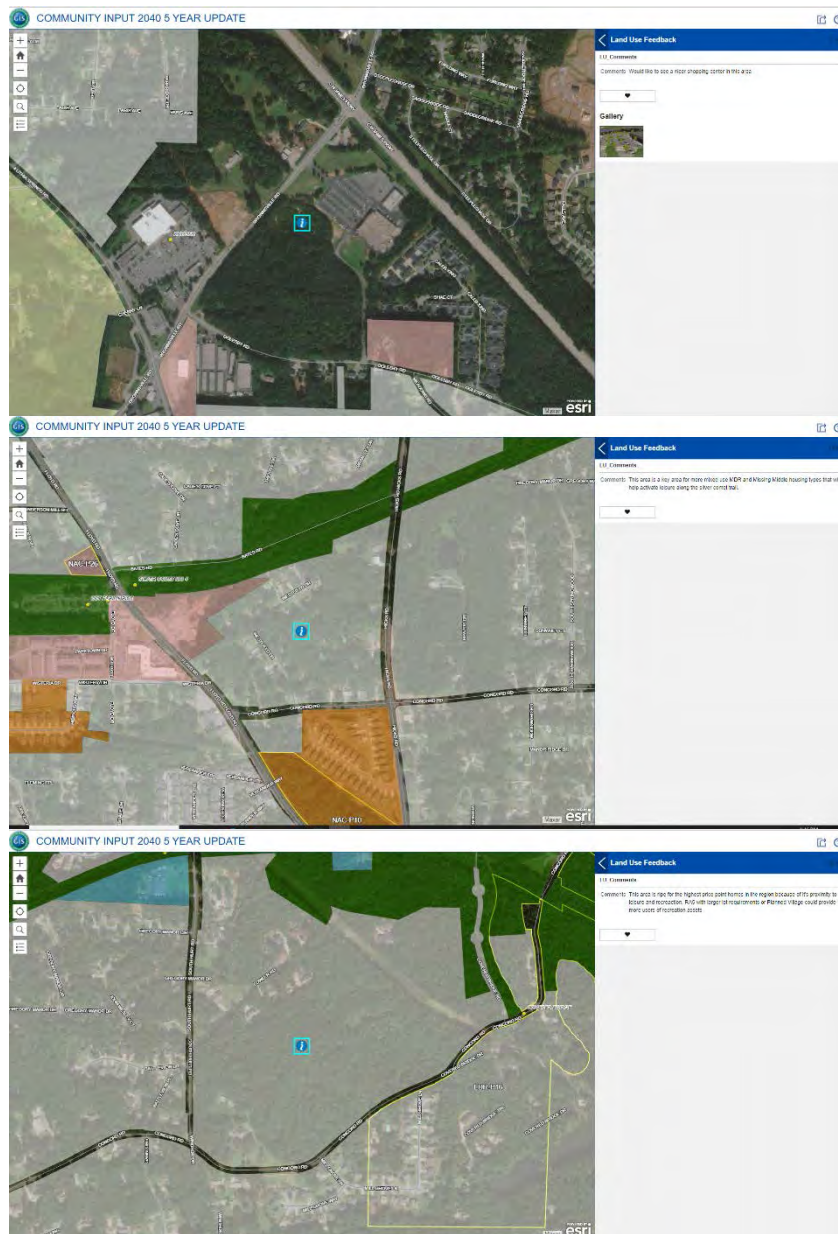
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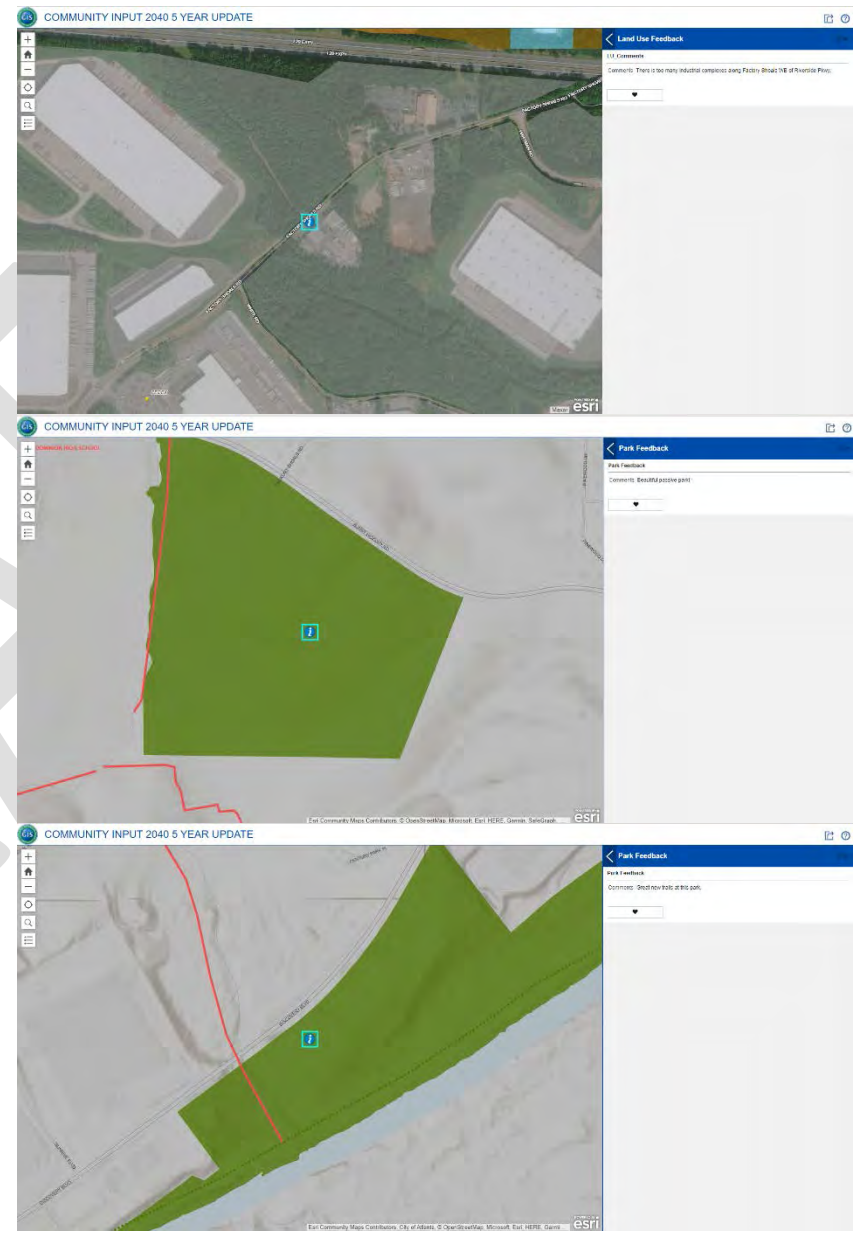
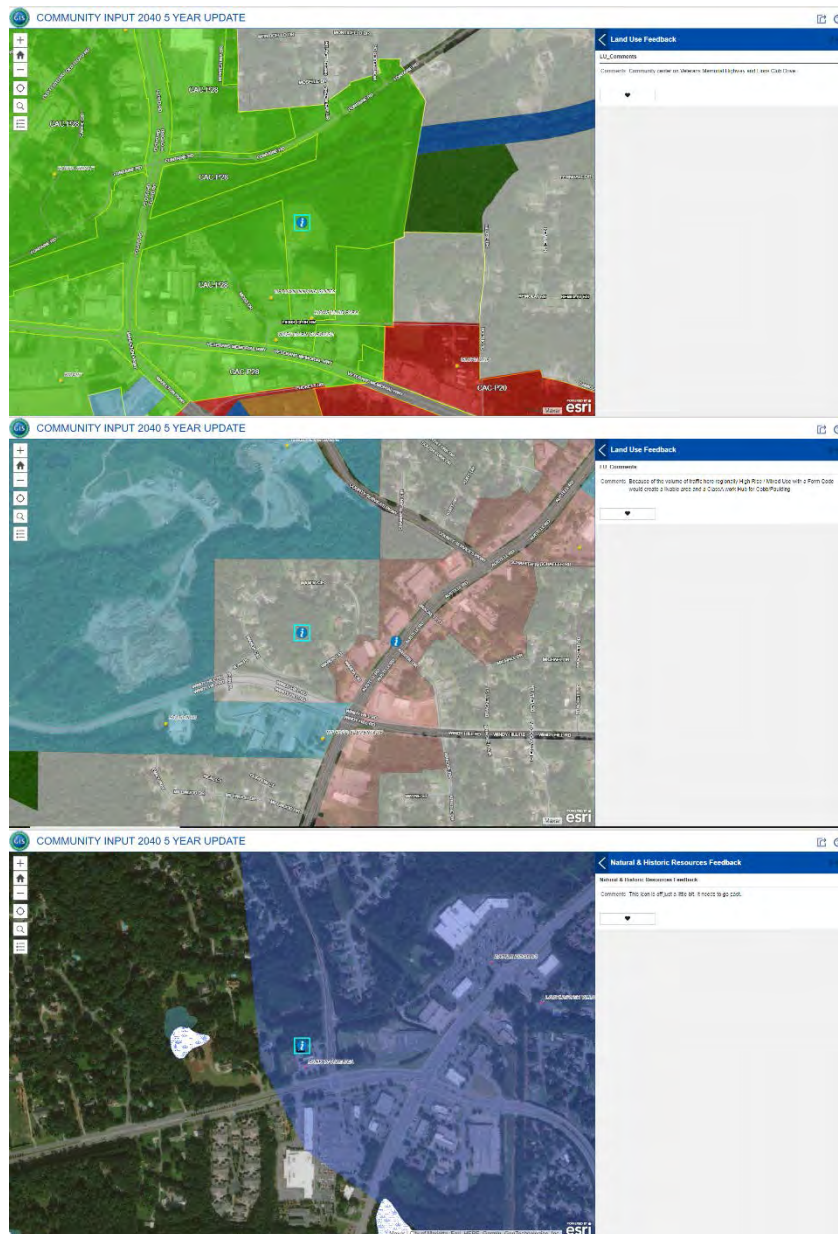
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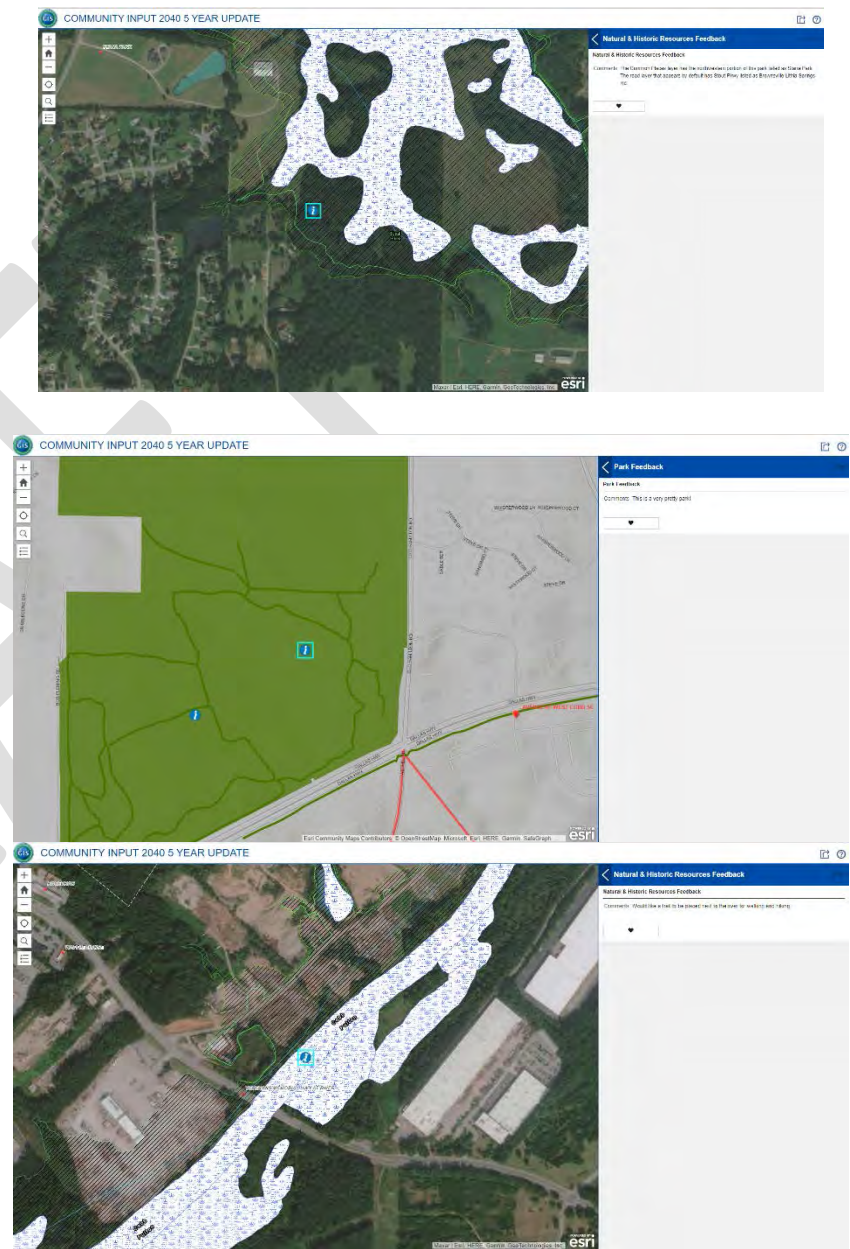
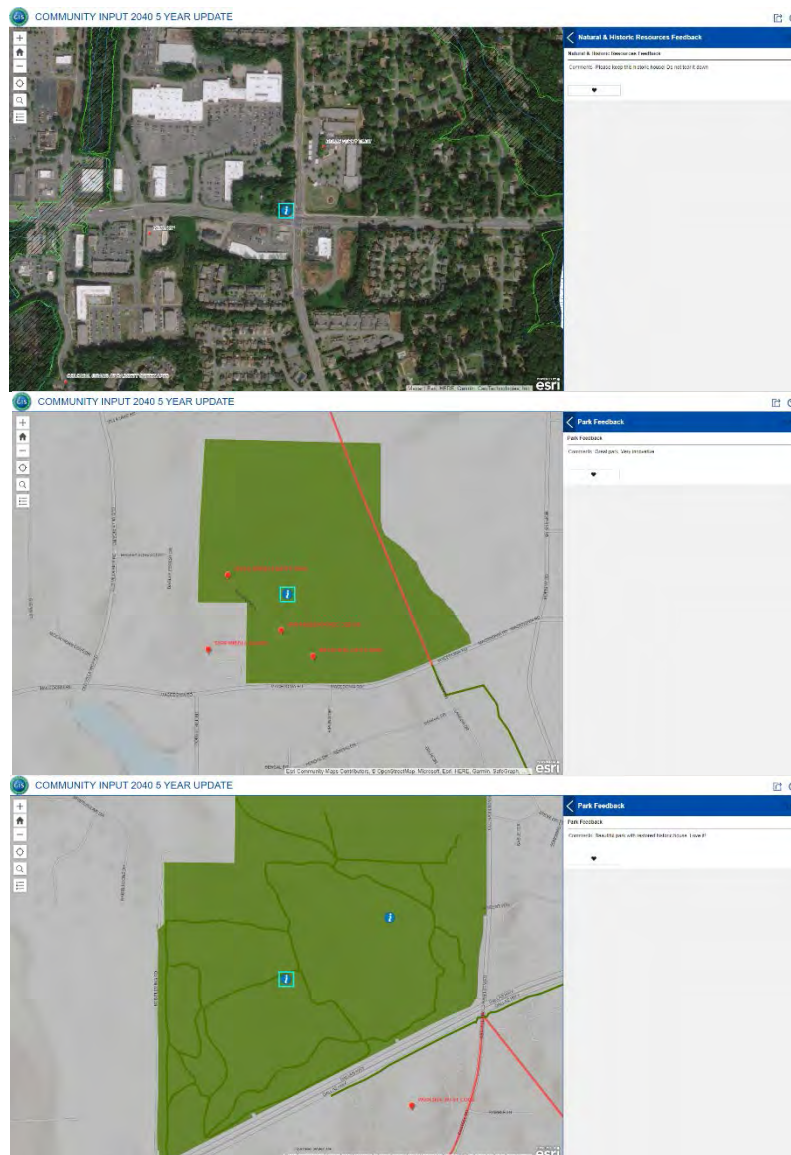




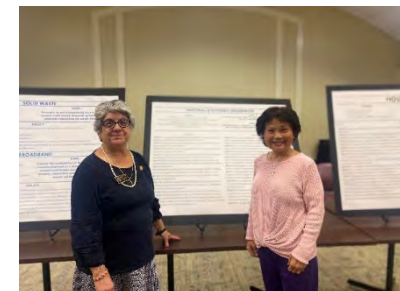
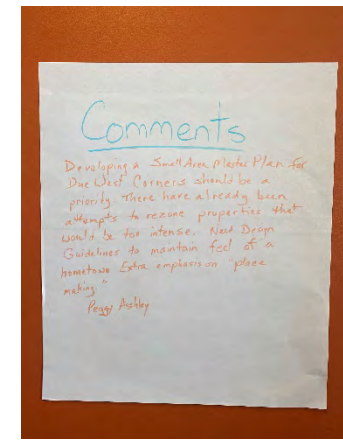
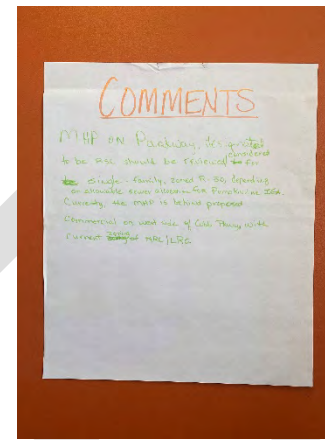
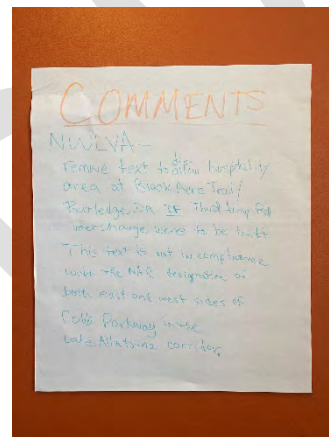
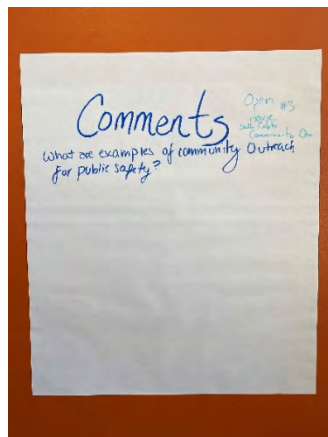
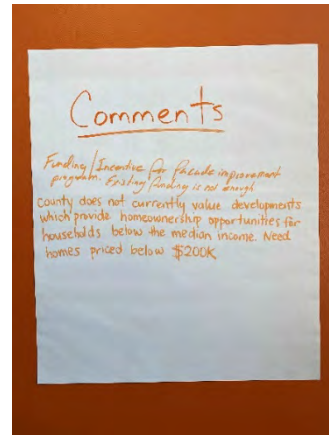
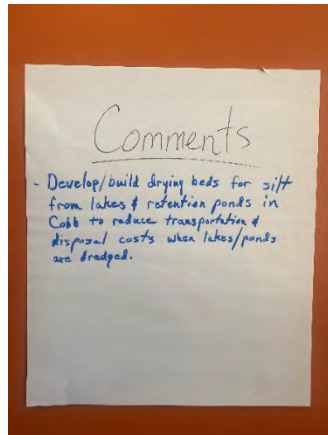






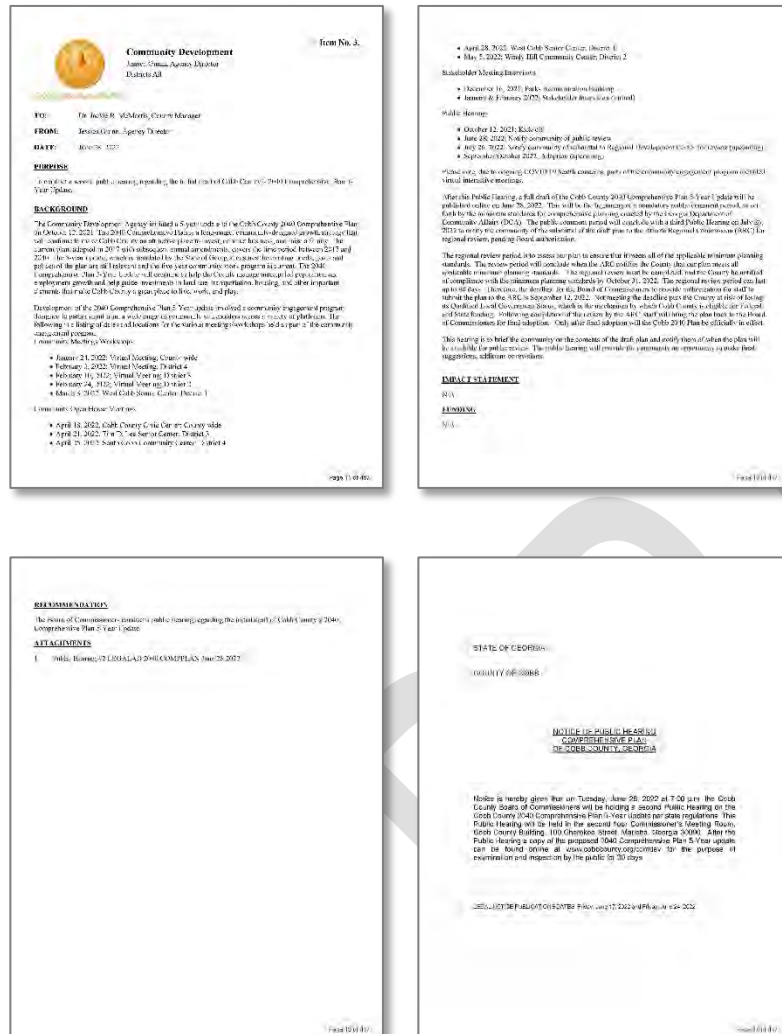


Open House Meetings





Public Hearing #2 (6-28-2022)

Public Hearing #3
Coming SoonPlanning Commission (Recommendation)
Coming SoonBoard of Commissioners (Adoption)
Coming Soon

COVER PAGE
Appendix 4 (DRAFT)
REPORT OF ACCOMPLISHMENTS

APPENDIX 4

2040 REPORT OF ACCOMPLISHMENTS 2017-2022

The Report of Accomplishments (ROA) provides a status of each project identified in the Cobb County 2040 Comprehensive Plan Community Work Program as adopted in 2017. The status for each of the projects are identified based on the following designations:

Completed: The project was completed during the previous five-year period.

Underway: The project was initiated during the previous five-year period but has not been completed.

Postponed: The project was originally planned, but not initiated during the previous five-year period.

Not Accomplished: The project has been canceled due to shift in priorities.

The following are abbreviations that are used throughout the Community Work Program.

ACFB	Atlanta Community Food Bank	CTT	Cobb Travel & Tourism	LI	Library
ACS	American Cancer Society	DA	Development Authority	MHA	Marietta Housing Authority
AHA	American Heart Association	DARB	Dobbins Air Reserve Base	NPS	National Park Service
ALA	American Lung Association	DCA	Department of Community Affairs	P.A.R.K.S	Parks, Recreation, & Cultural Affairs
ARC	Atlanta Regional Commission	DOT	Department of Transportation	PC	Planning Commission
BOC	Board of Commissioners	ED	Economic Development	PM	Property Management
CAO	County Attorney's Office	TAP	Technical Advisory Panel	PS	Public Safety
CCES	Cobb County Extension Services	EMA	Emergency Management Agency	SCRA	South Cobb Redevelopment Authority
CCID	Cumberland Community Improvement District	ESG	Emergency Solutions Grant	SKCC	Safe Kids Cobb County
CCSD	Cobb County School District	GDOT	Georgia Department of Transportation	SPLOST	Special Local Option Sales Tax
CCWS	Cobb County Water System	HOME	Home Investment Partnership Act	SS	Senior Services
CD	Community Development	HPC	Historic Preservation Commission	SW	Solid Waste
CDBG	Community Development Block Grant	COM	Cobb County Communications	TBD	To Be Determined
CDHO	Community Development Housing Organizations	CTT	Cobb Travel & Tourism	TCCID	Town Center Community Improvement District
CDPH	Cobb Douglas Public Health	IS	Information Services	UGA	University of Georgia
COC	Chamber of Commerce	KCB	Keep Cobb Beautiful	WA	Water
COM	Cobb County Communications	KSU	Kennesaw State University	ULI	Urban Land Institute

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-1	Amend 2040 Future Land Use Map, related guideline policies and the Community Work Program on an annual basis	X				
LU-1.1	Develop Small Area Policy Guidelines to encourage office space in south Cobb	X				
LU-2	Reevaluate land use recommendations for areas adjacent to roadways projected to operate with a level of service F by 2040	X				
LU-3	Prepare Cumberland Galleria “Comprehensive Plan” – Land Use Concepts, Stormwater, Public Services, Transportation, & Design Standards				X	No longer a priority
LU-4	Update Livable Center Initiative (LCI) studies and other small area studies every five-years or earlier as conditions warrant	X				
LU-5	Monitor and evaluate the need for new LCI studies and/or other small area studies as necessary	X				
LU-6	Update Central Addressing Repository to include input of multi-unit addressing and parcel polygon data		X			Ongoing
LU-7	Consider and create healthy living standards that could be incorporated into appropriate zoning districts			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027
LU-8	Continue to encourage Open Space Community overlays as a way to permanently protect open space in Low Density Residential, and Very Low Density Residential areas	X				
LU-9	Draft and adopt design guidelines for appropriate areas in the county	X				
LU-10	Consider design overlay districts for appropriate areas	X				

LU - LAND USE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
LU-11	Continue coordination between DOT and Community Development on design guidelines	X			
LU-12	Rework real estate kiosk sign contract to allow for implementation				X
LU-13	Monitor and apply for grant applications related to land planning and management for other Community Development initiatives	X			
LU-14	Create an informational document on transfer of development rights program to educate officials on the advantages and disadvantages of the program				X
LU-15	Reevaluate the Priority Industrial Areas to ensure they are still valid and to check for other areas that may benefit from the land use designation	X			
LU-16	Build a GIS database of all county easements	X			
LU-17	Coordinate with Parks and Rec. on preparation of Parks Master Plan	X			
LU-18	Assist in the implementation of Cobb County Parks Master Plan	X			
LU-19	Coordinate with communications on utilizing social media to involve community in Planning projects and implementation programs	X			
LU-20	Consider higher density zoning districts and zonings that allow for mixed use within the core areas of the Regional Activity Centers	X			
LU-21	Refine Regional Activity Centers and sub-area classifications per any adopted LCI studies, small area plans and/or Master Plans conducted by the county's CIDs	X			

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-22	Consider alternative zoning regulations per LCI studies, small area plans and/or Master Plans conducted by the county's CIDs				X	This item will be reevaluated as part of the UDC project that will be included in the CWP 2022-2027
LU-23	Coordinate, collaborate and consider LCI studies, small area plans and/or other Master Plans conducted and sponsored by Cobb's CIDs	X				
LU-24	Develop a Public Participation procedure manual to provide guidance on protocols for public engagement on planning projects	X				
LU-25	Create and maintain ARCGIS online content for Cobb 2040, small area plans, Historic Resources and other land planning initiatives	X				
LU-26	Modernize and update county's ordinances and codes periodically	X				
LU-26.1	Modify the NRC code to provide more specific ranges of land uses				X	No longer a priority
LU-27	Continue to coordinate with appropriate authorities, organizations, and other groups on the Riverside redevelopment initiatives	X				
LU-28	Provide land planning education for new Board of Commissions, Planning Commissioners and Zoning Appeal Board members	X				
LU-29	Conduct and participate in Cobb 101 workshops	X				
LU-30	Develop innovative communications strategy to communicate development and planning related activities to the public and other clients.	X				
LU-31	Conduct small area studies surrounding the intersections of Highway 92 and Sandy Plains, Johnson Ferry and Shallowford Rd., and Shallowford and Lassiter Rd.	X				

LU - LAND USE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
LU-32	Prepare analysis of the Regional Activity Centers and associated sub-categories to ensure the RAC policies still align with changing and existing conditions	X			
LU-33	Update and amend the Community Work Program on an annual basis to include implementation items from approved Master Plans and other studies as necessary, related to each of the 2040 Comprehensive Plan Elements	X			
LU-34	Update undeveloped land Inventory		X		Ongoing
LU-35	Update and enhance the Industrial Land Inventory and create an interactive web-based GIS application for quick identification of potential industrial sites			X	Postponed due to higher priority projects Will be reevaluated for CWP 2022-2027 Moved to ED-Economic Development
LU-36	Update the Redevelopment Inventory and create an interactive web-based GIS application for quick identification of redevelopment sites	X			
LU-37	Consider implementation of items from the Mableton TAP that would assist in creating more private sector involvement in Mableton's redevelopment		X		Ongoing
LU-38	Continue to monitor the metrics of South Cobb Implementation Strategy to document and communicate successes			X	Tasks postponed due to staffing Will be moved to ED-Economic Development
LU-39	Continue to monitor and update the South Cobb marketing website to ensure accuracy and communication with the community			X	Tasks postponed due to staffing Will be moved to ED-Economic Development
LU-40	Work with Cobb County Communications and Information Services to establish dedicated website for small area studies and master plans that are being conducted	X			

LU - LAND USE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
LU-41	Bolster incentives for redevelopment and/or reuse of abandoned commercial buildings, underperforming commercial corridors, multi-family dwellings and any other areas that are identified through future planning efforts	X			
LU-42	Provide staff support and general oversight and administrative assistance to SCRA on redevelopment initiatives in South Cobb	X			
LU-43	Create an online GIS storybook of the progress associated with the redevelopment of South Cobb			X	Tasks postponed due to staffing Will be moved to ED-Economic Development
LU-44	Create and maintain a GIS database identifying the locations of a variety of permitting applications and plan review projects in unincorporated Cobb	X			
LU-45	Prepare 3D renderings throughout the county based on zoning designations and regulations, including existing structures and terrain		X		Ongoing
LU-46	Coordinate with Parks and other county departments to build GIS database of public park land inventory for web mapping application	X			
LU-47	Update the South Cobb Implementation Strategy	X			
LU-48	Coordinate and work with the Urban Land Institute's (ULI) Mini Technical Advisory Panel (mTAP) to create a set of recommendations intended to encourage redevelopment within the Milford Church/Osborne neighborhood.	X			
LU-49	Powder Springs Road Corridor Study – From Powder Springs city limits to East-West Connector	X			

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-50	Review existing architectural guidelines and determine their effectiveness			X		This item will be reevaluated as part of the UDC project that will be included in the CWP 2022-2027
LU-51	Encourage and promote the completion of abandoned or unfinished subdivisions through the subdivision topping program	X				
LU-52	Consider updating development standards to require Bus Pads at the entrance to new residential developments adjacent to Bus Stops	X				
LU-53	Consider updating development standards to require sidewalks on both sides of local streets within residential subdivisions				X	No longer a priority
LU-54	Review legal options for how communities can regulate the overabundance of uses along corridors	X				
LU-55	Stimulate development of a Town Square in the Osborne-Milford Community	X				
LU-56	Stimulate development of a Town Square in the Six Flags Community	X				

TR – TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TR-1	Review and update Cobb County’s Trail Map	X				Greenways & Trails Master Plan was completed and adopted in 2018.
TR-1.1	Expand and implement trail networks throughout Cobb County		X			Ongoing; Several trails across the County are in various stages of implementation
TR-2	Amend the 2040 Comprehensive Plan when necessary to incorporate findings and recommendations from approved and active Livable Centers Initiative and other similar transportation/land use Master Plans that will improve the county’s multi-modal transportation system	X				Completed annually, as needed.
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS						
TR-3	Cedarcrest Rd - Paulding Co. Line to Governor’s Towne Club (D4070/CO-344A/0007529)	X				Completed in 2018
TR-4	I-285/Atlanta Rd – NA – Upgrade interchange (D4100/CO-AR-070/723100)	X				Completed in 2019
TR-5	Lake Acworth Dr./Cowan Rd (SR 92) - N Cobb Pkwy (SR 3/US 41) to Glade Rd - Widen to 4 Lane Divided (D4190/CO-301/0006862)		X			In progress by GDOT 2023
TR-6	Metro Arterial Connector/Dallas Acworth Hwy (SR 92) - Paulding Co Line to N Cobb Pkwy (US 41) - Widen to 4 Lane Divided (D4200/CO-329/0006866		X			In progress by GDOT Completion Date not listed

TR – TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS (Cont.)						
TR-7	Windy Hill Rd - Boulevard concept from S Cobb Dr. to Atlanta Rd that includes widening, addition of medians and pedestrian improvements, includes engineering (City of Smyrna sponsor) (E4040)		X			Construction in progress – scheduled completion in 2023
TR-8	Local Match/ Future Fed/State/Other Funding	X				
TR-9	Windy Hill Road/Terrell Mill Road Connector		X			Construction in progress – scheduled completion in 2022
TR-10	Windy Hill Road		X			Construction in progress – scheduled completion in 2023
TR-11	South Barrett Reliever Phase 2	X				Completed in 2018
TR-12	South Barrett Reliever Phase 3		X			Construction scheduled to start in 2022
TR-13	I-75 / Wade Green Road Diverging Diamond Interchange (E4050/0011657)	X				Completed in 2018
TR-14	I-75 / Akers Mill Road Managed Land Ramp (CO-AR-308/0015051)		X			Construction in progress – scheduled completion in 2023
TR-15	SR 92 widen from 2 to 4 lanes, from US 41 to Glade Road		X			Construction in progress – scheduled completion in 2023
TR-16	Macland Rd (SR 360)- widen from 2 to 4 lanes (CO-367/0006049)		X			Construction in progress – scheduled completion in 2024
TR-17	RESURFACING		X			Annual Resurfacing Program in progress

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – TRAFFIC MANAGEMENT						
TR-19	Continue Advanced Transportation Management Systems (ATMS) - Continue ATMS progression to include continuous data collecting devices and vehicle infrastructure integration. Includes: Expand TTMS, Expand CCTV and fiber network; Update ATMS Plan (E5010)	X				2011 SPLOST - COMPLETE
TR-20	Incident Management - Upgrade Traffic Management Center infrastructure and equipment - closed circuit television cameras and changeable message signs. Includes: Replace and add CMS; Upgrade TMC Control Room (E5020)	X				2011 SPLOST - COMPLETE
TR-21	Traffic Signals - Upgrade traffic signal infrastructure and optimize traffic signal operation. Includes: Retime Traffic Signal Systems; Replace wood pole supported signals; Upgrade and Expand ATCS; Upgrade Traffic Signal Equipment (E5040)	X				2011 SPLOST - COMPLETE
TR-22	Transportation Technology - Includes: Upgrade information systems Geographic Information System (GIS), Global Positioning System (GPS), Management Information System (MIS) and Transportation Information System (TIS)(E5050)	X				2011 SPLOST - COMPLETE
TR-23	ATMS MASTER COMMUNICATION PLAN PHASE 1A	X				COMPLETE
TR-24	FUTURE ATMS IMPROVEMENT PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-25	INCIDENT FUTURE MANAGEMENT PROJECTS (2016 SPLOST)	X				Scheduled completion 2022

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – TRAFFIC MANAGEMENT (Cont.)						
TR-26	FUTURE TRAFFIC SIGNAL TIMING PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-27	FUTURE TRAFFIC SIGNAL PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-28	TRANSPORTATION TECHNOLOGY PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
SAFETY & OPERATIONAL – INTERSECTION IMPROVEMENTS						
TR-29	Chastain Rd intersection improvements: Additional turn lanes at Frey Rd/Barret Lakes Blvd; Additional right turn lanes at I-575 southbound ramp	X				
TR-30	Chastain Rd intersection improvements: Additional turn lanes at Busbee Dr.	X				
TR-31	Cobb Pkwy (US 41) at Windy Hill Rd - Addition/extension of turn lanes; includes concept development for grade separated interchange (E3030)	X				Completed in 2019
TR-32	Bells Ferry Rd - I-575 to N Cobb Pkwy (US 41) - Intersection Improvements (D6040)	X				Completed in 2021
TR-33	Lower Roswell Rd - Roswell St (SR 120) to Terrell Mill Rd - Safety/Operational Improvements (D6130)	X				Completed in 2018
TR-34	Johnson Ferry Rd @ Sewell Mill Rd - Add dual left turns north; Include Sewell Mill Rd at Pine Rd - Intersection Improvements (D3220)	X				Completed in 2017
TR-35	ACWORTH DUE WEST RD AT JIM OWENS MARS HILL CHURCH RDS	X				Completed in 2021

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – INTERSECTION IMPROVEMENTS (Cont.)						
TR-36	BLACKWELL RD AT AUTUMN RIDGE PKWY	X				Completed in 2020
TR-37	BIG SHANTY RD CHASTAIN RD		X			Scheduled for completion in 2023
TR-38	CANTON RD AT SHALLOWFORD RD HIGHLAND TER SOUTHERN INTERSECTION		X			Scheduled for completion in 2023
TR-39	DALLAS HWY AT LOST MOUNTAIN RD/MARS HILL RD		X			Design underway; Construction 2024
TR-40	Factory Shoals Rd. @ Six Flags Dr.	X				Completed in 2021
TR-41	Hick Rd. @ Concord Rd.	X				Completed in 2021
TR-42	Lost Mountain Rd. @ Midway Rd./Mirror Lake Dr.	X				Completed in 2020
TR-43	McCollum Pkwy @ Ben King Rd.	X				Completed in 2021
TR-44	Old Canton Rd. @ Holly Springs Rd.	X				Completed in 2021
TR-45	POST OAK TRITT RD AT HEMBREE RD	X				Completed in 2020
TR-46	POWDER SPRINGS RD AT FLINT HILL RD PINE GROVE DR DEERCREEK DR	X				Completed in 2020
TR-47	RAILROAD QUIET ZONE IMPROVEMENTS		X			Scheduled for completion 2022
TR-48	SHILOH RD AT ROYAL DR APARTMENT DR		X			Scheduled for completion 2024

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – ROADWAY IMPROVEMENTS						
TR-49	Floyd Rd - Veterans Memorial Hwy (US 78/278) to Clay Rd including turn lanes and alignment improvements (E6010)	X				Completed in 2016
TR-50	River View Rd - Veterans Memorial Hwy (US 78/278) to Nichols Dr. including turn lanes at key intersections and sidewalks (E6040)	X				Completed in 2021
TR-51	Sandy Plains Rd - E Piedmont Rd to Ebenezer Rd - including access management and median for safety and operational improvements (E6060)	X				Completed in 2019
TR-52	Six Flags Dr. - Factory Shoals Rd to Riverside Pkwy - operational and safety improvements including pedestrian refuge median (E6090)	X				Completed in 2016
TR-53	BEECH RD WESTSIDE DR	X				Completed in 2021
TR-54	CANTON RD CORRIDOR		X			Scheduled for completion 2023
TR-55	CHEROKEE ST	X				Completed in 2021
TR-56	CUMBERLAND BLVD	X				Completed in 2019
TR-57	INCLEMENT WEATHER EQUIPMENT AND SUPPLY STORAGE	X				Completed in 2020
TR-58	MACK DOBBS RD		X			Scheduled completion 2024
TR-59	MAIN ST (Old Hwy. 41, Acworth)	X				Completed in 2019
TR-60	NEW MACLAND RD	X				Completed in 2021

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – ROADWAY IMPROVEMENTS (Cont.)						
TR-61	OLD 41 HWY		X			Construction start in 2025
TR-62	ROADWAY IMPROVEMENTS	X				Completed in 2020
TR-63	SANDTOWN RD	X				Scheduled completion 2022
TR-64	SIX FLAGS PKWY GATEWAY IMPROVEMENTS	X				Scheduled completion 2022
SAFETY & OPERATIONAL – SCHOOL ZONE SAFETY						
TR-65	Hembree Rd. (Pope High) – Lengthen turn lane; possible other roadway improvements if CCSD adds a second driveway (E8030) (D8180)	X				Completed in 2018
TR-66	Jim Owens Rd. – Lewis Elementary	X				Completed in 2020
TR-67	John Ward Rd. at Irwin Rd. – Cheatham Hill Elementary	X				Completed in 2019
TR-68	Terrill Mill Rd. at Greenwood Trail – Brumby Elem. & East Cobb Middle	X				Completed in 2018
TR-69	Sandy Plains Rd. at Davis Rd. – Mountain View Elem.	X				Completed in 2017
PEDESTRIAN IMPROVEMENTS – SIDEWALKS						
TR-70	Future School Zone Improvement Projects	X				School zone projects will be listed by specific projects in the future
TR-71	Wesley Chapel Rd - Spring Mill Dr. to Sandy Plains Rd (east side) (E7260)	X				Completed in 2018
TR-72	TOWN CENTER MALL/NOONDAY CREEK TRAIL/KSUBIKE/PEDESTRIAN CONNECTOR		X			Received federal funding in 2021; Scheduled for completion in 2025

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PEDESTRIAN IMPROVEMENTS – SIDEWALKS (Cont.)						
TR-73	Bob Callan Trunk Trail Phase II, Section A	X				Completed in 2019
TR-74	Bob Callan Trunk Trail Phase II, Section B		X			Construction scheduled to start 2022
TR-75	Mableton Parkway Trail, Factory Shoals to Chattahoochee River		X			Completion scheduled for 2023
TR-76	West Atlanta Street Trail, Dunn Avenue to Pearl Street		X			Completion scheduled for 2023
TR-78	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 3		X			Completion scheduled for 2023
TR-77	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 4		X			Completion scheduled for 2023
TR-79	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 1-4		X			Completion scheduled for 2023
TR-80	COUNTYWIDE ADA SIDEWALK IMPROVEMENTS	X				Completed in 2019
INFRASTRUCTURE PRESERVATION – BRIDGE REHABILITATION/REPLACEMENT						
TR-81	BROOKWOOD DR OVER CLAY BRANCH	X				Completed
TR-82	CAMP HIGHLAND RD OVER SILVER COMET TRAIL	X				Completed
TR-83	CANDY LN OVER OLLEY CREEK	X				Completed
TR-84	CASTEEL RD OVER SEWELL CREEK	X				Completed
TR-85	ELLIOTT RD OVER POWDER SPRINGS CREEK	X				Completed
TR-86	FLINT HILL RD OVER NOSES CREEK TRIBUTARY	X				Completed

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
INFRASTRUCTURE PRESERVATION - BRIDGE REHABILITATION/REPLACEMENT						
TR-87	GREENFIELD DR OVER SOPE CREEK	X				Completed
TR-88	HURT RD OVER NICKAJACK CREEK	X				Completed
TR-89	JAMES RD OVER PINE CREEK	X				Completed
TR-90	LITTLE JOHN TRL OVER POWERS CREEK	X				Completed
TR-91	LITTLE WILLEO RD OVER TIMBER RIDGE BRANCH	X				Completed
TR-92	LOWER ROSWELL RD OVER SOPE CREEK	X				Completed
TR-93	MACEDONIA RD OVER NOSES CREEK	X				Completed
TR-94	MARS HILL RD OVER ALLATOONA CREEK	X				Scheduled completion 2022
TR-95	PIEDMONT RD OVER LITTLE NOONDAY CREEK	X				Completed
TR-96	POWERS FERRY DR OVER ROTTENWOOD CREEK TRIBUTARY	X				Completed
TR-97	WOODLAND BROOK DR OVER VININGS BRANCH	X				Completed
TR-98	WRIGHT RD OVER MILL CREEK	X				Completed
TR-99	WILLEO RD OVER WILLEO CREEK	X				Scheduled completion 2022
TR-100	OLD 41 HWY BRIDGE	X				Completed
TR-101	SILVER COMET TRAIL BRIDGES	X				Completed

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
INFRASTRUCTURE PRESERVATION – BRIDGE REHABILITATION/REPLACEMENT						
TR-102	CONCORD ROAD COVERED BRIDGE	X				Completed
TR-103	FUTURE IMPROVEMENT ON BRIDGES AND CULVERTS				X	2016 SPLOST Funds Expended
TR-104	I-285 MULTI-USE BRIDGE	X				Completed
TR-105	OWL CREEK DR DRAINAGE	X				Completed
TR-106	E BRANDON DR DRAINAGE	X				Completed
TR-107	CUMBERLAND PKWY DRAINAGE	X				Completed
TR-108	NEW MACLAND RD DRAINAGE	X				Completed
TR-109	KEHELEY DR DRAINAGE	X				Completed
TR-110	Smyrna Powder Springs Rd. Drainage	X				Completed
TR-111	Lost Mountain Ct. Drainage	X				Completed
TR-112	Willow Glen Dr. Drainage	X				Completed
TR-113	May Breeze Rd @ Shallowford Rd. Drainage	X				Completed
TR-114	Angelette Dr. @ Sanders Rd drainage	X				Completed
TR-115	Future drainage sys. Improvement projects (2016 SPLOST)	X				Scheduled completion 2022

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSIT						
TR-116	“Get on the bus” travel training for seniors	X				Completed
TR-117	Implement Travel Training Program		X			Exploring alternative options to implement facets of the <i>Ride Smart</i> program.
TR-118	Cobb Pkwy Signal Pre-Emption Upgrades - Cumberland Galleria area to Town Center area (E10B0)	X				
TR-119	N Cobb Park and Ride Lot (CO-401)				X	No longer a priority within this work program
TR-120	Cobb Pkwy Park-and-ride Lots for express bus and future corridor transit enhancements (Cumberland Blvd area, Windy Hill Rd area, Roswell Rd area, and Bells Ferry Rd area) (E10C0)				X	No longer a priority within this work program
TR-121	Cobb Pkwy Queue Jumper Lanes - Cumberland Galleria area to Town Center area (E10B0)	X				Queue jumper lane and pre-emption signal were constructed at intersection of Cobb Parkway and Windy Hill
TR-122	Continue and expand partnership between CCT & Senior Services for efficient senior transportation provisions	X				Completed
TR-123	Continue transportation mobility education with senior populations	X				Completed
TR-124	Implement Route 10X between Town Center and Midtown	X				Completed in 2019
TR-125	Implement Sunday Bus Service	X				Completed in 2019

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSIT (Cont.)						
TR-126	Partner with surrounding jurisdictions to consider expanding commuter rail service into South Cobb	X				Project has been evaluated further in the Comprehensive Transportation Plan 2050
TRANSPORTATION PLANNING						
TR-127	Implement the Bicycle and Pedestrian Improvement Plan			X		The Plan was incorporated into the Greenways & Trails Master Plan. An update to Plan has been postponed.
TR-128	Implement Safe Routes to Schools Program		X			Projects related to the SRTS program were incorporated into the SPLOST program.
TR-129	Develop Americans with Disabilities Act (ADA) Transition Plan	X				
TR-130	Develop Complete Streets implementation process	X				Implementation became more integrated into the regular program management and project delivery process.
TR-130.1	Implement Complete Streets Program for 40% of Cobb’s Major Thoroughfares		X			Ongoing
TR-131	Incorporate transportation infrastructure improvements recommended by small area plans into the County's Transportation Improvement Program	X				
TR-132	CUMBERLAND CIRCULATOR	X				
TR-133	CUMBERLAND TDM	X				
TR-134	DLHP / VMH LCI STUDY UPDATE				X	No longer a priority
TR-135	MAJOR THOROUGHFARE PLAN UPDATE				X	No longer a priority

TR - TRANSPORTATION					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
TR-136					
TR-136	TRANSIT FACILITIES PLAN	X			
TR-137	COBB PARKWAY TRANSIT SIGNAL PRIORITY PLAN		X		Project has been incorporated into the CV1K project with GDOT and ARC; signal preemption for emergency vehicles.
TR-138	COBB CO INTERNATIONAL AIRPORT SURFACE TRANSPORTATION PLAN	X			Alternative Analysis Traffic Study was completed in 2018.
TR-139	MAJOR ROAD CAPACITY PERFORMANCE EVALUATION STUDY	X			Annual reporting and evaluation
TR-140	ACTIVE TRANSPORTATION VISION PLAN				X No longer a priority
TR-141	TRAFFIC OPERATIONS SIGNAL STUDIES	X			Routine on-going management of system
TR-142	TRAFFIC OPERATIONS ITS UPGRADES	X			Routine on-going management of system
TR-143	COBBLINC FARE STUDY	X			A high-level fare analysis was completed as part of the Transit Service Plan in 2019
TR-144	SOUTH COBB TRANSPORTATION ENHANCEMENTS	X			Completed
TR-145	LCI UPDATE AND SUPPLEMENTAL PLANS				X No longer a priority
TR-146	Demand Response Service Improvements		X		Study underway for peer review of best practices
TR-147	Multimodal Transportation Plans		X		On-going; various projects
TR-148	TRANSIT SERVICE PLAN	X			Completed in 2019
TR-149	TRANSIT ASSET MANAGEMENT PLAN, PHASE 2	X			Completed

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TR-150						
TR-150	OPERATIONS RFP DEVELOPMENT	X				Completed
TR-151	Comprehensive Transportation Plan 2020	X				Completed in December 2021; BOC Plan adoption scheduled for January 2022
TR-152	DOT to produce roadway standards (in activity centers) that addresses the requirements for all users in the context of road type and surrounding uses	X				This item is part of TR-130
TR-153	Study ordinances and development standards regarding trails adjacent to private development				X	No longer a priority
TR-154	Chattahoochee River Trail Plan	X				Completed in 2020; Cobb BOC adopted in June 2020
TR-155	Coordinate programs between Cobb DOT, KCB, and local volunteers to assist in roadside litter pick-up	X				Adopt-a-Road Program created; active coordination is on-going
TR-156	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X				Incorporate into the Safe Routes to School

HO – HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HO-1	Continue collaboration with the Department of Community Affairs and Housing Authority to encourage construction of workforce housing units utilizing low-income tax credits		X			Ongoing
HO-2	Update the Apartment Density Study	X				
HO-3	Prepare a housing assessment/affordable housing inventory			X		Project will begin Fall of 2022
HO-4	Coordinate efforts between Community Development, Economic Development, and non-profit agencies to analyze workforce housing	X				
HO-5	Review group home codes to ensure they align with fair housing regulations	X				
HO-6	Educate older adults on retrofit design and materials that fosters aging in place	X				
HO-7	Update Student Housing Analysis	X				
HO-8	Provide services to inspect rental properties at the request of tenants to ensure residential code compliance			X		Similar project will be part of 2022 Community Work Program under the Housing element
HO-9	CDBG to conduct an annual performance and evaluation report to the Board of Commissioners	X				
HO-10	Provide incentives for affordable housing such as the Federal and State Housing Tax Credit Program	X				

HO – HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CDBG PROGRAMMING						
HO-11	Provide program administration and planning for HUD grants, such as; CDBG, HOME and ESG grants	x				Ongoing
CDBG GRANT						
HO-12	Coordinate CDBG funding and service improvements with Cobb’s six cities	x				Ongoing
HO-13	Provide rehabilitation grant assistance and administrative services for owner-occupied housing	x				Ongoing
HO-14	Coordinate the acquisition, construction, and renovation of public/non-profit facilities through building renovations, security updates and parking lot improvements	x				Ongoing
HO-15	Manage funding that supports a variety of public service programs for low-income individuals and families and persons with special needs	x				Ongoing
HO-16	Coordinate Fair Housing outreach and education activities through CDBG	x				Ongoing
HOME GRANT						
HO-17	Provide HOME Investment Partnership Act Program (HOME) Grant monies for the purpose of constructing or renovating affordable housing	x				Ongoing

x

HO – HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HOME GRANT (Cont.)						
HO-18	Encourage affordable housing to increase housing options for low-income families and the homeless through administering State Housing Tax Credits	x				Ongoing
HO-19	Work with and financially support community housing development organizations (CDHOs) operating in low and moderate-income neighborhoods	x				Ongoing
ESG GRANT						
HO-20	Provide support services for street outreach and emergency shelter resources through non-profit grants and CDBG	x				Ongoing
HO-21	Work with and financially assist various Non-Profits focused on Homeless prevention and rapid rehousing.	x				Ongoing
HO-22	Financially assist and coordinate with The Center of Family Resources for Cobb Collaborative on the Homeless Management Information System (HMIS)	x				Ongoing

ED – ECONOMIC DEVELOPMENT					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
ED-1	Update, as needed, the inventory of sites suitable for industrial development and continue to encourage policies to protect these job producing uses	X			
ED-2	Refine the county's Economic Development Incentive Ordinance and associated policies	X			
ED-3	Focus on Economic Development targets that will provide growth opportunities within core clusters identified within the Cobb EDGE.	X			
ED-4	Add areas to the Cobb County Commercial Property Rehabilitation Partial Property Tax Abatement Program, as needed.	X			
ED-5	Coordinate with Chamber of Commerce on Business Marketing, as needed		X		Ongoing
ED-6	Maintain individual property brochures to assist in marketing industrial sites to prospective businesses	X			
ED-7	Continue to evaluate appropriate areas throughout the county that would benefit from an Enterprise/Opportunity Zone designation		X		Ongoing
ED-8	Develop internal procedures to assist small businesses to meet their permitting needs	X			

ED – ECONOMIC DEVELOPMENT					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
ED-9	Develop and Implement a Façade Improvement Grant/Loan program to serve as an incentive for property owners to improve the appearance of older commercial corridors	X			
ED-10	Create and execute a Memorandum of Understanding (MOU) that clearly defines functional roles in the economic development process for Cobb County – specifically, the role of the county’s Economic Development Division Manager, the Community Development Director, the Development Authority, the Cobb County Board of Commissioners, the Cobb Chamber of Commerce and Cobb’s Competitive EDGE	X			
ED-11	Assist with the creation of CIDs in appropriate areas				X
ED-12	Conduct annual reporting on compliance with incentives agreements			X	
ED-13	Prepare annual reports for Opportunity Zone and Enterprise Zone programs			X	
ED-14	Assist in creating quarterly and annual reports on economic development activities			X	
ED-15	Create a small business advisory council	X			
ED-16	Develop a small business program	X			

ED – ECONOMIC DEVELOPMENT						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
ED-17	Conduct 100 existing business visits per year			X		Ongoing tasks that has been postponed due to staffing. Once staffing levels are back to normal tasks will be reevaluated.
ED-18	Develop and implement an existing business survey on county services	X				Small Business Concierge Service
ED-19	Coordinate Economic Development partner quarterly meetings	X				
ED-20	Create a more active role for the Grants Administrator regarding internal and external customers				X	Lack of staffing
ED-21	Research and consider Hospitality District for protection and development of recreation and tourism in appropriate areas of Cobb County				X	No longer priority
ED-22	Create targeted workforce development programs for areas of high unemployment in Cobb County	X				

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS					
CF-PR-1	Periodically update the inventory of public properties including DOT and water department properties suitable for multiple uses, including passive recreational uses and linear parks	X			
CF-PR-2	Execute joint facility use agreements with other elected boards, i.e. Board of Education	X			
CF-PR-3	Prepare grant applications and research other program funding mechanisms to assist with land purchases, facility development, and renovation of existing recreational facilities	X			
CF-PR-4	Renovate facilities to support new creative recreational programming to meet the diverse needs of the community	X			
CF-PR-5	Continue to coordinate and assist with volunteer Friends groups that are engaged in fundraising for development of passive parks	X			
CF-PR-6	Assist local volunteers to establish and maintain volunteer groups (i.e. Friends Groups) for Stout Park and Green Meadows Preserve	X			
CF-PR-7	Upgrade existing playground inventory to reflect new and innovative equipment	X			

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)					
CF-PR-8	Encourage "Life Time" sports within appropriate parks and Senior Centers	X			
CF-PR-9	Expand Community Gardens within appropriate parks and Senior Centers	X			
CF-PR-10	Develop Hyde Farm as a working farm with programming to educate children and adults about the settlement of Cobb County, the story of the Power and Hyde families, how land was farmed in the county, the importance of agriculture in the community, and the Chattahoochee River as a significant natural resource.	X			
CF-PR-11	Provide Staff support for Revisited 2008 Parks Bond Program, as directed by the BOC	X			
CF-PR-12	Develop and maintain innovative ART programs and events as well as all Cultural Affairs facilities	X			
CF-PR-13	Expand cultural arts programming into community and recreational centers	X			
CF-PR-14	Develop schedule of programming at all recreational centers	X			

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)					
CF-PR-15	Coordinate shared use of parks and recreation space with general public and third-party program providers	X			
CF-PR-20	Repaving selected parking lots and access roadways in several parks		X		(2023)
CF-PR-21	Renovate PRCA Administration Complex	X			
CF-PR-22	Price Park Improvements		X		(2022)
CF-PR-23	Green Meadows Preserve Improvements	X			
CF-PR-24	City of Acworth Joint Project – Recreation Center	X			
CF-PR-25	City of Kennesaw Joint Project – Recreation Center	X			
CF-PR-26	PRCA Administration Complex – Small Engine Shop	X			
CF-PR-27	Hubert Soccer Complex – Synthetic Turf	X			
CF-PR-28	Nesbitt Union Chapel	X			
CF-PR-29	CCSD Joint Project		X		Fullers Park Complete / Terrell Mill Underway (2022)
CF-PR-30	Sewell Park – Entrance Roadway for new Library/Cultural Center	X			

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)					
CF-PR-31	Hyde Farm		X		(2023)
CF-PR-32	Terrell Mill Park – Synthetic Turf Field	X			
CF-PR-33	Develop Mabry Park as a new passive park	X			
CF-PR-34	Improvements at Mountain View Community Center	X			
CF-PR-35	New Recreation / Community Center in Osborne Area		X		Property Acquisition, Public Input, and Design Underway (2024)
CF-PR-36	Mud Creek Soccer Complex – Synthetic Turf Fields	X			
CF-PR-37	Improvements at Stout Park		X		Design complete, permitting and bid underway. (2023)
CF-PR-38	Improvements at Mable House Complex		X		Signage improvements underway (2025)
CF-PR-38.1	Expand seating at Mable House Amphitheatre	X			
CF-PR-39	Improvements at Old Clarkdale Park		X		Construction underway (2023)
CF-PR-40	Improvements at Johnston’s Riverline Park	X			
CF-PR-41	Prepare New County-Wide Parks Master Plan	X			
CF-PR-42	Paving improvements at various Parks	X			

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)					
CF-PR-43	Technology Improvements in various Parks	X			
CF-PR-44	General improvements in various Parks	X			Projects will be specific in next CWP
CF-PR-45	Improvements at Jim R. Miller Park	X			Arena Seating, LED Lighting, and Sound Attenuation Underway (2022)
CF-PR-46	Complete Aviation Park	X			
CF-PR-47	Bells Ferry Trailhead Improvements	X			
CF-PR-48	Town Center Park	X			Town Center Parks initial name of Aviation Park. Project is complete

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-WA - WATER					
CF-WA-1	Continue to acquire wetlands and other environmentally sensitive areas.		X		Ongoing
CF-WA-2	Comply with requirements of sewer system Capacity, Maintenance, Operation, and Management program		X		Ongoing
CF-WA-3	Work with CCMWA to ensure quality of potable water provided to customers meets regulations		X		Ongoing
CF-WA-4	Continue the replacement of aging and substandard water mains.		X		Ongoing
CF-WA-6	Implement approved Watershed Plan in coordination with federal and state agencies.	X			
CF-WA-7	Conduct condition assessments of appropriate county sewers and pump stations each year in accordance with the CCWS Asset Management Program and make appropriate repairs or replacements.		X		Ongoing
CF-WA-8	Partner with private entities for replacement of non-conserving water fixtures in commercial establishments.		X		Ongoing
CF-WA-9	Reduce reliance on private septic systems where possible through ongoing sewer extensions		X		Ongoing

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-WA – WATER (Cont.)					
CF-WA-10	Continue to operate and maintain the Watershed Stewardship Program		X		
CF-WA-11	Continue to support Water supply and Water conservation programs and educational outreach initiatives		X		
CF-WA-12	Evaluate opportunities to own and retrofit existing impoundment facilities for regional detention to create additional storage volume to store flood flows and mitigate downstream flooding.		X		

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-LI - LIBRARY					
CF-LI-1	Expand access to computer stations and technology		X		Ongoing program
CF-LI-2	Expand digital collection		X		Ongoing program
CF-LI-3	Provide online programming and digital access to materials		X		Ongoing program
CF-LI-4	Complete design/build of East Marietta Library and Cultural, a joint use facility	X			
CF-LI-5	Complete the design/renovation of Switzer Library, formerly Central Library	X			
CF-LI-6	Complete the design/build of Acworth & Kennesaw Library, a joint use facility	X			
CF-LI-7	Complete the design/expansion of Gritters Library		X		2023
CF-LI-8	Complete the design/renovation of South Cobb Regional Library and other facilities	X			

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-SW – SOLID WASTE					
CF-SW-1	Update the County's permit requirements and host fees for waste collection.	X			
CF-SW-2	The owner/operators of all transfer stations and/or material recovery facilities will require their commercial customers to have identifiable stickers on their collection vehicles that are supplied by the transfer station. This will require the transfer stations to coordinate with Cobb County to confirm the hauler has a Cobb County permit to collect and convey waste material.	X			
CF-SW-3	Implement the three-step host fee/non-exclusive franchise agreement between the County owned, ADS operated transfer station and garbage haulers.	X			
CF-SW-4	Update the Cobb County Code, regulations and/or policies to facilitate the implementation of Solid Waste goals.	X			
CF-SW-5	Update Cobb County's curbside recycling program, including maximum fines for violators of Cobb County Code Sec. 102-65.	X			
CF-SW-6	Increase the number of adopt a mile volunteers	X			Keep Cobb Beautiful Program
CF-SW-7	Expand the Adopt-A-Mile Program to additional roadways	X			Keep Cobb Beautiful Program

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-SW – SOLID WASTE (Cont.)					
CF-SW-8	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X			
CF-SW-9	Increase tree plantings on county land, facilities, and necessary right-of-way	X			

DRAFT

CF – COMMUNITY FACILITIES					
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
CF-TE - TECHNOLOGY					
CF-TE-1	Continue to enhance and expand access to technology (i.e. Wi-Fi) at all Cobb County government facilities.	X			
CF-TE-2	Continue to enhance and expand the use of technology and social media platforms to improve information and services for the public.	X			
CF-TE-3	Investigate and implement, as necessary and feasible, technology upgrades, policies or initiatives to improve efficiency, customer service and public participation.	X			
CF-TE-4	Update codes, policies, regulations and/or infrastructure, as necessary and feasible, in order to support technological advances and innovations.	X			
CF-TE-5	Promote small businesses and other economic development programs by leveraging technological tools.	X			
CF-TE-6	Leverage technological advances and devices that allow for the education and improved quality-of-life of the public.	X			

HS – HUMAN SERVICES					
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
HS-SS – SENIOR SERVICES					
HS-SS-1	Conduct update to Senior Service 10-Year Master Plan	X			
HS-SS-2	Begin implementation of new Senior Services 10-Year Master Plan		X		2028
HS-SS-3	Operate & monitor Meals-On-Wheels to make appropriate changes based upon changes in demographics	X			
HS-SS-4	Provide classes that combine health, education and socialization	X			
HS-SS-5	Holistically incorporate physical, emotional, intellectual, social, occupational and spiritual dimensions of wellness in all programming and education focus areas of Health and Wellness, Elder abuse, Caregiving, Housing, Transportation, Dementia, Social Engagement, and Environment	X			
HS-SS-6	Continue to promote and encourage a collaborative effort between government, faith based, private sector and non-profits to ensure personal care, homemaker and respite services are available to all in need	X			
HS-SS-7	Create and maintain current Voucher Programs and seek additional monies to fund other Voucher Programs	X			
HS-SS-8	Monitor and apply for grant applications related to Senior Service programming and initiatives	X			

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-SS – SENIOR SERVICES						
HS-SS-9	Collaborate with community partners on providing affordable housing and transportation for all older adults and caregivers				X	No longer a priority for Senior Services
HS-SS-10	Explore possibilities of sharing resources with other community-based nutrition programs	X				
HS-SS-11	Work with youth organizations to explore ways to involve the youth in a positive way with seniors				X	No longer a priority
HS-SS-12	As a component of education, establish partnerships with local and regional agencies to collaboratively develop publications surrounding all aspects of senior services	X				
HS-SS-13	Complete North Cobb Senior Expansion	X				
HS-SS-14	Complete upgrades at various facilities		X			2028
HS-SS-15	Formalize agreement to collaborate with all Cobb cities on Senior Service initiatives to reduce duplication of services			X		This item will be considered during the next Service Delivery Strategy Update (2024)
HS-SS-16	Utilize GIS technology and online applications to enhance and educate a wider senior population on senior service programs and initiatives				X	No longer a priority
HS-SS-17	Coordinate enforcement of quality of life codes with Community Development to assist older populations that have trouble complying with requirements	X				

HS – HUMAN SERVICES					
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
HS-PH – PUBLIC HEALTH					
HS-PH-1	Coordinate health service and facility requirements with other public or private organizations that provide similar services	X			
HS-PH-2	Establish innovative approaches to affordable public health service delivery and wellness promotion	X			
HS-PH-3	Continue outreach with public and private medical providers to improve access to health care for lower income, uninsured and disparate populations	X			
HS-PH-4	Continue the Get Active Cobb initiative to encourage more people to get involved into the Move and Walk program	X			
HS-PH-5	Implement Sharing Spaces Agreements to increase opportunities for physical activity among private and community facilities				X
HS-PH-6	Work with Cobb2020 and Public Health to create new access points for fresh fruits and vegetables	X			
HS-PH-7	Continue Comprehensive School Physical Activity program to encourage students to do more physical activities everyday			X	
					Except as noted in HS-PH-4, this program has been postponed indefinitely. Many facilities had legal and safety concerns inviting residents onto their properties who were not directly linked to their business or community agency.
					Due to the COVID-19 pandemic, many schools transitioned to virtual learning, and only a few teachers continued physical activities as part of their virtual lessons. For students who were in school facilities, social distancing and masking were often required; in-class exercise was suspended.

HS – HUMAN SERVICES					
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
HS-PH – PUBLIC HEALTH					
HS-PH-8	Continue Breath Easy Cobb efforts to increase the number of smoke-free policies throughout the county	X			
HS-PH-9	Expand the number of worksite wellness policies related to physical activity, nutrition and tobacco	X			
HS-PH-10	Complete the 5-year Community Health Assessment and Community Health Improvement Plan Update and implement Action Plans as designated	X			
HS-PH-11	Complete the “Health in all Policy” Strategic Planning with Cobb2040 Plan and Cobb DOT and implement as designated	X			
HS-PH-12	Continue expansion of Safe Kids Injury Prevention efforts with the Cobb Safety Village to serve more Children with Special Needs, Teens and Seniors	X			
HS-PH-13	Complete construction and renovations of CDPH facilities to expand services in Marietta, Smyrna and Acworth/Kennesaw	X			

HS – HUMAN SERVICES					
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
HS-ED – EDUCATION					
HS-ED-1	Continue staff collaboration on zoning map changes and land use changes between the School System and County Government.	X			
HS-ED-2	Orchestrate annual coordination meetings between county land use planning and Cobb County School system administrative planning staff				X
HS-ED-3	Provide quarterly updates to the Cobb County School System regarding residential land use changes and approved residential permits by type	X			
HS-ED-4	Ensure coordination between Cobb County Planning staff and the Cobb County School Systems administrative staff on municipal boundary changes	X			
HS-ED-5	Collaborate with local secondary educational institutions to ensure sufficient levels of education and training for the workforce	X			
HS-ED-6	Improve county wide school zone pedestrian facilities	X			
HS-ED-7	Coordinate with CCS on ED-SPLOST IV Projects, when necessary (2014-2018)	X			
HS-ED-8	Coordinate with CCS on ED-SPLOST V Projects, when necessary (2019-2023)		X		
HS-ED-9	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X			

NH – NATURAL & HISTORICAL RESOURCES					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
Historical Resources					
NH-1	Update the existing Historic Resources Survey.		X		2024
NH-2	Investigate digitization of documents stored at the University of West Georgia to facilitate public access.				X Change in priorities
NH-3	Promote heritage tourism and partner with Cobb Travel & Tourism as needed.				X Change in priorities
NH-4	Investigate updating the design guidelines for the Clarkdale Mill Village Historic District.				X Change in priorities
NH-5	Develop a series of seminars or workshops for the education of the public on historic preservation, the process, the implications, and the opportunities.				X Change in priorities
NH-6	When necessary, adjust the Historic Preservation Ordinance to comply with State standards in order to sustain our Certified Local Government Status.	X			
NH-7	Encourage developers to place important historic resources on the Cobb County Local Register of Historic Places as part of development process.	X			
NH-8	When development is unable to protect important historic resources, ensure that appropriate mitigation is required.	X			

NH – NATURAL & HISTORICAL RESOURCES					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
Historical Resources (Cont.)					
NH-9	Continue information sharing between the county historic preservation planner and the preservation interests in the cities.	X			
NH-10	Continue to partner with preservation non-profits in the county.	X			
NH-11	Continue to expand the Cobb County Historic Marker program and provide for maintenance of existing markers, as additional monies become available.	X			
NH-12	Support planning for the preservation of Civil War trenches and earthworks on the Discovery Boulevard 100-acre tract.	X			
NH-13	Continue to support efforts to educate the public on historic preservation and the history of Cobb County.	X			
NH-14	Pursue grants through the Georgia Historic Preservation Division in order to fund preservation initiatives.	X			
NH-15	Ensure that the Historic Preservation Commission and Historic Preservation Planner attend mandated training so Cobb County can maintain its Certified Local Government status.	X			
NH-16	Develop material that provides information on Cobb County archival records available for historical research.				X
					Change in priorities

NH – NATURAL & HISTORICAL RESOURCES					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
Natural Resources					
NH-19	Consider changes to procedures and policies to attain the highest standard of environmental stewardship available through the Green Communities program	x			
NH-20	Coordinate between Keep Cobb Beautiful and Cobb DOT to plant appropriate trees as part of road projects	x			
NH-21	Conduct an education campaign “Go Native” to encourage planting of native tree species	x			
NH-22	Promote initiatives and develop partnerships to encourage recycling at public events	x			
NH-23	Continue to provide training and tools through Ecology workshops for monitoring volunteers	x			The project is ongoing with no expected completion date. Local workshops continue to be facilitated, with over 200 volunteer data collectors certified in 2020-2021. CCWS currently provides equipment to support volunteer monitoring at 85 sites.
NH-24	Continue to provide and expand the Community Ecology Programs	x			The project is ongoing with no expected completion date. Virtual programming was added due to COVID-19. 122 events with over 10,000 participants were facilitated in 2020-2021.
NH-25	Continue School Outreach programs of water-related education programs as well as the Cobb’s Green School Initiative	x			The project is ongoing with no expected completion date. Hybrid & virtual programs were provided in 2020-2021, directly reaching over 13,000 students at 94 schools. 32 schools in 531 classrooms were recognized as well.

NH – NATURAL & HISTORICAL RESOURCES					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
Natural Resources (Cont.)					
NH-26	Continue Stormwater Compliance education efforts	X			
NH-27	Develop program initiatives and educate citizens of Cobb County to provide guidance and awareness of environmental concerns	X			
NH-28	Promote awareness to the community and developers on the necessity of the protection and preservation of sensitive habitats and slopes	X			
NH-29	Promote conservation development with permanently protected open space as a watershed protection measure.	X			

PS – PUBLIC SAFETY					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
PS-1	Recruit, train, and retain public safety staff		X		Ongoing
PS-2	Maintain mutual agreements with all municipalities, surrounding counties, state, and federal agencies	X			
PS-3	Continue to implement communication improvements to better coordinate emergency response within the county and Metro Atlanta region		X		Ongoing
PS-4	Expand public safety recruiting efforts		X		Ongoing
PS-5	Continue to evaluate and solicit grant opportunities to enhance preparedness and response capabilities		X		Ongoing
PS-6	Continue to meet requirements & certifications of public safety personnel		X		Ongoing
PS-7	Continue to conduct joint training exercises with other public safety personnel and jurisdictions		X		Ongoing
PS-8	Continue to work with various organizations such as CERT, Neighborhood Safety Committee, Citizen PS Academy, PENS, PACS, Safety Village Foundation, Neighborhood Watch groups and other groups to assist in reducing crime through crime prevention and community education programs		X		Ongoing

PS – PUBLIC SAFETY					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
PS-9	Continue to facilitate community risk reduction events and programs such as “Touch-A-Truck”, “Safety Blitz”, “Camp Puzzle” and other fire safety programs		X		
PS-10	Continue efforts to improve public safety response times		X		
PS-11	Equip all field personnel with body cameras	X			
PS-12	Continue patrol rifle purchase program	X			
PS-13	Purchase shooting simulators	X			
PS-14	Move the TAC and K9 units to a different facility	X			
PS-15	Police facilities at the Battery and Sun Trust Park	X			
PS-16	Complete Construction of Quiet Rooms (911)			X	
PS-17	Implement CAD to CAD overlay to eliminate redundancy	X			
PS-18	Renovation of Police Space to 911 Training Room			X	
PS-19	Implement Swift Reach Emergency Notification System	X			
PS-20	Renovation of 911 Center for additional office space			X	
PS-21	Maintain Public Safety Equipment and Apparatus Replacement Schedule	X			

PS – PUBLIC SAFETY					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
PS-22	Integrate recommendations from the International Association of Chiefs of Police	X			
PS-23	Animal Control Van replacement	X			
PS-24	Replacement of weather siren equipment/MOSCAD upgrade	X			
PS-25	Vehicles with equipment	X			
PS-26	Placement of 2-3 new towers for radio system	X			
PS-27	Renovate and expand training facilities to include class A burn facility, more classrooms, and shower facilities, and firing ranges	X			
PS-28	Replacement of all subscriber units on the County radio system	X			
PS-29	Construction of Fire Station #29 in Cumberland for an Engine and Quick Response Vehicle	X			
PS-30	Relocate Fire Station #1 to land already purchased by the county	X			
PS-31	Rebuild Fire Station #7 possibly on new site or existing site	X			
PS-32	Replacement of Mobile Command Unit	X			
PS-33	Replace fire station alerting software	X			
PS-34	Airport Crash Foam Unit for coverage at McCollum Airport	X			

PS – PUBLIC SAFETY					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
PS-35	Replacement of Police Headquarters and Evidence Unit	X			
PS-36	Renovate Police precincts	X			
PS-37	Evidence vans and kit for crime scene processing	X			
PS-38	Addition of Police precinct in NE Cobb		X		2024
PS-39	Property Acquisition in West Cobb for Fire Station #32			X	Postponed until 2023
PS-40	Addition of Fire Station #32			X	Postponed until 2023
PS-41	Addition of Fire Station #31 to the Cobb County International Airport			X	Postponed until 2023
PS-42	Addition of Squad #14	X			
PS-43	Relocate Station #17				X Lack of funding. Project was a tier 2 2016 SPLOST project that would be implemented if additional funding became available
PS-44	Implementation of Quick Response Vehicle (QRV) at station #10 & #26	X			

IC – INTERGOVERNMENTAL COORDINATION					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
IC-1	Hold annual City – County Retreat for coordination of land use and service provision	x			
IC-2	Review plans, studies, updates, zone changes and developments of regional impact of regional commissions, cities and counties	x			
IC-3	Comment on consistency with future land use and zoning of applications for annexation and zone change	x			
IC-4	Provide and receive notification for comment of zoning applications within half mile of city / county boundaries	x			
IC-5	Participate in regional and state organizations to foster intergovernmental cooperation	x			
IC-6	Engage the Cobb County School District in comment and review of planning and zoning actions	x			
IC-7	Create a Cobb 101 course that focuses on the functions of County Government for interested residents and employees	x			
IC-8	Participate in Economic Development Quarterly meetings with representatives from cities, state and other partners	x			
IC-9	Coordinate with CIDs on the development of studies and master plans, when appropriate	x			

DR – DISASTER RESILIENCE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
DR-1	Acquisitions of residential and commercial structures in the floodplain.		X		
DR-2	Stream bank mitigation Study				X
DR-3	Form workgroups to assess mitigation strategies for high flood risk areas				X
DR-4	Acquisition of vacant floodplain land.		X		
DR-5	Promote floodplain mapping including updates / enhancements using GIS.		X		
					<p>The acquisition of residential structures in the floodplain is an ongoing activity in Stormwater Management (SWM) Division. The SWM Division does not acquire commercial properties in the floodplain.</p> <p>Refers to establishing a county-owned mitigation bank for streambank and wetlands credits. Efforts were made about a decade ago to do this but were abandoned.</p> <p>SWM Division does this independently through floodplain property acquisition; regional stormwater management facility construction; storage volume purchases (existing lakes); floodplain restudies; dam break inundation mapping; and code review and revisions. SWM has not done this in conjunction with formed workgroups.</p> <p>Ongoing as opportunities arise</p> <p>The last one of these was done in 2010 for Sweetwater Creek after the 2009. Since then Georgia has implemented a map modernization program which has been successfully utilized in Cobb County to update its floodplain maps.</p>

DR – DISASTER RESILIENCE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
DR-6	Develop information brochures and schedule public meetings about home elevation in Cobb floodplains.				X
					Although SWM has been a proponent of home elevations along the Chattahoochee River at Cochise Drive and Paces Ferry Drive and has encouraged home owners to do that in these areas, SWM has not developed information brochures or scheduled public meetings about home elevation in Cobb floodplains. Effecting these changes are handled strictly by private homeowner. As long as the structure still exists within the floodplain, a flooding hazard still exists- albeit partially mitigated by elevation.
DR-7	Promote educational opportunities for county and city floodplain managers.		X		
					Historically, the Cobb County Water System has supported employees who want to take FEMA's Certified Floodplain Manager's (CFM) course and obtain their CFM certification
DR-8	Increase network of stream monitoring gauges.		X		
					Accomplished as opportunities arise, but this has slowed down in recent years as Cobb County now pays to operate and maintain a network of 16 real time continuous USGS streamflow gages.
DR-9	Increase monitoring and enforcement of routine maintenance at private-owned stormwater detention facilities.		X		
					SWM monitors commercial stormwater detention facilities and has enforced maintenance with the property owners when necessary
DR-10	Promote structural adjustments such as elevation for homes in floodplain areas.		X		
					SWM has been (and will continue to be) in support of home elevations independently undertaken by residential property owners along Cochise Drive and Columns Drive.
DR-11	Evaluate all major basins in the County and identify potential sites for construction of storm water structures.	X			
					Completed in 1998-2004 when Priority Area Studies were performed.

DR – DISASTER RESILIENCE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
DR-12	Convert identified floodplain lots to relieve areas downstream.	X			
DR-13	Install major upgrades to warning sirens throughout.		X		
DR-14	Install additional warning sirens throughout the county to achieve 100% coverage.				X
DR-15	Wind retrofit tornado vulnerable 911 / EMA / Police HQ facilities.				X
DR-16	Construct Safe Rooms for vulnerable areas which lack safer shelter areas in tornado events.				X
DR-17	Identify safer areas within county government buildings for people in the event of a tornado.		X		X
DR-18	Provide weather radios to vulnerable populations to provide warning of approaching severe thunderstorms.		X		X
DR-19	Conduct a study about how to increase protection for public properties from hail resulting from thunderstorms.				X
DR-20	Promote the use of lightning rods and surge protectors as part of a public awareness initiative.		X		X

DR – DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-21	Inventory, test and assess shortages of generators at all county and city critical facilities. Purchase and install where needed.	X				This assessment was completed, and generators were installed where needed.
DR-22	Perform field survey including dams, spillways, downstream cross section and downstream structures within dam breach zone.			X		Working with partners to complete
DR-23	Educate dam owners and the general public about dam hazards. Promote development of Emergency Action Plans (EAPs) for dams.	X				About 2 or 3 years ago Category 1 Dam owners were required by the State to develop EAP’s for their dams. SWM actively assisted in this effort by having dam break Analyses performed and dam break inundation mapping prepared.
DR-24	Retrofit existing dams using Cobb County’s Storage Volume Purchase Program to create additional freeboard and volume to store flood waters.		X			As requested by the Category 1 dam owner as opportunities arise
DR-25	Identify ground-water recharge areas in County near transportation routes and assess / correct for vulnerability.			X		Working with partners to complete
DR-26	Assess current resource requirements of the Cobb HAZMAT Team and fire and emergency services in general.	X				Resources have been identified and purchased
DR-27	Develop proposal identifying current resource requirements needed to maintain peak operating proficiency of the Cobb HAZMAT Team.	X				Proposal completed and resources identified for Cobb HAZMAT Team to operate proficiently
DR-28	Fund ongoing HAZMAT training to help maintain the required skills, knowledge, and abilities of the Cobb HAZMAT Response Team.		X			HAZMAT Training is ongoing

DR – DISASTER RESILIENCE					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
DR-29	Review landscape and design review requirements to ensure vegetation does not conflict with above-ground utilities at any point of the life span				X
DR-30	Coordinate with other departments to provide consistent disaster and hazard mitigation mapping to address community preparedness	X			
DR-31	Work with the Cities to assess how more credit may be gained under the NFIP Community Rating System (CRS) for the county and each city in order to further reduce the flood insurance premiums of residents.				X

MC – MILITARY COMPATIBILITY					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
MC-1	Develop 3-Dimensional Imaginary Surface Model	X			
MC-2	Create Light Pollution Study	X			
MC-3	Coordinate with Dobbins ARB to develop and market educational and outreach programs	X			
MC-4	Formalize and improve the development review coordination with Dobbins ARB	X			
MC-5	Monitor compatibility of land uses as redevelopment occurs around Dobbins ARB	X			
MC-6	Continue to coordinate development plan review and rezoning applications with Dobbins ARB	X			
MC-7	Implement as necessary recommendations from the JLUS	X			
MC-8	Manage Office of Economic Adjustment (OEA) Grant funds	X			
MC-9	Pursue grants associated with implementing the Dobbins JLUS	X			
MC-10	Educate ARC, DCA, GDOT, GEDA and others on the importance of Dobbins ARB relative to the state and region	X			

PM – PLACE MAKING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PM-1	Use existing design guidelines to enhance the public space outside buildings along four corridors during the Site Plan Review process	X				
PM-2	Update Dallas HWY Design Guidelines consistent with county’s existing building and transportation standards and regulations			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027
PM-3	Update Atlanta Road Design Guidelines consistent with county’s existing building and transportation standards and regulations			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027
PM-4	Modify zoning regulations to reinforce design guidelines’ implementation			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027
PM-5	Canton Road pedestrian light district affidavit tracking and implementation		X			Ongoing (2028)
PM-6	Develop design guidelines for Austell Road, Mableton Parkway, Riverside Parkway, Veteran’s Memorial Highway and Downtown Vinings	X				
PM-7	Update Cobb County Architecture Design Guidelines			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027
PM-8	Develop county-wide school zone pedestrian facility pattern book	X				
PM-9	Work with Cobb DOT to monitor and improve county’s trail, sidewalk, and bike lanes system	X				
PM-10	Construction of sidewalks along roadways throughout the County to fill in the gaps	X				

PM – PLACE MAKING					
REPORT OF ACCOMPLISHMENTS					
Item	Project	Completed	Underway	Postponed	Not Accomplished
PM-11	Construction of sidewalks and other pedestrian improvements along roadways in the vicinity of Schools	x			
PM-12	Construction of sidewalks along roadways at transit, activity center, and high accident area throughout the County	x			
PM-13	Construction of sidewalks and other pedestrian and bike path improvements along roadways in the vicinity of schools, activity centers, multi modal facilities (transit stops/shelters, etc.), and other congested areas; includes pedestrian bridges where needed	x			

COVER PAGE
Appendix 6 (DRAFT)
REGIONAL WATER PLAN
&
ENVIRONMENTAL PLANNING CRITERIA

APPENDIX 6

THE REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

Planning for adequate water supply and distribution, wastewater treatment and stormwater management is important in preparing the county for future growth and emergency preparedness. Water provides public health protection, fire protection, support for the economy and quality of life. Good water stewardship is essential to the overall fabric of Cobb County

The *"Minimum Standards and Procedures for Local Comprehensive Planning"* encourages each local governments in the State of Georgia to review the Regional Water Plan covering its area and the *"Georgia State Rules for Environmental Planning Criteria"* (O.C.G.A 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations.

THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

Cobb County is within The Metropolitan North Georgia Water Planning District (Metro Water District). The district establishes strategies for water supply and conservation, watershed and wastewater management through an integrated, holistic approach that includes three comprehensive water plans.

Water Supply and Water Conservation Management Plan

The *Water Supply and Conservation Management Plan* provides the framework for meeting long-term supply demand. It is a holistic plan that

looks at regional issues. However, it provides local water planning recommendations to ensure an adequate water supply for future populations.

Watershed Management Plan

The *Watershed Management Plan* details strategies and recommendations for both effective watershed and stormwater management and water quality protection. The plan provides local and optional watershed management measures which are to be performed at the local level.

Wastewater Management Plan

The *Wastewater Management Plan* defines long-term strategies for comprehensive wastewater management across the region and provides local wastewater planning considerations.

During the Cobb 2040 planning process, appropriate staff reviewed the Metro Water District plans and have taken them into consideration in formulating Cobb's 2040 Comprehensive Plan.

RULES FOR ENVIRONMENTAL PLANNING CRITERIA

The *Rules for Environmental Planning Criteria* include basic rules and regulations that are intended to improve the natural environment for the people in the state. This section analyzes the five criteria that are listed in the rules.

Water Supply Watersheds

Water supply watersheds are defined by the Georgia Department of Natural Resources (DNR) as areas of land upstream from a government-owned public drinking water intake. There are two water supply watersheds within Cobb County; the Chattahoochee River and Lake Allatoona.

Watershed protection is necessary to help ensure water quality for residents of a community.

The Georgia Department of Natural Resources (DNR) has established requirements for environmental planning in sensitive areas. These requirements include vegetated buffers and limitations on impervious surfaces

and septic systems within certain watersheds. Another protective measure required by the DNR *Rules for Environmental Planning Criteria* that applies to certain watersheds within Cobb County relates to hazardous materials. New facilities which handle hazardous materials as determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.

Other protective measures are mandated through the Metropolitan River Protection Act which establishes a 2,000 foot river protection corridor along the Chattahoochee River.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. Cobb County is underlain by a complex of metamorphic and igneous rock ranging in thickness from less than 10 feet to possibly more than 10,000 feet. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soils and relatively low slopes that may contain significant recharge areas.

In Cobb County, the largest probable groundwater recharge area encompasses Marietta and stretches north and south of the city. Two smaller areas of significant recharge are found in West Cobb, south of Acworth and Kennesaw.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet state minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that treat, store or dispose of hazardous waste, or that handle hazardous materials of a type and amount to be defined by local ordinance must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot

size for use of septic tank/drain field systems. To ensure protection of groundwater recharge areas, the Cobb County Zoning Ordinance specifies that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation. The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the Georgia Department of Natural Resources; Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 square foot lot size, dependent on suitable soil type and approval from the county's Office of Environmental Health, prior to allowing the installation of a septic systems.

Wetlands

According to the Georgia DNR *Rules for Environmental Planning Criteria*, wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are valuable for a number of reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. Finally, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetlands maps for Cobb County. A generalized wetland map can be found in the Community Profile – Appendix 1, Figure 80.

According to the USDA maps, Cobb has many wetlands of 5 to 15 acres in size and several that are 20 to 40 acres. For example, concentrations of wetlands are found along the Chattahoochee River, along Ward Creek in west Cobb,

Sweetwater Creek in southwest Cobb and along Nickajack Creek in south Cobb.

The U.S. Environmental Protection Agency's goal, as applied to the Section 404 permitting process required before disturbing wetlands, is to allow no long term degradation and no net loss of wetlands. Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Community Development Agency routinely visits each potential development site that is submitted for review. When Staff conducts a site visit and if it is determined that wetlands may exist on a site, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering over one acre of wetlands as required by the Clean Water Act. Therefore, residential developments located within the residential categories as recommended on the Future Land Use Map, shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Cobb County does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

- ❖ Acceptable uses of wetlands may include the following:
 - ◆ Timber production and harvesting
 - ◆ Wildlife and fisheries management
 - ◆ Wastewater treatment
 - ◆ Recreation
 - ◆ Natural water quality treatment or purification
 - ◆ Other uses permitted under Section 404 of the Clean Water Act
- ❖ Unacceptable uses of wetlands may include the following:
 - ◆ Receiving areas for toxic or hazardous water or other contaminants
 - ◆ Hazardous or sanitary waste landfills
 - ◆ Other uses unapproved by local governments

In some of Cobb County's least intensive developed areas, there may be the opportunity to go over and above these minimum standards of protection by

using wetlands for passive recreation and green spaces. This would counteract stressful effects of new growth and development.

Protected Rivers & Mountains

The Chattahoochee River and Kennesaw Mountain are the two major protection areas in Cobb County. The Federal government is responsible for the protection of Kennesaw Mountain National Battlefield Park and the Chattahoochee National Recreation Area which follows a significant portion of the Chattahoochee River in Cobb County. These are national park lands, protected from development and other intrusions within their boundaries. It is important to note that Kennesaw Mountain does not meet the minimum requirements established by the Georgia Department of Natural Resources to qualify as a protected mountain.

State Legislation

The Metropolitan River Protection Act (MRPA) was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature's ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee Corridor Plan was adopted by Atlanta Regional Commission and established three sets of standards for protection of the river corridor. The standards include; limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-

foot impervious surface setback along the river as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through the Chattahoochee Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee within Cobb County must be reviewed by the ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Local Protection

Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams including Willeo, Rottenwood and Sope creeks. In the ordinance, the "Protection Area" is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries. This tributary buffer ordinance has been augmented by the requirements of the Cobb County Stream Buffer Ordinance, which covers all streams in the county and has requirements for buffer depth that vary with basin size.

During the Cobb 2040 planning process, appropriate staff reviewed the *Rules for Environmental Planning Criteria* and have taken them into consideration in formulating Cobb's 2040 Comprehensive Plan.