

**2030 COMPREHENSIVE PLAN:
MAPPING COBB'S FUTURE**

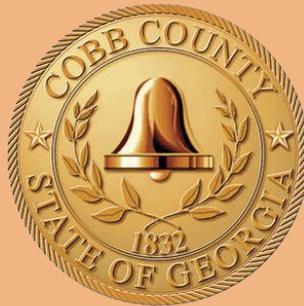
**2017 COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP AMENDMENTS**

PUBLIC HEARING DATES:

January 4, 2017

January 17, 2017

Revised – January 2017



Cobb County...Expect the Best!

Cobb Community Development Agency

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www.cobbcounty.org

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Cobb County Comprehensive Plan Amendment Process

Background on the Cobb County Comprehensive Plan

The Comprehensive Plan for Cobb County, Georgia is mandated by the Georgia Planning Act (Georgia Law 1989, pp. 1317 – 1391), as amended. This Act requires that each jurisdiction in the state prepare and implement a Comprehensive Plan, which is reviewed by its respective regional development center. For Cobb County, the regional center 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 Act sets minimum local planning standards for each jurisdiction.

In 2007, Cobb County adopted a comprehensive plan that met the above-described minimum standards. Early in the plan development process, residents and staff developed the following vision statement for Cobb County:

In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.

Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, work, play, and learn.

Residents in Cobb County live comfortably in a safe community that has quality jobs, housing choices, cultural activities, recreational opportunities, and state of the art educational/health services.

Cobb takes pride in actively preserving its natural resources. We have achieved adequate water supply to support the need of our citizens and businesses. In addition, we have taken steps to ensure water and air quality for the community.

Out of respect for its natural resources, Cobb promotes and preserves parks, trails, greenspace, tree canopy, and sensitive habitat. Due to our unique history, we continue to protect and maintain historic features.

Cobb County’s transportation system will be environmentally compatible, financially sound, safe, and an efficient and functional network providing multimodal service to all areas of the county. Founded on partnerships between public, private, and nonprofit organizations, Cobb County’s transportation network will be integrated with local and regional land use and transportation plans, and supportive of a variety of uses including significant greenspace, and “live-work-play” communities.

Cobb is known as a community with low taxes; effective, efficient, and trustworthy government; balanced attitude that supports both businesses and neighborhoods; an outstanding record of public safety; strong community pride; generosity of its citizens to those in need; and quality choices for its people.

Cobb supports its citizens and in return benefits from the community’s service, leadership, and personal accountability. People of all backgrounds, races, cultures, ages, religions, national origins, and genders feel comfortable living and working in Cobb County.

All of these outcomes can be attributed to Cobb’s way of reaching out to its citizens and businesses, involving them in important decisions and working cooperatively to determine the best overall course of action.

The Cobb Comprehensive Plan does not serve as a development ordinance; rather, the Plan is a guide to continued growth and development on a countywide basis.

Elements of the Cobb County Comprehensive Plan

- ◆ Identifies any needs/trends the county may have to address in the next twenty years,
- ◆ Lists goals and policy objectives 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/trend or in implementing its goals and policy objectives; and
- ◆ Provides a generalized character area map and future land use map, which complements the goals and policy objectives and indicates locations for a wide variety of land uses.

Procedure to modify and update the Comprehensive Plan

The Planning Commission and Board of Commissioners must approve amendments to the Comprehensive Plan text or the Future Land Use Map. In order to allow for timely, small-scale changes to the plan text and Future Land Use Map, an annual plan amendment process has been established.

The annual plan amendment process begins at the end of each calendar year, starting in October and ending in January of the following year. 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 Comprehensive Plan amendments. The posting consists of general area notifications that alert the public about policy changes in the affected area. Additionally, letters are mailed to property owners informing them of the impending 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. These hearings serve as a forum to gather community input regarding the impending Comprehensive Plan amendments and for the PC and the BOC to vote on adoption of the amendments. The voting process involving the PC and the BOC is described as follows:

- 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. Subsequently, the BOC 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, “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 a projection, not a zoning classification.
FLU Categories	
	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
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

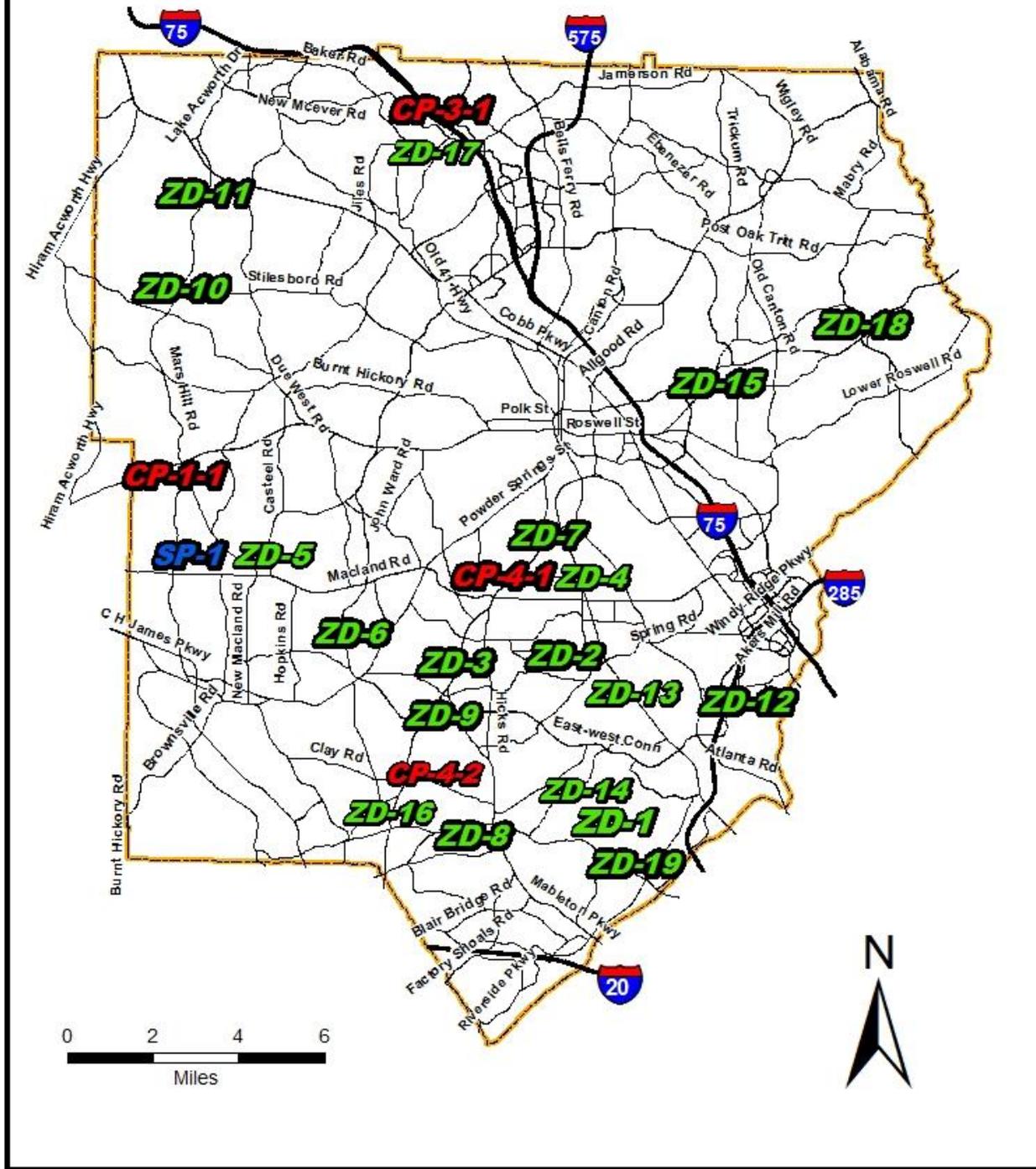
Sec. 134-193.	R-80	single-family residential district, Min. 80,000-square-foot lot size
Sec. 134-194.	RR	rural residential district
Sec. 134-195.	R-40	single-family residential district, Min. 40,000-square-foot lot size
Sec. 134-196.	R-30	single-family residential district, Min. 30,000-square-foot lot 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, preserve natural resources within residential development
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, Max. 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, Max. 5 units per acre
Sec. 134-201.3.	SC	suburban condominium residential district
Sec. 134-202.	RA-6	single-family attached/detached residential district, Max. 6 units per acre
Sec. 134-203.	RSL	residential senior living district
Sec. 134-204.	RM-8	residential multifamily district
Sec. 134-205.	FST	fee simple townhouse residential district
Sec. 134-206.	RM-12	residential multifamily district
Sec. 134-206.	RM-16	residential multifamily district
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. 134-222.	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 Conversions

FLU	Zoning / Uses
RAC	RM-8, RM-12, FST, RSL, UC, LRO, O&I, OHR, OMR, OS, CRC, GC, LRC, NRC, PSC, RRC, TS, PVC, UVC, NS, RA-6
CAC	RSL, SC, LRO, O&I, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS
NAC	RSL, SC, LRO, LRC, NRC, PVC
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, OSC, 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, RA-5, OSC, RSL, PRD
MDR	RR, R-80, R-40, R-30, R-20, R-15, RA-5, RM-8, RD, FST, MHP, SC, PVC, R-12, PRD, RSL
HDR	RR, R-80, R-40, R-30, R-20, R-15, RM-8, RM-12, FST, MHP, SC, PVC, PRD, RSL
PI	State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, 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 2017

ZD, SP & CP LOCATIONS

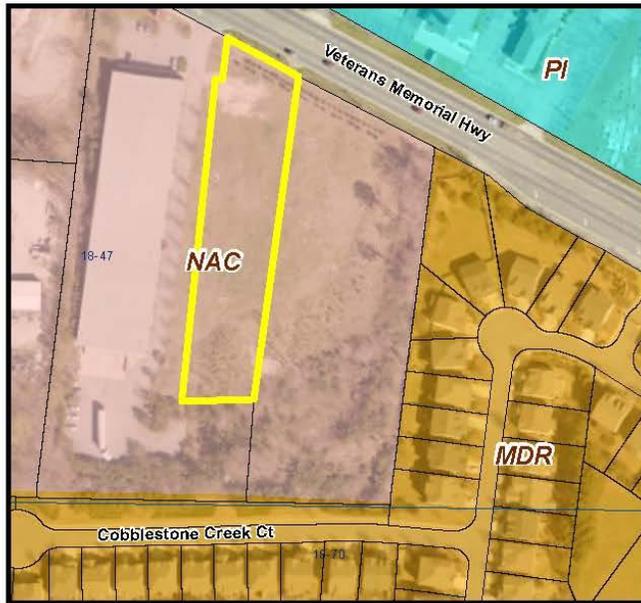


2017 Comprehensive Plan Amendments – Zoning Decisions (ZDs)

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
ZD-1	10/2015	Z-59/2015	NAC	IC	4	Wholesale/retail/assembly of picture frame and art business	Southwest side of Veterans Memorial Highway east of Pebblebrook Road	8
ZD-2	10/2015	Z-82/2015	LDR	MDR	4	Single family residential	North side of Church Road, east of Northon Circle (167 Church Rd)	11
ZD-3	10/2015	Z-85/2015	NAC	IND	4	Glass (and specialty windows) company	West side of Austell Road, south side of Pair Road (3200 Austell Rd)	14
ZD-4	11/2015	Z-93/2015	LDR	NAC	4	Offices	North side of Pat Mell Road, east of Dink Lane	17
ZD-5	11/2015	Z-94/2015	VLDR	NAC & VLDR	1	Professional offices	Northwest corner of the intersection of Macland Road and Villa Rica Road	20
ZD-6	12/2015	Z-99/2015	NAC	LDR	4	Single family residential	Southwest side of Bankstone Drive, north side of Horseshoe Bend Road (2790 Bankstone Drive, SW)	23
ZD-7	12/2015	Z-104/2015	MDR	HDR	1	Attached residential	Northeast corner of Sandtown Road and Osborne Road, and western terminus of Pair Street	26
ZD-8	12/2015	Z-80/2015	CAC, MDR & MTC	PI	4	Church	Southwest side of Mableton Parkway, south of Veterans Memorial Highway and on the north side of Glore Circle (5600 Glore Circle & 827 Wood Valley Road)	29
ZD-9	2/2016	Z-2/2016	CAC	LDR	4	Single family residential	East side of Reed Drive, north of Hurt Road	33
ZD-10	3/2016	Z-102/2015	VLDR	CAC	1	Residential senior living (supportive)	Northwest side of Mars Hill Road, northeast of Brookstone Drive (1979 Mars Hill Road)	36
ZD-11	3/2016	Z-23/2016	RR	MDR	1	Senior residential development	West side of Mars Hill Road, south of Mars Hill Church Road	39
ZD-12	4/2016	Z-87/2015	PI	RAC/hdr	2	Residential Townhouse Subdivision	West side of Spring Hill Parkway, north side of Paces Ferry Road, east side of Spring Hill Road, and on the southwest side of Simpson Road	42
ZD-13	4/2016	Z-6/2016	LDR & MDR	MDR	2	Single family residential	North side of Lee Road, east of Atlanta Road	45
ZD-14	4/2016	Z-14/2016	NAC	IC	4	Warehouse / distribution	North side of Veterans Memorial Highway, west of North Allen Road	48
ZD-15	4/2016	Z-32/2016	LDR & CAC	HDR	2	Maximum of 9 single family homes and 8 townhouses	East side of Lecroy Drive, north side of Robinson Road (810 & 820 Lecroy Drive)	51
ZD-16	6/2016	Z-45/2016	NAC	MDR & NAC	4	Landscape company, small office	North side of Veterans Memorial Highway, east of Davis Drive, south of Spring Road (1722 Veterans Memorial Highway)	55
ZD-17	8/2016	Z-64/2016	CAC	HDR	3	Multi-family residential (Student housing)	West side of Shiloh Road, south of Bentrige Drive	58
ZD-18	8/2016	Z-63/2016	LDR	MDR	2	Single family residential	East side of Johnson Ferry Road, north of Lake Rill Court (1668 Johnson Ferry Road)	61
ZD-19	9/2016	Z-40/2016	NAC & MDR	NAC	4	Collision and service center	South side of Veterans Memorial Highway, east of Lakeshore Drive (380 Veterans Memorial Highway)	64

COMPREHENSIVE PLAN AMENDMENTS 2017

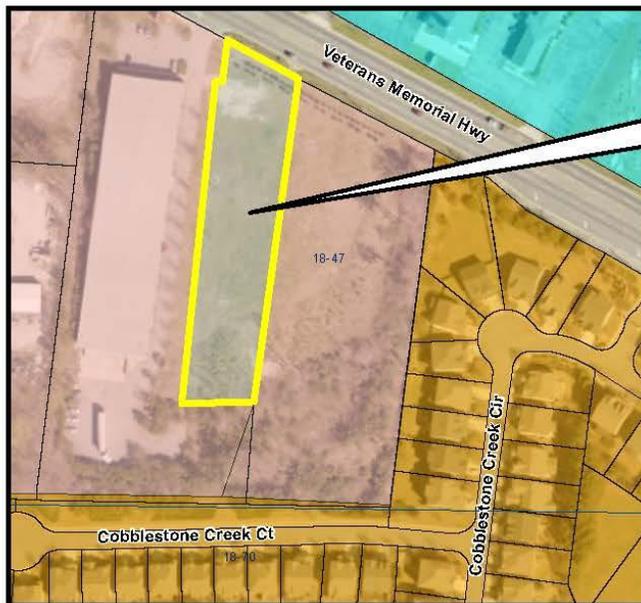
ZD-1 District 4



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

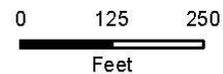


PROPOSED

ZD-1
Neighborhood Activity Center
to
Industrial Compatible



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ZD - 1

REZONING CASE: Z-59 (Date Effect: Oct. 2015; Changed from NRC to LI)

COMMISSIONER DISTRICT: 4

ACREAGE: 1.1

PARCEL ID NUMBER: 18004700130 and 18004700140 (D 18/LL 47)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Industrial Compatible (IC)

GENERAL LOCATION: Southwest side of Veterans Memorial Highway, east of Pebblebrook Road

ADDRESS: Veterans Memorial Highway (undeveloped).

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 (LI) that was approved in October of 2015.

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 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.

Planning History:

Comprehensive Plan changes were made on the subject property as a result of Z-12-2005 as ZD-16-2006 and CP-12-2007. The property was changed from IC to NAC at that time.

ANALYSIS:

The property was rezoned from NRC to LI for the purpose of a wholesale / retail / assembly of picture frame and art business. The current future land use is Neighborhood Activity Center. Considering the approved rezoning and the industrial nature of the proposed project, the future land use would be more suited toward Industrial Compatible.

The site has road frontage on Veterans Memorial Highway and is located between medium density residential and the existing building of the business. The intent is to construct an addition and move the parking further to the east. Next to the existing building is a small retail building. Development is within

walking distance to retail businesses along Veterans Memorial Highway. The surrounding future use is Public Institutional to the north, Medium Density Residential to the east and south and Neighborhood Activity Center to the west.

1) Applicable Goals from the Comprehensive Plan:

- a.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- b.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- c.) Continue efforts to maintain a low tax environment in Cobb County and continue the tradition of quality service provision for the community.

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, 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 site is within a Commercial and Industrial Property Rehabilitation area.

6) Adjacency to Cities:

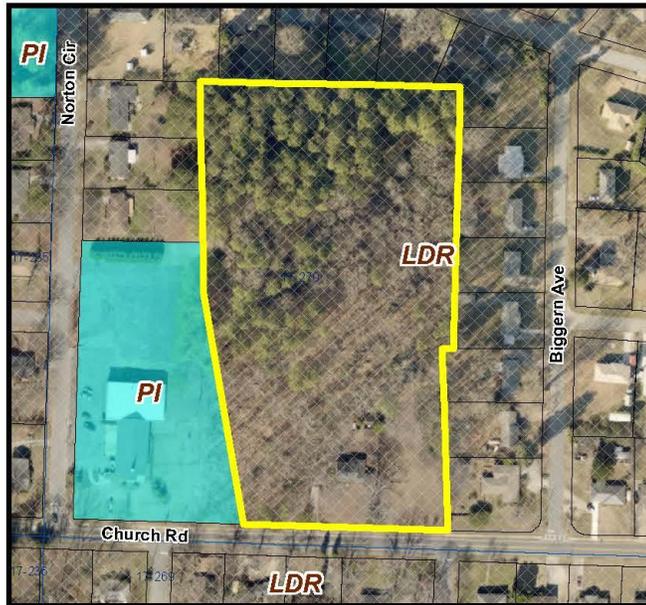
This site is not adjacent to a city. It is approximately $\frac{3}{4}$ of a mile southwest of the Smyrna city boundary.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-1 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

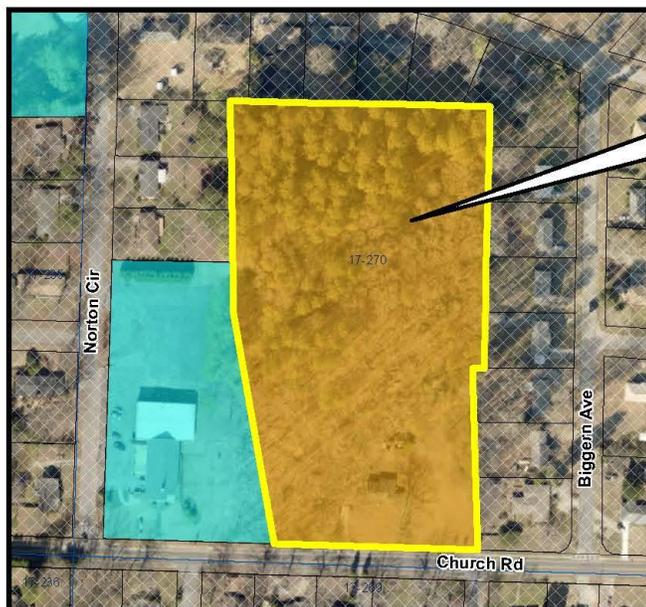
ZD-2 District 4



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

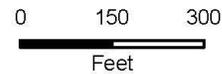


PROPOSED

**ZD-2
Low Density Residential
to
Medium Density Residential**



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ZD - 2

REZONING CASE: Z-82 (Date Effect: Oct. 2015; Changed from R-15 to R-12)

COMMISSIONER DISTRICT: 4

ACREAGE: 6.67

PARCEL ID NUMBER: 17027000310 (D17 / LL270)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: North side of Church Road, east of Northon Circle

ADDRESS: 167 Church Rd

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved single family residential uses and is suitable to the future character of the area.

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. This category presents a range of densities.

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 known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The subject property requested a rezoning from R-15 to RA-5 for the purpose of a single-family detached residential subdivision. The Board of Commissioners deleted the requested RA-5 zoning and approved to rezone to R-12 on October 2015. The property is surrounded by R-15 to the north, east, west and south across the street.

There are 18 single family homes planned on a 6.67 acres land. The density of this development is 2.7 units per acre which exceeds the current Low Density Residential future land use category's compatible density range (1-2.5 units per acre). This density will fit well to the Medium Density Residential category.

The property is surrounded by detached single family homes that are under the Low Density Residential land use category to the north, east, and south across Church Road. A parcel to the west is a church use and under the Public Institutional land use category.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- c.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

This property is in the Smyrna-Osborne Enterprise Zone area.

6) Adjacency to Cities:

About one mile to the east is City of Smyrna

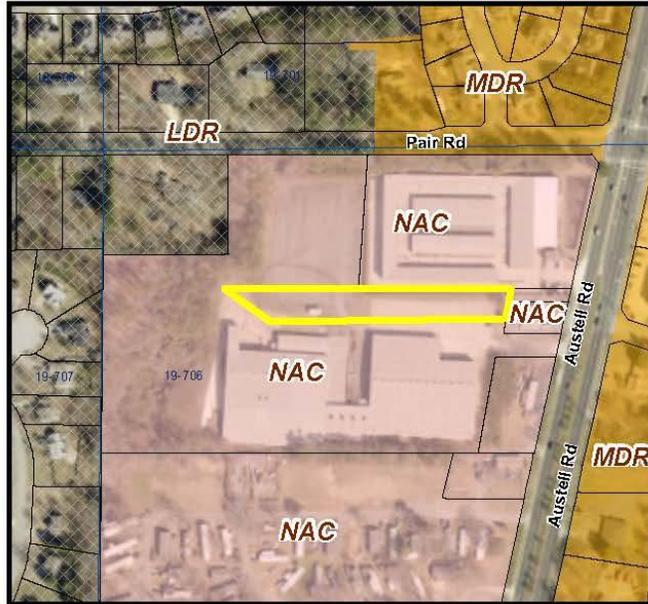
Planning Commission Action:

The Planning Commission noted a discrepancy in the density in the analysis and the density that was approved with the final rezoning. The rezoning was approved with a maximum of 16 lots, which leads to a density of 2.4 units per acre.

The Planning Commission voted to recommend denial of ZD-2 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

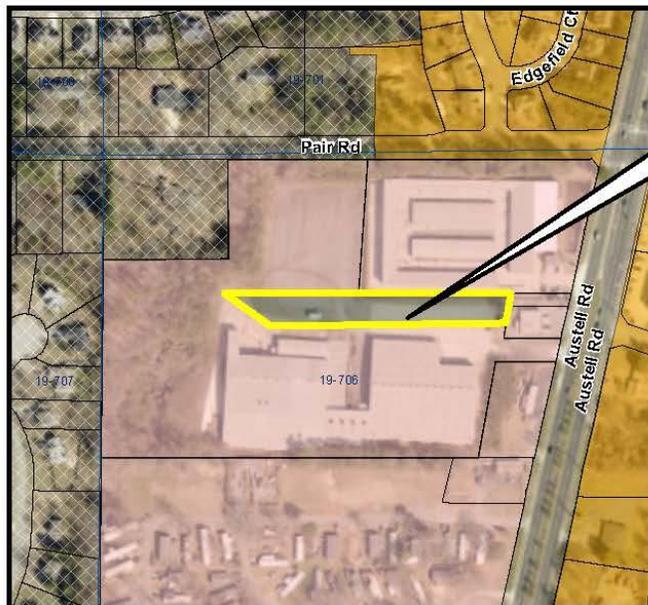
ZD-3 District 4



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

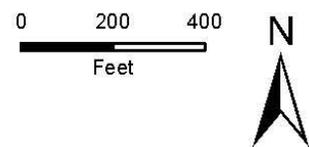


PROPOSED

ZD-3
Neighborhood Activity Center
to
Industrial



Cobb County...Expect the Best!



ZD - 3

REZONING CASE: Z-85 (Date Effect: October 2015; Changed from R-20 to HI)

COMMISSIONER DISTRICT: 4

ACREAGE: 0.63

PARCEL ID NUMBER: 19070600030 (D 19/LL 706)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Industrial (IND)

GENERAL LOCATION: West side of Austell Road, south side of Pair Road

ADDRESS: 3200 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 (HI) that was approved in October of 2015.

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 Industrial (IND) category is to provide 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.

Planning History:

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

ANALYSIS:

The small strip of property was rezoned from R-20 to HI for the purpose of a glass company. The current future land use is Neighborhood Activity Center. Considering the approved rezoning and the proposed use, the future land use would be more suited towards all Industrial.

The site has road frontage on the south side of Pair Road and the west side of Austell Road. The property is located between other industrial uses, as well as residential and commercial uses. The site is surrounded by Neighborhood Activity Center to the north, east and south and Low Density Residential to the west. The properties adjacent to the subject parcels are zoned HI to the north and south, GC and R-20 to the east and R-20 to the west.

1) Applicable Goals from the Comprehensive Plan:

- a.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- b.) Work toward diversifying the county's industrial and commercial base.

3) Consistency with Existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Austell Road Corridor 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 not impact this policy.

5) Consistency with Revitalization Goals:

The subject properties are not in area currently identified for redevelopment.

6) Adjacency to Cities:

This property is not directly adjacent to any city limits.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-3 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

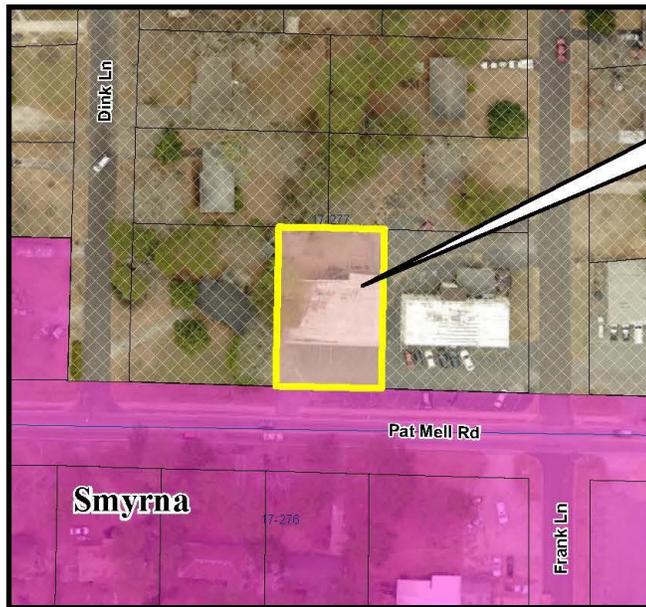
ZD-4 District 4



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

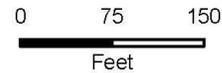


PROPOSED

ZD-4
Low Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!



ZD - 4

REZONING CASE: Z-93 (Date Effect: Oct. 2015; Changed from R-20 to LRO)

COMMISSIONER DISTRICT: 4 (District 1 as of January 1, 2017)

ACREAGE: .2461

PARCEL ID NUMBER: 17027700060 (D 17/LL 277)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: North side of Pat Mell Road, east of Dink Lane

ADDRESS: 277 Pat Mell Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation adjacent to a major thoroughfare that corresponds to the approved low rise office use.

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. This category presents a range of densities.

Planning History:

No known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The subject property was part of Z-93 from October 2015. The applicant requested a rezoning from Residential 20,000 SQFT (R-20) to Limited Retail Commercial (LRC) in order to use the property for office use. The Board of Commissioners deleted the request to LRO subject to stipulations identified in the minutes of the zoning hearing.

The subject property is surrounded by LDR on the east, west and north sides. On the south side of the property, across from Pat Mell Road, is the City of Smyrna. It has been identified on the city's Future Land Use Map as Suburban Residential.

The existing uses along the north side of Pat Mell road from Dink Lane east to South Cobb Drive are commercial. On the south side of Pat Mell in the City of Smyrna is residential westward and commercial beginning at Frank Lane extending to South Cobb Drive.

Based on the existing uses that have been in place for many years along the north side of Pat Mell Road and the adjacency to the major thoroughfare of Pat Mell and the proximity to the Community Activity Center along South Cobb Drive, this site would be a good candidate for NAC.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a) Address compatibility between land uses when making land use decisions.
- b) Provide transitions in scale and/or land use between high and low intensity land uses.
- c) Work toward diversifying the county's industrial and commercial base.
- d) Actively work towards providing a wide range of diversified employment opportunities for County residents including employment fields, job categories, required training, and skill levels.

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, 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 result in the expansion of the existing commercial node.

5.) Consistency with Revitalization Goals:

Not applicable

6.) Adjacency to Cities:

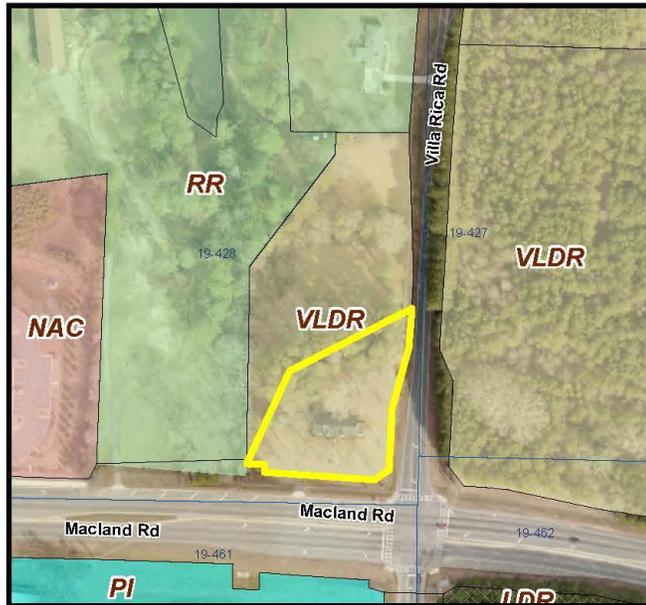
This property is adjacent to the City of Smyrna in that it is across the street.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-4 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

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

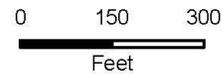


PROPOSED

ZD-5
Very Low Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!



ZD - 5

REZONING CASE: Z-94 (Date Effect: Nov. 2015; Changed from R-80 to LRO & R-80)

COMMISSIONER DISTRICT: 1

ACREAGE: 2.850

PARCEL ID NUMBER: 19042800020 (D 19/LL 428)

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

PROPOSED FUTURE LAND USE: Change only the portion of the lot rezoned to LRO to Neighborhood Activity Center (NAC)

GENERAL LOCATION: Northwest corner of the intersection of Macland Road and Vila Rica Road

ADDRESS: 2080 Villa Rica 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 (LRO) that was approved in November 2015.

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 which 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.

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 southern portion of the property was rezoned from R-80 to LRO for the purpose of professional offices. The current future land use is Very Low Density Residential (VLDR). Considering the commercial nature of the approved rezoning and the proposed use as professional offices, the future land use would be more suited toward Neighborhood Activity Center (NAC).

The site has road frontage on Macland Road and Villa Rica Road. It is located between an undeveloped parcel and a wedge of a residential property. Beyond the undeveloped property is a parcel with

professional offices. There is a Specific Area Policy Guideline for the office property that begins, “In order to better implement and promote the nodal concept of development and eliminate any potential expansion of the NAC, the Board of Commissioners has slightly expanded the NAC at Lost Mountain and Macland Road...” Across the road is a church property. This property is a quarter mile from a grocery store and retail shops, including a new pharmacy, along Macland Road. The immediately surrounding future use is Rural Residential (RR), Very Low Density Residential (VLDR), Low Density Residential (LDR) and Public Institutional (PI), but less than 250 feet away along Macland Road is Neighborhood Activity Center (NAC).

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Provide transitions in scale and/or land use between high and low intensity land uses.
- c.) Promote revitalization or redevelopment of declining residential areas through economic incentives, code changes, and/or land use changes.

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Macland Road Corridor 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) Adjacency to Cities:

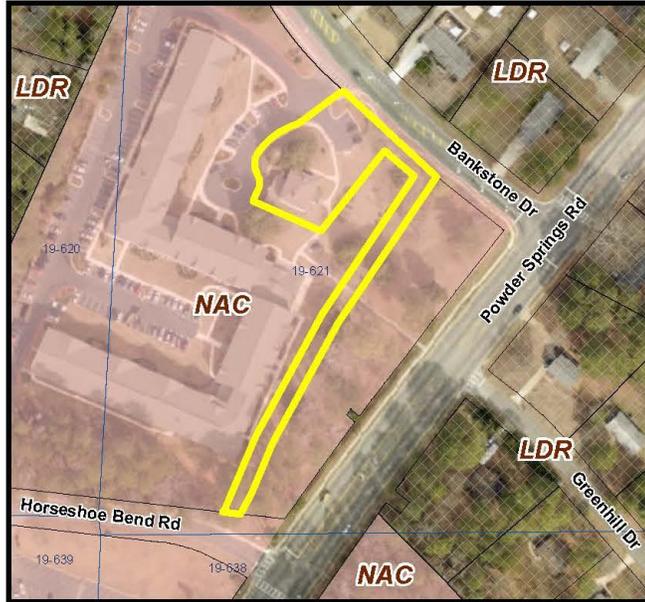
This location is not adjacent to a city. It is almost a mile and a half directly north of Powder Springs

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-5 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

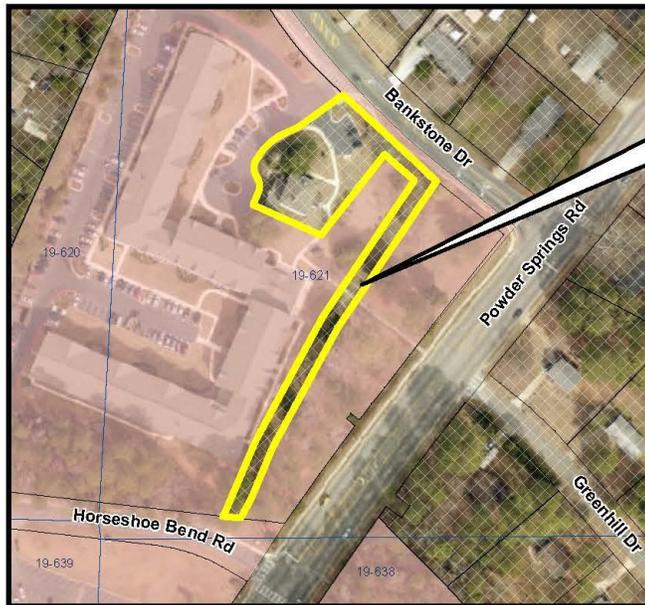
ZD-6 District 4



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

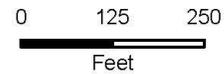


PROPOSED

**ZD-6
Neighborhood Activity Center
to
Low Density Residential**



Cobb County...Expect the Best!



ZD - 6

REZONING CASE: Z-99 (Date Effect: December 2015; Changed from RSL to R-20)

COMMISSIONER DISTRICT: 4

ACREAGE: 0.804

PARCEL ID NUMBER: 19062100570 (D 19/LL 621)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: Southwest side of Bankstone Drive, north side of Horseshoe Bend Road

ADDRESS: 2790 Bankstone Drive

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 of 2015.

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. This category presents a range of densities.

Planning History:

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

ANALYSIS:

The subject property was rezoned from RSL to R-20 for the purpose of a residence. The current future land use is Neighborhood Activity Center. Considering the approved rezoning and the proposed use, the future land use would be more suited towards Low Density Residential. The c. 1850 Cheney-Newcomer House, which is listed in both the National Register of Historic Places and the local Cobb County Register of Historic Places, is located on the property.

The site has road frontage on the south side of Bankstone Drive and the west side of Powder Springs Road. The property is located between a senior living facility, residential uses and commercial uses. The site is surrounded by Neighborhood Activity Center to the south and Low Density Residential to the west.

Low Density Residential is located to the north across Bankstone Drive and to the east across Powder Springs Road. The properties adjacent to the subject parcels are zoned RSL, R-20 and R-15 to the west, PSC to the south and R-20 to the north and east across Powder Springs Road.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- b.) Encourage adequate amounts, types and densities of housing needed to support desired commercial and industrial 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, 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 subject properties are not in area currently identified for redevelopment.

6) Adjacency to Cities:

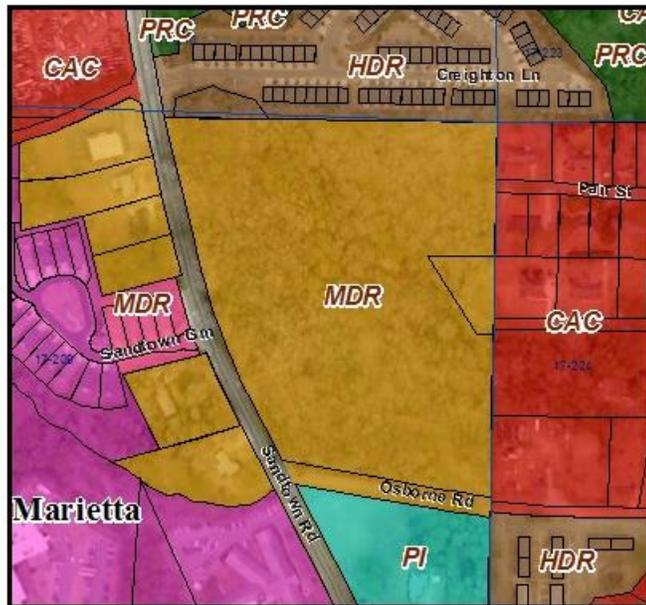
This property is not directly adjacent to any city limits.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-6 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

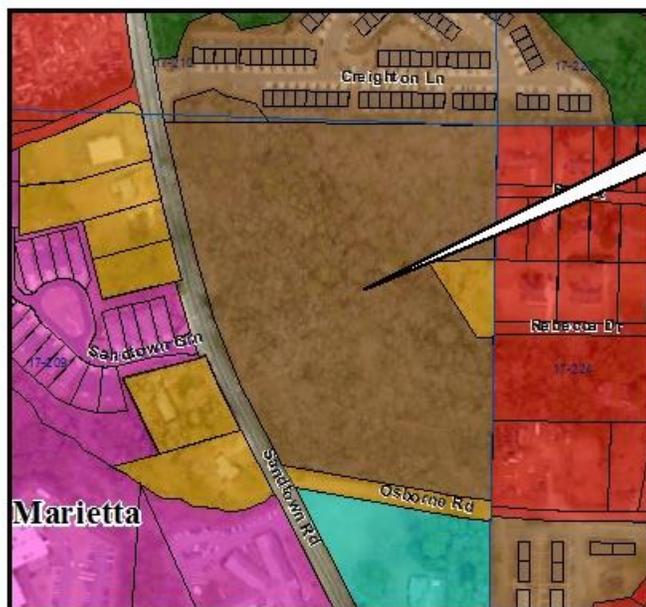
ZD-7 District 1



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

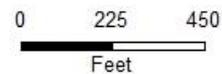


PROPOSED

**ZD-7
Medium Density Residential
to
High Density Residential**



Cobb County...Expect the Best!



ZD - 7

REZONING CASE: Z-104 (Date Effect: Dec. 2015; Changed from R-20 to RA-6)

COMMISSIONER DISTRICT: 1 (District 3 as of January 1, 2017)

ACREAGE: 13.46

PARCEL ID NUMBER: 17020900010 (D 17/LL 209)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: Northeast corner of Sandtown Road and Osborne Road, and western terminus of Pair Street.

ADDRESS: N/A

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved attached residential uses and is suitable to the future character of the area.

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 High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Planning History:

No known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The subject property was part of Z-104 from December 2015. The applicant requested a rezoning from R-20 to RM-8 for the purpose of an attached residential development. The Board of Commissioners deleted the requested RM-8 zoning to RA-6 with a maximum density of six units per acre.

The current future land use is Medium Density Residential surrounded by High Density Residential to the north, Community Activity Center to the east, Public Institutional to the south and Medium Density

Residential to the west across Sandtown Road. The site is completely surrounded by existing residential uses ranging in zones from R-15, R-20, to RM-8.

The existing and changing conditions warrants a future land use revision. According to the zoning code, RA-6 is designed to be located within Regional Activity Centers. However, based on the character of the area and future land use designations surrounding the subject site establishing a Regional Activity Center in this location would not be advisable. A better option would be to amend the future land use from Medium Density Residential to High Density Residential based on the use and maximum density of six (6) units per acre stipulated for the property.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage urban style growth in regional activity centers as a means to protect existing stable suburban and rural areas from development growth pressures
- c.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- d.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

Directly adjacent to City of Marietta

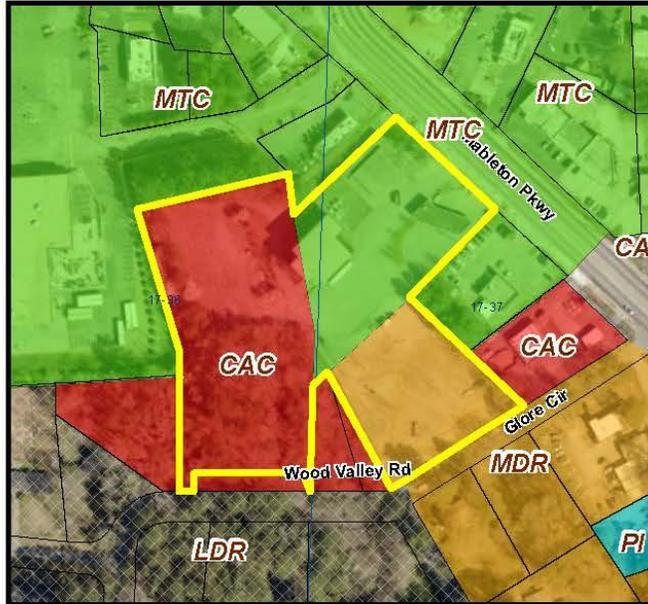
Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-7 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

ZD-8

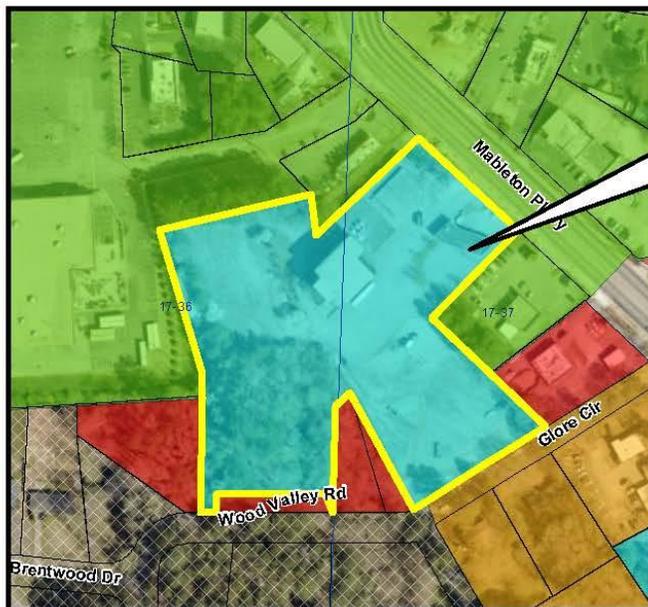
District 4



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

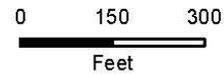


PROPOSED

ZD-8
 Community Activity Center
 Medium Density Residential
 Mableton Town Center
 to
 Public Institutional



Cobb County...Expect the Best!



ZD - 8

REZONING CASE: Z-80 (Date Effect: Dec. 2015; Changed from NS, CF & GC to R-20)

COMMISSIONER DISTRICT: 4

ACREAGE: 5.2

PARCEL ID NUMBER: 17003700250 (D17 / LL37)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR), Community Activity Center (CAC), Mableton Town Center (MTC)

PROPOSED FUTURE LAND USE: Public/Institutional (PI)

GENERAL LOCATION: Southwest side of Mableton Parkway, south of veterans Memorial Highway and on the north side of Glore Circle

ADDRESS: 5600 Glore Circle & 827 Wood Valley Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved religious use and is suitable to the future character of the area.

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 Community Activity Center (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 Mableton Town Center (MTC) category is to provide for areas that institute 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 and 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.

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

Planning History:

The parcel is currently designated with three (3) different land use categories. Part is under the MDR land use category. That segment was a part of the CP-4-17 Land use map change in the 2015 Comprehensive Plan Amendment. At that time it was changed from Neighborhood Activity Center (NAC) to MDR. Another segment is currently MTC land use category. It was part of the CP-11 land use map change in the 2014 Comprehensive Plan Amendment. It was changed from Community Activity Center (CAC) to MTC.

ANALYSIS:

The subject property requested a rezoning from NS, CF & GC to CRC for the purpose of a church. The Board of Commissioners deleted the requested CRC zoning to R-20 in December 2015. The property is surrounded by commercial uses and zoned GC, CRC, NS to the north, west, and east across Mableton Parkway. Properties to the south are single family homes and zoned R-20.

The church will utilize the existing buildings that were formerly used as a bank and will have a small expansion over the building entrance facing Mableton Parkway. The property is currently divided into 3 different land use categories: MDR, CAC and MTC. Since the parcel will be utilized for a church only, it is suggested to combine three categories into one and PI is a practical category for the intended use of the property.

The property is surrounded by MTC to the north, MTC and CAC to the east, MDR and LDR to the south, and CAC and MTC to the west.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Residents in Cobb County live comfortably in a safe community that has quality jobs, cultural activities, recreational opportunities, and state of the art educational/health services.
- c.) Cobb County supports its citizens and benefits from their service, leadership, and personal accountability. People of all backgrounds, ages, races, cultures, religions, national origins, and genders feel comfortable living and working in Cobb County because it is a location that embraces diversity.

2) Applicable Policies from the Comprehensive Plan:

- a.) Address compatibility between land uses when making land use decisions.
- b.) Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- c.) Design and locate recreation and cultural affairs facilities with good access to major roadways and public transit routes.
- d.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- e.) Encourage reuse, redevelopment, and/or revitalization of brownfield and greyfield (dark/vacant store fronts) sites as a means to accommodate new growth in appropriate areas of the county.
- f.) Promote compatible infill development, where necessary.
- g.) Promote the creation of community gathering spaces.

3) Consistency with existing Corridor Studies and Other Plans:

The parcel under current MTC land use category is within the Mableton Form-based Code 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:

This property is in the South Cobb Enterprise Zone, South Cobb Redevelopment Authority and Veterans Memorial highway Tax Abatement Program areas.

6) Adjacency to Cities:

This site is not directly adjacent to any of Cobb’s municipalities.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-8 with the revised map (see page 29) (5-0). A Clerk’s Note was added to review the adjacent parcels in the Community Activity Center category for possible future land use changes.

COMPREHENSIVE PLAN AMENDMENTS 2017

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

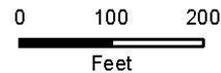


PROPOSED

ZD-9
Community Activity Center
to
Low Density Residential



Cobb County...Expect the Best!



ZD - 9

REZONING CASE: Z-02 (Date Effect: Feb. 2016; Changed from NS to R-15)

COMMISSIONER DISTRICT: 4

ACREAGE: 0.88

PARCEL ID NUMBER: 19084800050 & 19084800060 (D 18/LL 848)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: East side of Reed Drive, north of Hurt Road and west of Austell Road

ADDRESS: 1561 & 3671 Reed Drive

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 2016.

Definitions:

The purpose of the Community Activity Center (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 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. This category presents a range of densities.

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 revising lot lines around two existing houses so that a portion of the rear of both lot could be cut out for a parking lot to be utilized by the restaurant on Austell Road behind the houses. The future land use is currently CAC. 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 frontage on Reed Road. It is located between a single family residential subdivision to the west, a mobile home park to the north and commercial development to the south and east. The surrounding future use is CAC to the north, south and east and LDR to the west.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage flexible site design to accommodate site specific conditions to encourage innovative land development techniques and uphold an individual’s property rights.
- b.) Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- c.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Austell Road Corridor 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:

The site is within the Smyrna-Osborne Enterprise Zone

6) Adjacency to Cities:

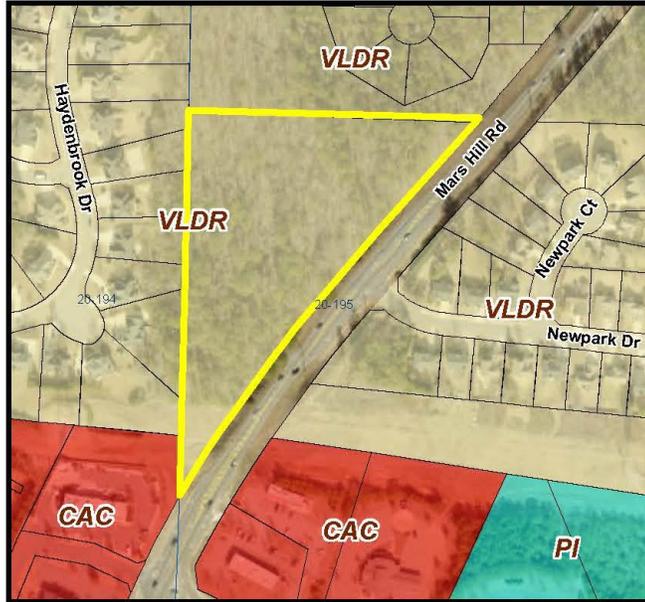
The site is not directly adjacent to any cities.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-9 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

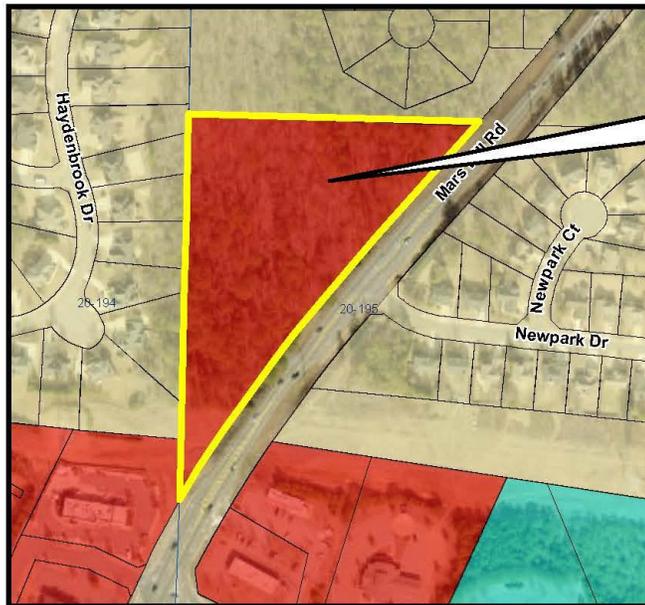
ZD-10 District 1



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

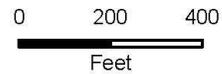


PROPOSED

**ZD-10
Very Low Density Residential
to
Community Activity Center**



Cobb County...Expect the Best!



ZD - 10

REZONING CASE: Z-102¹⁵ (Date Effect: March 2016; Changed from R-30 to RSL)

COMMISSIONER DISTRICT: 1

ACREAGE: 6.2

PARCEL ID NUMBER: 20019500090 (D 20/LL 195)

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

PROPOSED FUTURE LAND USE: Community Activity Center (CAC)

GENERAL LOCATION: Northwest side of Mars Hill Road, northeast of Brookstone Drive

ADDRESS: 1979 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 (RSL) that was approved in March of 2016.

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 which 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.

The purpose of the Community Activity Center (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.

Planning History:

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

ANALYSIS:

The property was rezoned from R-30 to RSL for the purpose of a 95-unit supportive residential senior living facility. The future land use is VLDR. Considering the approved rezoning, the zoning regulations regarding supportive RSL projects and the location of the approved project, the future land use would be more suited toward CAC.

The site has road frontage on the northwest side of Mars Hill Road and is located between commercial uses to the south and residential uses to the north and west. The site is surrounded by VLDR to the north, west and east across Mars Hill Road. CAC is located to the south. Parcels to the north are zoned R-

20/OSC. Parcels to the west are zoned PD and parcels to the east across Mars Hill Road are zoned PRD. The commercial uses to the south are zoned GC.

Zoning regulations state that supportive RSL projects are designed to be located in a RAC, CAC or NAC. The regulations also state that supportive RSL projects can be seen as a transition between commercial and residential uses. While the proposed future land use change to CAC would extend the existing CAC on the west side of Mars Hill Road to the north, the new use would provide a transition between the commercial uses to the south and the residential uses to the north.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Provide transitions in scale and/or land use between high and low intensity land uses.
- b.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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 result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

The subject properties are not in area currently identified for redevelopment.

6) Adjacency to Cities:

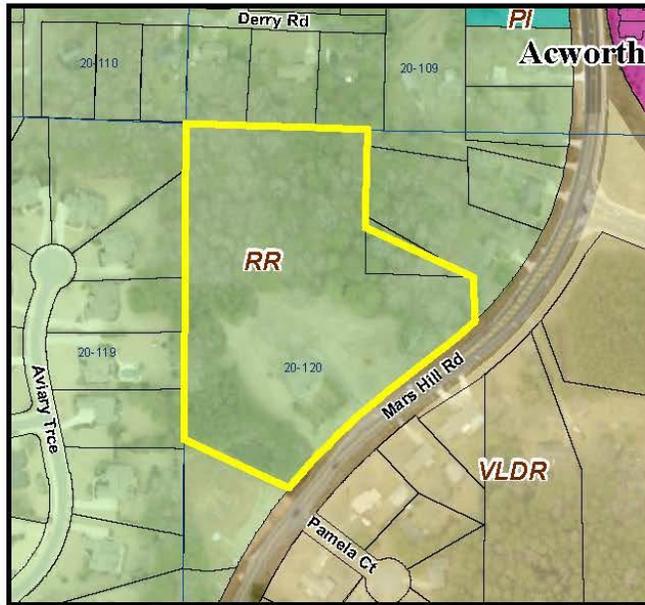
This property is not directly adjacent to any city limits.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-10 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

ZD-11 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

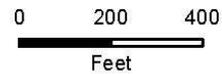


PROPOSED

ZD-11
Rural Residential
to
Medium Density Residential



Cobb County...Expect the Best!



ZD - 11

REZONING CASE: Z-23 (Date Effect: Mar. 2016; Changed from R-30 to RSL)

COMMISSIONER DISTRICT: 1

ACREAGE: 7.92

PARCEL ID NUMBER: 20012000200, 20012000260 (D20 / LL120)

EXISTING FUTURE LAND USE: Rural Residential (RR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: West side of Mars Hill Road, south of Mars Hill Church Road

ADDRESS: N/A

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved senior residential development and is suitable to the future character of the area.

Definitions:

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

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 known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The applicant requested a rezoning from R-30 to RSL for the purpose of a senior residential development that was approved in March 2016. A twenty-eight (28)-unit active adult community consisting seven (7) quadrplexes will be developed on the vacant site. The property is surrounded by single family homes and several large vacant parcels which are all zoned either R-20 or R-30 in all directions. Currently, the future land use of the property is Rural Residential (RR) and is surrounded by RR north of Mars Hill Road and Very Low Density Residential (VLDR) south of Mars Hill Road.

The existing and changing conditions warrants the consideration of a future land use revision. According to the zoning code, RSL is not designed to be located within the RR future land use category. It is suggested to change the land use category from RR to MDR to make the RSL zoning compatible with the corresponding land use Category.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County supports its citizens and benefits from their service, leadership, and personal accountability. People of all backgrounds, ages, races, cultures, religions, national origins, and genders feel comfortable living and working in Cobb County because it is a location that embraces diversity.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- c.) Address compatibility between land uses when making land use decisions.
- d.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

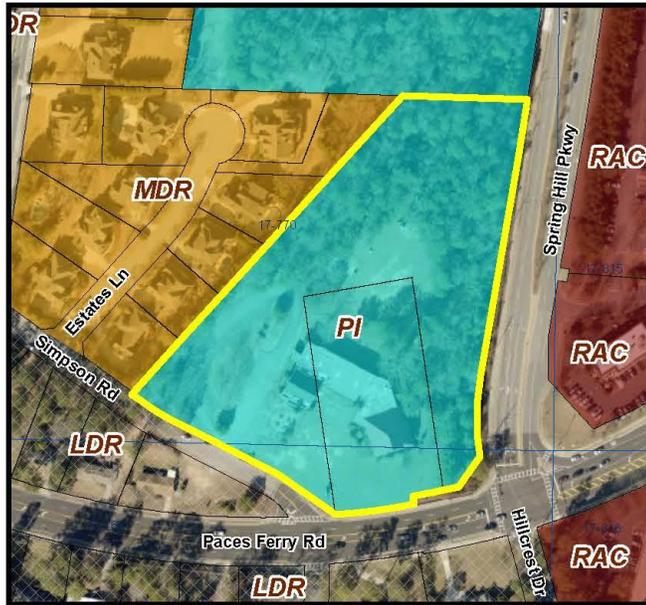
The Acworth city limits are located approximately 700 feet to the north.

Planning Commission Action:

The Planning Commission voted to recommend deletion of ZD-11 to LDR (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

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

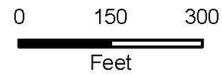


PROPOSED

**ZD-12
Public Institutional
to
Regional Activity Center**



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ZD - 12

REZONING CASE: Z-87 (Date Effect: Apr. 2016; Changed from R-20 and R-30 to RM-12)

COMMISSIONER DISTRICT: 2

ACREAGE: 6.01

PARCEL ID NUMBER: 17077000030 & 17077000040 (D 17/LL 770)

EXISTING FUTURE LAND USE: Public Institutional (PI)

PROPOSED FUTURE LAND USE: Regional Activity Center (RAC) with a subcategory of High Density Residential (hdr)

GENERAL LOCATION: West side of Spring Hill Parkway, north side of Paces Ferry Road, east side of Spring Hill Road, and on the southwest side of Simpson Road

ADDRESS: 2375 Paces Ferry 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-12) that was approved in April of 2016.

Definitions:

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

The purpose of the Regional Activity Center (RAC) category is to provide 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.

High Density Residential (hdr) subcategory provides areas that are suitable for low rise, high density housing between five (5) and twelve (12) dwelling units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RAC's, 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 subject property was rezoned from R-20 and R-30 to RM-12 for the purpose of a townhome development. The future land use is Public Institutional (PI). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward RAC/hdr.

The site has frontage on Paces Ferry Road, Spring Hill Parkway and Spring Hill Road. It is located between single family residences to the west and south, Teasley Elementary School to the north and a hotel and retail to the east. Development is within walking distance to retail and a restaurant along Spring Hill Parkway. The surrounding future use is Regional Activity Center with office subcategory (RAC/of) across Spring Hill Parkway, Low Density Residential (LDR) across Spring Hill Road, Medium Density Residential (MDR) abutting it to the west and Public Institutional abutting it to the north.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage urban style growth in regional activity centers as a means to protect existing stable suburban and rural areas from development growth pressures
- c.) Promote smart growth policies and encourage the creative design of residential developments that meet the needs of the human and natural environment.
- d.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- e.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

This site is not directly adjacent to a city. It is just over a half mile to the northwest from Smyrna.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-12 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

ZD-13 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

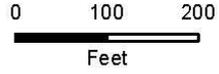


PROPOSED

ZD-13
Low Density Residential
Medium Density Residential
to
Medium Density Residential



Cobb County...Expect the Best!



ZD - 13

REZONING CASE: Z-6 (Date Effect: April 2016; Changed from R-20 to R-12)

COMMISSIONER DISTRICT: 2

ACREAGE: 1.89

PARCEL ID NUMBER: 17069600380 and 17069600440 (D 17/LL 696)

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

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: North side of Lee Road, west of Atlanta Road

ADDRESS: 2019 and 2039 Lee 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-12) that was approved in April of 2016.

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. This category presents a range of densities.

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 R-20 to R-12 for the purpose of a 5-unit single-family residential development at a density of 2.64 units per acre. Currently, the future land use is Low Density Residential and Medium Density Residential. Considering the approved rezoning, the residential nature of the proposed project and the proposed density, the future land use would be more suited toward MDR entirely.

The site has frontage on the north side of Lee Road and is located between two single-family residential lots. The site is surrounded by LDR to the north, west and south across Lee Road and MDR to the north and east. The properties adjacent to the subject parcels on all sides are zoned R-20.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- b.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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 subject properties are not in area currently identified for redevelopment.

6) Adjacency to Cities:

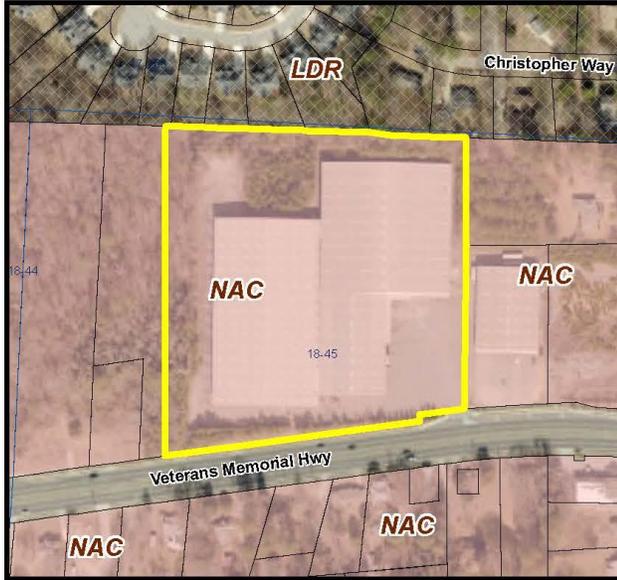
This property is not directly adjacent to any city limits.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-13 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

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

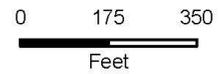


PROPOSED

**ZD-14
Neighborhood Activity Center
to
Industrial Compatible**



Cobb County...Expect the Best!



ZD - 14

REZONING CASE: Z-14 (Date Effect: April 2016; Changed from OS and NS to OS)

COMMISSIONER DISTRICT: 4

ACREAGE: 8.048

PARCEL ID NUMBER: 18004500080 (D 18/LL 45)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Industrial Compatible (IC)

GENERAL LOCATION: North side of Veterans Memorial Highway, west of North Allen Road

ADDRESS: 281 Veterans Memorial Highway

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 (OS) that was approved in April of 2016.

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 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.

Planning History:

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

ANALYSIS:

The subject property was rezoned from OS and NS to OS for the purpose of a warehouse and distribution facility. Currently, the future land use is Neighborhood Activity Center. Considering the approved rezoning and the proposed use, the future land use would be more suited towards Industrial Compatible.

The site has frontage on the north side of Veterans Memorial Highway. The property is located among residential and commercial uses. The site is surrounded by NAC to the west, east and to the south across Veterans Memorial Highway. Low Density Residential (LDR) is located to the north. The properties adjacent to the subject parcels are zoned R-20 to the west, RA-6 to the north, NS to the east and GC to the south across Veterans Memorial Highway.

1) Applicable Goals from the Comprehensive Plan:

- a.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work and play.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other, attributes, has established Cobb as one of the best places to start a new business, expand an existing business or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- b.) Work toward diversifying the county's industrial and commercial base.

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, 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 subject properties are not in area currently identified for redevelopment.

6) Adjacency to Cities:

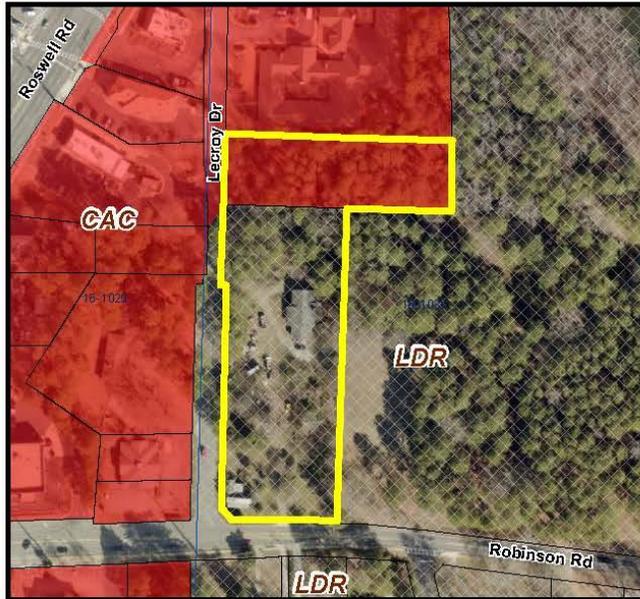
This property is not directly adjacent to any city limits.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-14 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

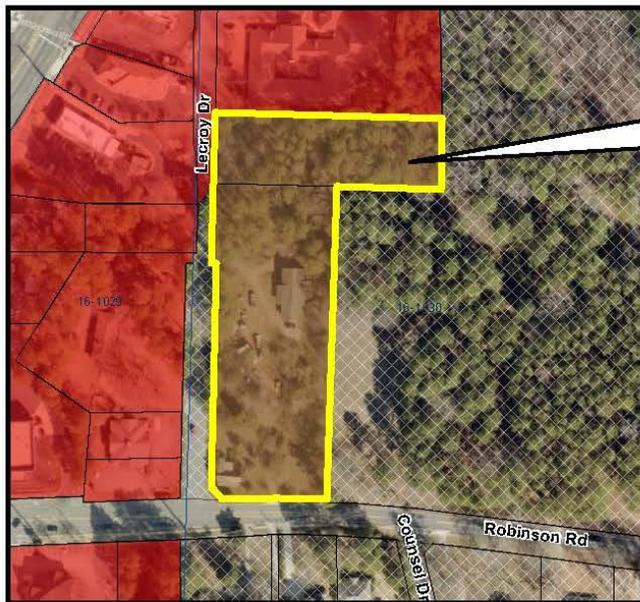
ZD-15 District 2



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

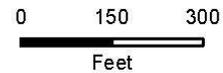


PROPOSED

ZD-15
Community Activity Center
Low Density Residential
to
High Density Residential



Cobb County...Expect the Best!



ZD - 15

REZONING CASE: Z-32 (Date Effect: Apr. 2016; Changed from R-15 & OI to R-20 & RA-6)

COMMISSIONER DISTRICT: 2

ACREAGE: 3.17

PARCEL ID NUMBER: 16103000040, 16103000050 (D 16/LL 1030)

EXISTING FUTURE LAND USE: Low Density Residential (LDR) and Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR) with Text Amendment

GENERAL LOCATION: East side of Lecroy Drive, north side of Robinson Road

ADDRESS: 810 & 820 Lecroy Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible transition from the Community Activity Center to the west along Roswell Road to the low density, single family residential uses to the east along Robinson Rd. In addition, the intent of the text amendment is to establish a small area policy guideline that demarcates a cut-off point to discourage commercial and more intense residential uses from encroaching along the north and south side of Robinson 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. This category presents a range of densities.

The purpose of High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Planning History:

No known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The subject property was part of case number Z-32 from April of 2016. The applicant requested a rezoning from R-15 and OI to RA-5 and FST for the purpose of an attached and detached single family residential development. The Board of Commissioners deleted the requested RA-5 and FST zoning to RA-6 and R-20 with a maximum density of six units per acre.

Currently, the future land use is LDR surrounded by CAC to the north and west and LDR to the east and south across Robinson Road. The site is located between two vastly distinct future land use categories with very dissimilar characteristics. To the east and north of the site are moderately intense commercial and office uses which make up the CAC along Roswell Road and directly to the east an underdeveloped tract of low density residential property makes up a portion of a much larger LDR area.

The existing and changing conditions warrants consideration of a future land use revision and text amendment that provides a more appropriate transition between the two distinct land uses. According to the zoning code, RA-6 is designed to be located within Regional Activity Centers. However, based on the character of the area and future land use designations surrounding the subject site, establishing a Regional Activity Center in this location would not be advisable. A better option would be to amend the future land use from Low Density Residential to High Density Residential based on the use and maximum density of six (6) units per acre stipulated for the property. In addition, the following text amendment will assist in preserving the low density residential character of the area by establishing a small area policy guideline that limits more intense commercial and/or residential uses further east along the north and south sides of Robinson Road.

Text Amendment

High Density Residential

In order 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 and will only consider residential developments consistent with the single family detached residential character of the area.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia's most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.

2) Applicable Policies from the Comprehensive Plan:

- a) Policy 1.13 - Address compatibility between land uses when making land use decisions.
- b) Policy 1.14 - Provide transitions in scale and/or land use between high and low intensity land uses.
- c) Policy 1.15 - Encourage nodal development at appropriate major intersections and discourage land use changes that lead to "strip" development patterns with multiple driveways.

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, 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:

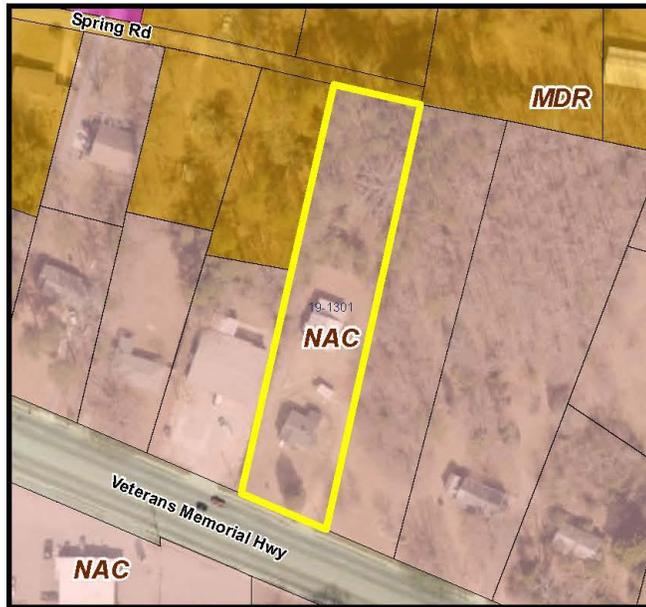
Not applicable

Planning Commission Action:

The Planning Commission voted to recommend deletion of ZD-15 to MDR with the road remaining in LDR (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

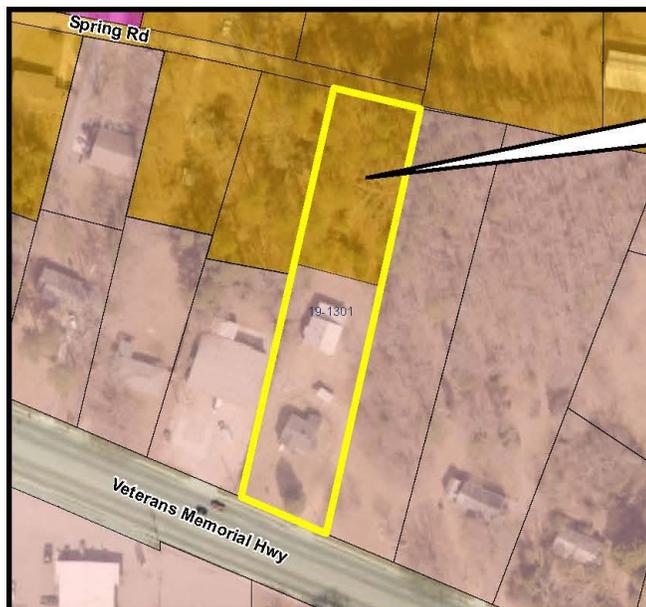
ZD-16 District 4



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

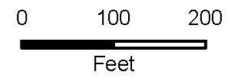


PROPOSED

**ZD-16
Neighborhood Activity Center
to
Medium Density Residential**



Cobb County...Expect the Best!



ZD - 16

REZONING CASE: Z-45 (Date Effect: June 2016; Changed from CF & R-20 to NRC & R-20)

COMMISSIONER DISTRICT: 4

ACREAGE: 1.10

PARCEL ID NUMBER: 19130100210 (D19 / LL1301)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

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

GENERAL LOCATION: North side of Veterans Memorial Highway, east of Davis Drive, south of Spring Road

ADDRESS: 1722 Veterans Memorial Highway

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved small office use and is suitable to the future character of the area.

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:

In the 2014 Comprehensive Plan Amendments (CP-12B), this parcel along with multiple parcels on Veteran's Memorial Highway were changed from Community Activity Center (CAC) to NAC.

ANALYSIS:

The applicant requested a rezoning from CF & R-20 to NRC for the purpose of an office use. The Board of Commissioners approved the request for the front portion which changed from CF to NRC and deleted the requested NRC zoning to R-20 for the rear portion of the property in June 2016. The rear portion of the property is surrounded by single family homes zoned R-20 and R-15 to the west, north and east. The front portion of the property is surrounded by GC and CF to the west, east and south across Veterans Memorial Highway.

The existing house will be utilized for a small landscaping office and the existing metal garage is for storage and both are located at the front portion of the parcel. The entire parcel is currently under the

NAC land use category. The rear portion of the R-20 tract is not compatible with NAC. With this in mind, it is suggested to change to the MDR future land use category for the rear portion of the site.

The property is surrounded by the MDR land use category to the north and northwest, NAC to the south west, east and south across veterans Memorial Highway.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Address compatibility between land uses when making land use decisions.
- b.) Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- c.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- d.) Encourage reuse, redevelopment, and/or revitalization of brownfield and greyfield (dark/vacant store fronts) sites as a means to accommodate new growth in appropriate areas of the county.
- e.) Promote compatible infill development, where necessary.

3) Consistency with existing Corridor Studies and Other Plans:

The parcel is not within any existing corridor studies and other plans 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:

This property is in the South Cobb Redevelopment Authority and Veterans Memorial highway Tax Abatement Program areas.

6) Adjacency to Cities:

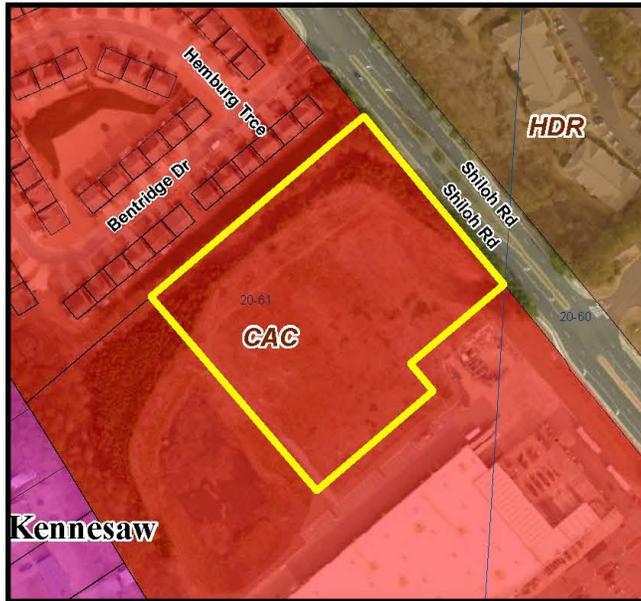
The Austell city limits are approximately 500 feet to the west.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-16 (5-0). A Clerk’s Note was added to review properties along Spring Road for a possible future land use change.

COMPREHENSIVE PLAN AMENDMENTS 2017

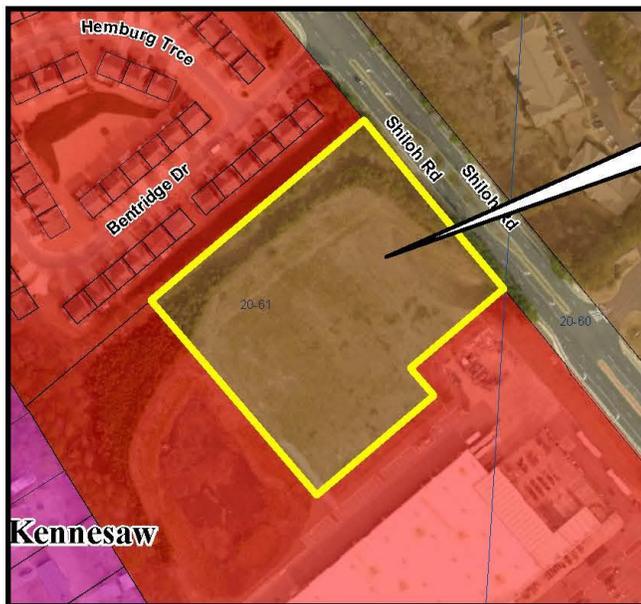
ZD-17 District 3



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

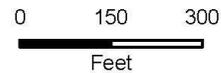


PROPOSED

**ZD-17
Community Activity Center
to
High Density Residential**



Cobb County...Expect the Best!



ZD - 17

REZONING CASE: Z-64 (Date Effect: Aug. of 2016; Changed from GC to RM-8)

COMMISSIONER DISTRICT: 3 (District 1 as of January 1, 2017)

ACREAGE: 4.36

PARCEL ID NUMBER: 20006102230 (D 20/LL 223)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: West side of Shiloh Road, south of Bentrige Drive

ADDRESS: Undeveloped 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 (RM-8) that was approved in August of 2016.

Definitions:

The purpose of the Community Activity Center (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 High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure.

Planning History:

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

ANALYSIS:

Property was rezoned from GC to RM-8 for the purpose of a multi-family residential (student housing) development. The future land use is CAC. Considering the approved rezoning and the high density 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 Shiloh Road and is located between a single family development and a home and garden retailer. This development is within walking distance to restaurants and retail shops

along Cherokee Street. The surrounding future use is HDR to the northeast, CAC to the southeast, southwest and northwest.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- c.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

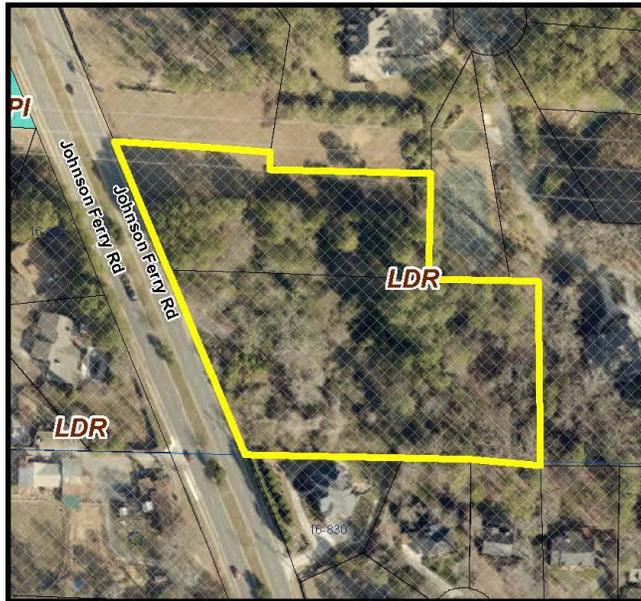
This site is not directly adjacent to a city. However, it is within 300 feet of the Kennesaw City boundary.

Planning Commission Action:

The Planning Commission voted to recommend approval of ZD-17 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

ZD-18 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

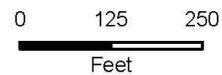


PROPOSED

**ZD-18
Low Density Residential
to
Medium Density Residential**



Cobb County...Expect the Best!



ZD - 18

REZONING CASE: Z-63 (Date Effect: Aug. 2016; changed from R-12 to R-12 with stipulations)

COMMISSIONER DISTRICT: 2

ACREAGE: 3.94

PARCEL ID NUMBER: 16082700060, 16082700320 (D16 / LL827)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: East side of Johnson Ferry Road, north of Lake Rill Court

ADDRESS: 1668 Johnson Ferry Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible future land use designation that corresponds to the approved single family residential uses and is suitable to the future character of the area.

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. This category presents a range of densities.

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 known comprehensive plan changes have been proposed on the subject property.

ANALYSIS:

The applicant requested a rezoning from R-12 to R-12 with stipulations for the purpose of a single family residential development, which was approved by the Board of Commissioners in August 2016. Nine (9) single family homes will be developed on a vacant site with a roadway connection to a residential community to the rear of the subject property. The site is surrounded by single family homes zoned either R-20 or R-30. Currently, the future land use is LDR and surrounded by LDR to all directions.

The existing and changing conditions warrants consideration of a future land use revision. According to the zoning code, R-12 is not designed to be located within the LDR land use category. With this in mind, it is recommended to change the future land use category from LDR to MDR.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided.
- b.) Encourage urban style growth in regional activity centers as a means to protect existing stable suburban and rural areas from development growth pressures
- c.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- d.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.

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, 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:

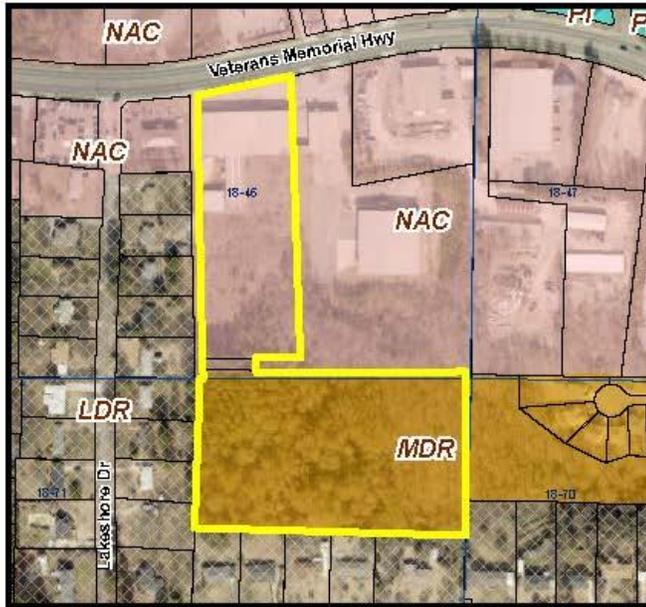
This site is not directly adjacent to any of Cobb’s municipalities.

Planning Commission Action:

The Planning Commission voted to recommend denial of ZD-18 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

ZD-19 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-19
Neighborhood Activity Center
Medium Density Residential
to
Neighborhood Activity Center**



Cobb County...Expect the Best!



ZD - 19

REZONING CASE: Z-40 (Date Effect: Sept. 2016; Changed from LI to NRC)

COMMISSIONER DISTRICT: 4

ACREAGE: 9.85

PARCEL ID NUMBER: 18004600360, 18007100010 (D 18/LL 46 & 71)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) & Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: South side of Veterans Memorial Highway, east of Lakeshore Drive

ADDRESS: 380 Veterans Memorial Highway

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a more compatible transition from the existing Neighborhood Activity Center along Veterans Memorial Highway to the single family detached low density residential to the south of subject 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.

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 was part of a previous comprehensive plan amendment (CP-12, 2007) that resulted in a future land use change from Industrial Compatible to Neighborhood Activity Center and Medium Density Residential

ANALYSIS:

The subject property was part of case number Z-40 from September 2016. The applicant requested a rezoning from Light Industrial (LI) to Community Retail Commercial (CRC) for the purpose of an automobile collision and service center. The Board of Commissioners deleted the request to NRC subject to stipulations identified in the minutes of the zoning hearing.

The subject property is surrounded by NAC to the east and west along Veterans Memorial Highway, Low Density Residential (LDR) to the west and further away from Veterans Memorial Highway and MDR to

the south that was put in place in 2007 (CP-12) as a transitional land use between the NAC along Veterans Memorial and the LDR to the south.

Currently, the future land use is NAC along Veterans Memorial and MDR toward the southern end of the tract. The NRC zoning category is compatible with NAC, but conflicts with the policies and guidelines identified within the MDR category. Naturally and as proposed, the entire site could be amended to NAC in its entirety based on the zoning of the property.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.

2) Applicable Policies from the Comprehensive Plan:

- a) Policy 1.13 - Address compatibility between land uses when making land use decisions.
- b) Policy 1.14 - Provide transitions in scale and/or land use between high and low intensity land uses.

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, 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:

Not applicable

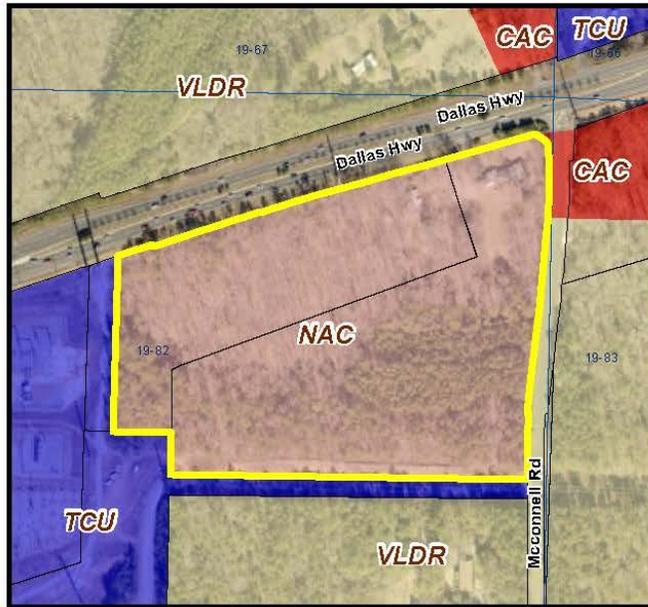
ZD-19 was withdrawn by staff.

2016 Comprehensive Plan Amendments – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-1-1	NAC	NAC w/text amendment	1	Vacant commercial property	South side of Dallas Highway, west of Lost Mountain Road	68
CP-3-1	IC & CAC	HDR	3	Multi-Family residential	Southeast side of Shiloh Road, east of Royal Drive	72
CP-4-1	LDR	NAC	4	Retail and service commercial	North of Pat Mell Road, south of the City of Smyrna	76
CP-4-2	LDR & NAC	MDR & NAC w/ Text Amendment	4	Commercial and residential	Commercial node centered at intersection of Floyd and Nickajack Roads	80

COMPREHENSIVE PLAN AMENDMENTS 2017

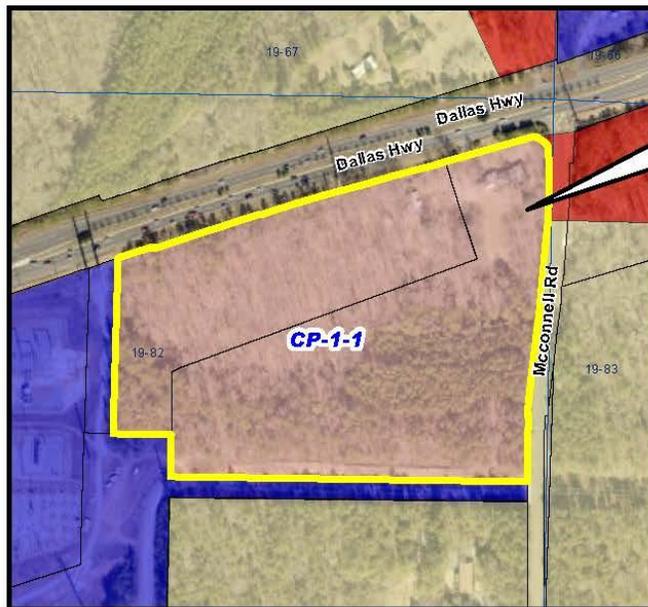
CP-1-1 District 1



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

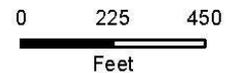


PROPOSED

CP-1-1
Neighborhood Activity Center
to
Neighborhood Activity Center
with Text Amendment



Cobb County...Expect the Best!



CP – 1-1

COMMISSIONER DISTRICT: 1

ACREAGE: 15.42 acres

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

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) with Text Amendment

GENERAL LOCATION: The parcels are located on the south side of Dallas Highway, west of Lost Mountain Road.

BACKGROUND:

Intent of Proposed Amendment:

Provide a definitive boundary between the commercial and residential uses to the east and south.

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:

A Special Area Policy Guideline was added to this property as part of the 2015 Comprehensive Plan Amendments.

ANALYSIS:

The subject properties, which contain 15.42 acres, are currently in the NAC. These properties are 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. One of the parcels has road frontage on Dallas Highway and the other has frontage on it and McConnell Road, and are currently residential uses. Both properties share boundaries with a power utility substation that is situated to the west with an access road that is to the south.

This commercial node is projected to contain adequate retail floor space to serve a one mile trade area through 2040. With this in mind, it is desirable to limit potential expansion of the commercial node in order to protect the lower density residential nature of the surrounding area. The existing Special Area Guidance addresses design and assemblage of the properties in order to better promote the nodal concept. This amendment would supplement the existing Special Area Policy Guideline in order to clarify that there should be a clear boundary to limit nodal expansion. The power substation and the access road to it provide a reasonable constraint to nodal expansion.

TEXT AMENDMENT:

Dallas Hwy. / Lost Mountain Road

- ◆ In order to better implement and promote the nodal concept of development and encourage plans which 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.
- ◆ It is equally important that the NAC portion of the node be constrained by Parcels 3 and 4 in LL 82 of the 19th District to the west and Parcel 8 in LL 82 of the 19th, 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.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia's most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Encourage urban style growth in regional activity centers as a means to protect existing stable suburban and rural areas from development growth pressures.
- b.) Preserve stable quality residential neighborhoods
- c.) Address compatibility between land uses when making land use decisions.
- d.) Provide transitions in scale and/or land use between high and low intensity land uses.
- e.) Encourage nodal development at appropriate major intersections and discourage land use changes that lead to "strip" development patterns with multiple driveways.

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, 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:

These properties are not directly adjacent to a city.

8) Transportation Analysis:

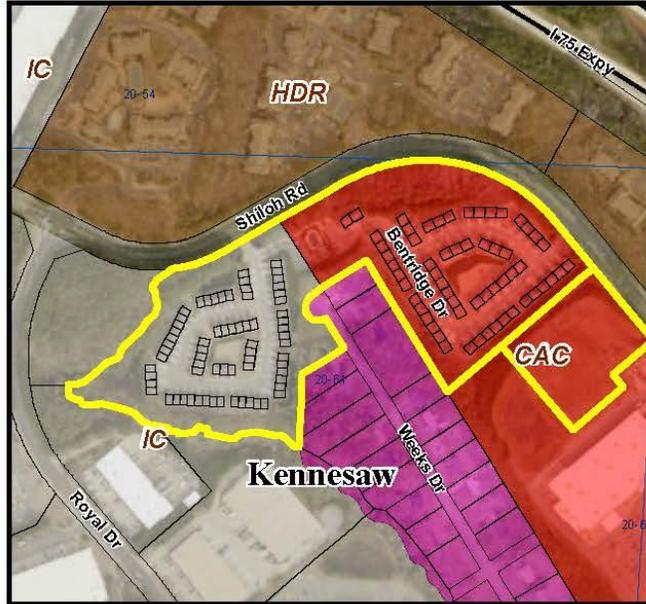
Roadway Classification	Arterial
# of Lanes Existing	4 lanes
# of Lanes Proposed	N/A
Traffic Volumes (ADT)	20,000- 49,999
Sidewalk	No
Bicycle Lanes/Trails	Yes
Transit	No
Proposed Projects of Impact (SPLOST)	<p>Dallas Highway at Poplar Springs/Holland Road</p> <ul style="list-style-type: none"> -Realign Intersection and install traffic signal -Complete
CTP Recommendations	<p>Dallas Highway from John Ward Road to Paulding County Line</p> <ul style="list-style-type: none"> -Operational and intersection improvements -R-457: District 1 Short-Term Projects <p>Dallas Highway from Paulding County Line/East Paulding Drive</p> <ul style="list-style-type: none"> -ASP-CO-427: Cobb County Aspirations Recommendations -Capacity Improvement from 4-6 lanes

Planning Commission Action:

The Planning Commission voted to recommend approval of CP-1-1 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

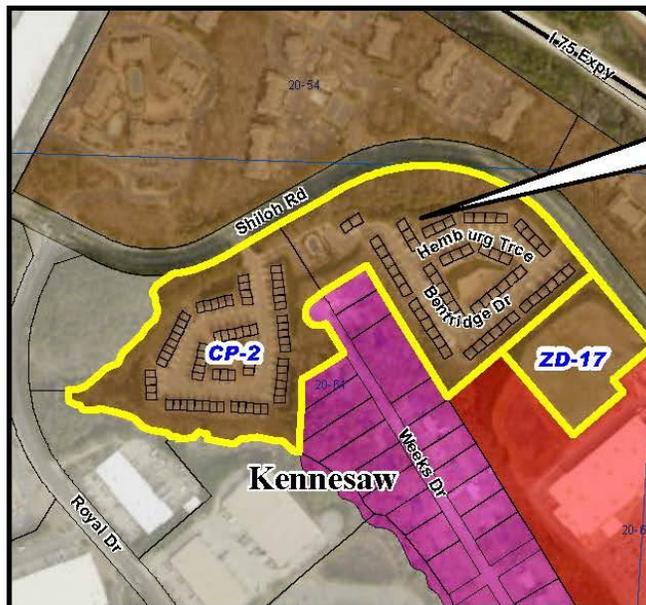
CP-3-1 District 3



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

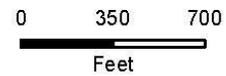


PROPOSED

CP-3-1
Community Activity Center
Industrial Compatible
to
High Density Residential



Cobb County...Expect the Best!



CP – 3-1

COMMISSIONER DISTRICT: 3 (Commission District 1 as of January 1, 2017)

ACREAGE: 20.363 acres

PARCEL ID NUMBER: 20006101630 & 20006102220, (D 20/LL 61)

EXISTING FUTURE LAND USE: Industrial Compatible (IC) and Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: Parcels located on the southeast side of Shiloh Road, east of Royal Drive.

BACKGROUND:

Intent of Proposed Amendment:

Establish a compatible Future Land Use category (FLU) for the development that took place on the subject parcels that is closer in nature to the development across the street that is in the High Density Residential FLU category.

Definitions:

The purpose of 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 Community Activity Center (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 High Density Residential (HDR) category is to provide areas suitable for low rise, high density housing between five (5) and twelve (12) units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of 4 stories per structure

Planning History:

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

ANALYSIS:

The subject properties, which contain 20.363 acres, are in two different Future Land Use (FLU) categories. The property to the west is in the Industrial Compatible (IC) category and the property to the east is in the Community Activity Center (CAC) category. Together, both properties wrap around the tip of a small area of land in the City of Kennesaw. These two properties and the subject property in ZD-17 share a continuous frontage on Shiloh Road and are situated across from apartment developments which are in the HDR future land use category. The properties are zoned identically. The property to the west is zoned RM-8 and the property to the east is zoned SC. Both zoning districts are

compatible with HDR. In that the two residential developments are just below or over five (5) dwelling units per acre (dua) (7.8 and 4.9 dua respectively), it might be reasonable to change them to the HDR future land use category.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comprehensive Plan:

- a.) Promote smart growth policies and encourage the creative design of residential developments that meet the needs of the human and natural environment.
- b.) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- c.) Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base, and balance/sustain a desired mix of residential types.
- d.) Encourage housing construction in locations that are accessible to services and employment.

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, 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 site is directly adjacent to City of Kennesaw.

(Continued on next page.)

8) Transportation Analysis:

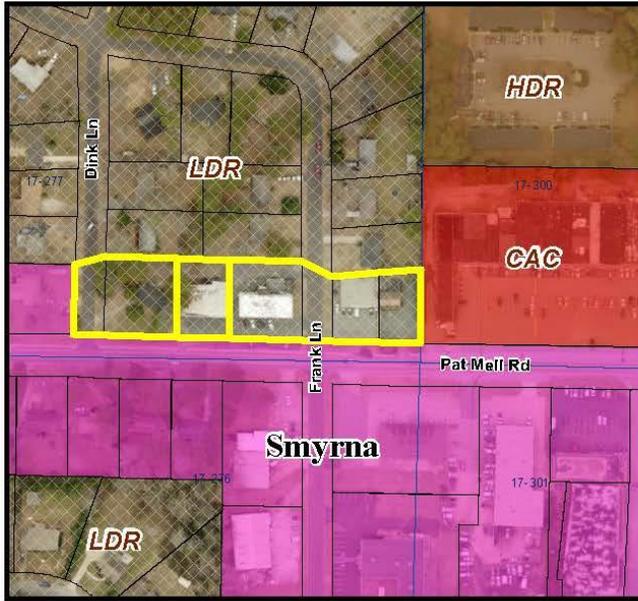
Roadway Classification	Arterial
# of Lanes Existing	4 lanes with center turn lane and left/right turning lanes throughout area
# of Lanes Proposed	N/A
Traffic Volumes (ADT)	5,000- 9,000
Sidewalk	Yes, sidewalks are available except for in the eastbound direction between Bentridge Dr. to west of the Home Depot commercial development
Bicycle Lanes/Trails	None
Transit	Within ½ radius
Proposed Projects of Impact (SPLOST)	Shiloh Road @ Royal Drive -Intersection Improvement -Tier I of 2016 SPLOST -Additional details provided under CTP Recommendations
CTP Recommendations	<ul style="list-style-type: none"> · Shiloh Rd @ Royal Dr./Apartment Dr. <ul style="list-style-type: none"> · R-043 Cobb County Short-Term Recommendations/ District 3 Short-Term Projects · Safety & Operational Improvements: Signalized intersections, reassign lanes

Planning Commission Action:

The Planning Commission voted to recommend approval of CP-3-1 (5-0).

COMPREHENSIVE PLAN AMENDMENTS 2017

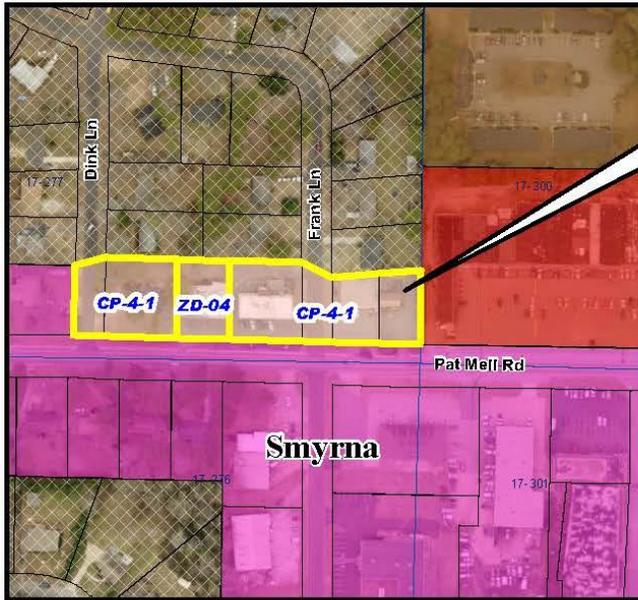
CP-4-1 District 4



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

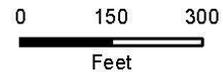


PROPOSED

CP-4-1
Low Density Residential
to
Neighborhood Activity Center



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CP – 4-1

COMMISSIONER DISTRICT: 4 (Commission District 1 as of January 1, 2017)

ACREAGE: 0.877 +/- acres

PARCEL ID NUMBER: 17027700580, 17027700870, 17027700930, 17027700110, (D 17/LL 277)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: North of Pat Mell Road, south of the City of Smyrna, including approximately 125 linear feet of Dink Road and Frank Lane.

BACKGROUND:

Intent of Proposed Amendment:

To recognize properties on which there are existing buildings of a non-residential character or that are zoned for office, retail and service uses.

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. This category presents a range of densities.

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

ANALYSIS:

The four (4) subject properties and two (2) portions of roadway, which contain 1.376 +/- acres, are currently designated as Low Density Residential (LDR) on the future land use map. These properties are bounded on the south by the City of Smyrna. Within the city, there are commercial and residential uses. A parcel in between these properties is the subject of ZD-4, in which the future land use designation of LDR is proposed to be changed to NAC. Should both ZD-4 and this item be approved, there would be a five (5) lot extension of the NAC designation that would be adjacent to a large, existing Community Activity Center (CAC) to the east. Since the subject properties have been used and/or zoned as commercial and are unlikely to be used for residential purposes in the future, re-designating the subject parcels from LDR to NAC is appropriate. This would recognize the existing transition between adjacent commercial and residential uses and create a stepdown in intensity from the adjacent CAC to the east. To further clarify the desired character of the transition, a text amendment is proposed that would encourage that priority be given to low rise office uses in the new NAC.

TEXT AMENDMENT:

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 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 use will be strongly encouraged in order to provide a transition between residential and commercial uses.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Provide transitions in scale and/or land use between high and low intensity land uses.
- b.) Provide transitions in scale and/or land use between high and low intensity land uses.
- c.) Work toward diversifying the county’s industrial and commercial base.

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, 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) Environment Impact:

At this level of analysis, staff is unable 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 Smyrna.

(Continued on next page.)

8) Transportation Analysis:

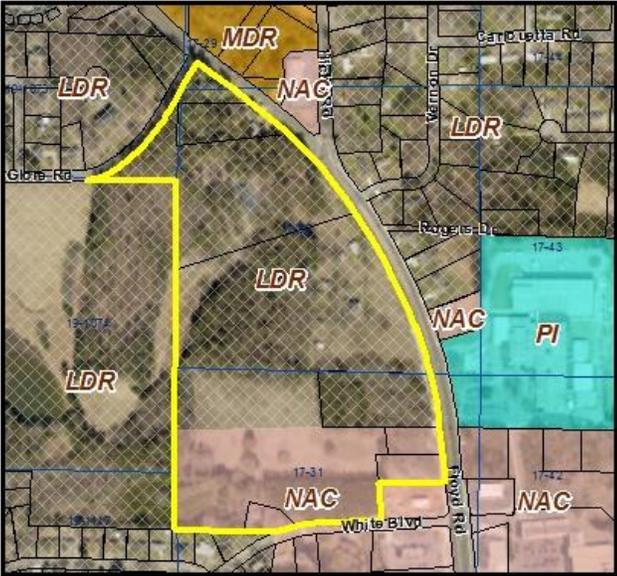
Roadway Classification	Major
# of Lanes Existing	2 lanes
# of Lanes Proposed	N/A
Traffic Volumes (ADT)	5,900 (AADT)
Sidewalk	Yes, sidewalks are available adjacent to the westbound lane.
Bicycle Lanes/Trails	None
Transit	Within ½ radius
Proposed Projects of Impact (SPLOST)	Austell Road at Pat Mell Road - Intersection Improvement -Completed (2005 TIP) -Referenced project is near project area
CTP Recommendations	N/A

Planning Commission Action:

The Planning Commission voted to recommend approval of CP-4-1 with a revised text amendment, as shown on page 78 (5-0).

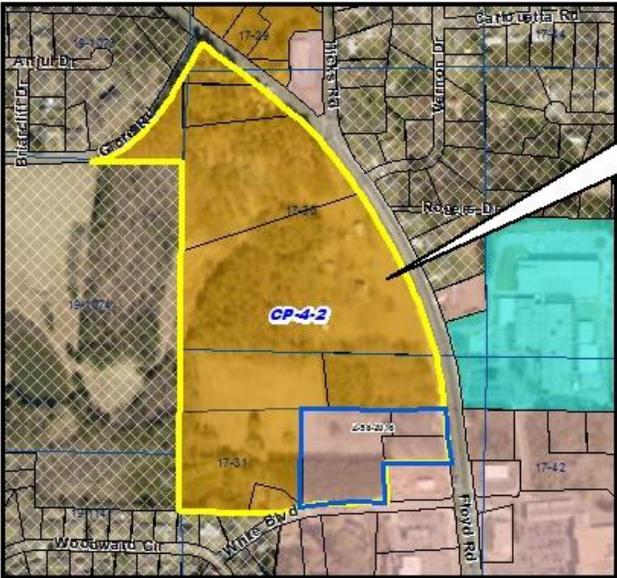
COMPREHENSIVE PLAN AMENDMENTS 2017

CP-4-2 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

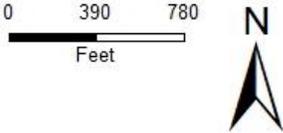


PROPOSED

**CP-4-2
Neighborhood Activity Center
Low Density Residential
to
Neighborhood Activity Center
Medium Density Residential**



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CP-4-2

COMMISSIONER DISTRICT: 4

ACREAGE: 39.2

PARCEL ID NUMBER: 17002900210, 17003000030, 17003000240, 17003100010, 17003100020 & 17003100390 (D 17/ LL 29, 30, 31)

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

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

GENERAL LOCATION: North and west of the commercial node centered at intersection of Floyd and Nickajack Roads

BACKGROUND:

Intent of Proposed Amendment:

Provide a transition from stable single family residential uses that are directly adjacent to commercial uses on the fringes of the commercial node centered at the intersection of Floyd and Nickajack Roads and to recognize the recent rezoning of three (3) parcels and portion of a fourth from R-20 to NRC.

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.

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 properties currently in the Low Density Residential Future Land Use category. Pertaining to the portion that is currently in a NAC, a Specific Area Policy Guideline was added in 2015. It reads:

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 which 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 this criteria. The map of this highlighted area is shown in the Appendix.

ANALYSIS:

The Specific Area Policy Guideline referenced above speaks to the need for buffering and transitioning from commercial uses to adjacent residential uses. In September 2016 the BOC approved zoning case no. Z-58, which requested a change from R-20 to NRC for the purpose of a retail grocery store. During the course of the public hearing, residents of the area confirmed the continued desire for buffering between commercial development on Floyd Road and residential development to the north and west of the node.

As for the parcels that are currently undeveloped or under-developed, designating them as MDR would provide a transition from the more intense commercial development on Floyd Road to the established single family residential uses on White Boulevard and Gloré Road. It would also serve as a continuation of a corridor of MDR to the south and north that provides the same transitional function along the fringes of the Floyd/Nickajack commercial node. The portion of the property currently designated as NAC would simultaneously have two changes. First, the western portion that was not included in rezoning case no. Z-58 would be changed from NAC to MDR in order to complete the step down in intensity adjacent to the commercial development. Second, the lot immediately to the north that was included in Z-58 would be changed from LDR to NAC in order to recognize the commercial uses for which it may now be utilized.

The following text amendment is proposed to provide additional protection:

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 buffering and screening requirements on any re/development of the tracts within the NAC future land use category in order to protect adjacent residential uses, and provide a transition between land uses.

1) Applicable Goals from the Comp. Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work, and play.

2) Applicable Policies from the Comp. Plan:

- a.) Preserve stable quality residential neighborhoods.
- b.) Address compatibility between land uses when making land use decisions.
- c.) Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- d.) Consider impacts to area residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of new residential and non-residential developments.

3) Consistency with existing Corridor Studies and Other Plans:

This proposal is located within the boundaries of the South Cobb Enterprise Zone

4) Adherence to Nodal Development Pattern:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. This particular proposal enhances existing Specific Area Guidance supported by the community.

5) Consistency with Revitalization Goals:

This proposal is consistent with the Revitalization Goals.

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, restraints or concerns that may be affected by this guidance.

7) Adjacency to Cities:

These properties are not directly adjacent to a city.

8) Transportation Analysis:

Roadway Classification	Arterial
# of Lanes Existing	2 lanes with center turn lane from Verlander Way to Hicks Road 4 lanes with left and right turn lanes from Hicks Road to Fontaine Rd SW
# of Lanes Proposed	4 lanes from Verlander Way to Hicks Road
Traffic Volumes (ADT)	20,000- 49,999
Sidewalk	Yes
Bicycle Lanes/Trails	Yes
Transit	Yes
Proposed Projects of Impact (SPLOST)	Sidewalk from Clay Road to Hicks Road Intersection Improvement at Clay Road
CTP Recommendations	Floyd Road from Hicks Road to Austell Road (SR 5) -Capacity Improvement -R-487: Cobb County Long-Range Recommendations/ District 4 Long-Term Projects

Planning Commission Action:

The Planning Commission voted to recommend approval of CP-4-2 with the revised map, shown on page 80, and deletion of the proposed text amendment, as shown on page 82 (5-0).

2016 Comprehensive Plan Amendments – Staff Proposals (SPs)

SP	District	Description	Page
SP-1	1	Include the entire parcel that was developed as a grocery store in the Neighborhood Activity Center (NAC) future land use category	85
SP-2	All	Update Redevelopment Inventory	89

COMPREHENSIVE PLAN AMENDMENTS 2017

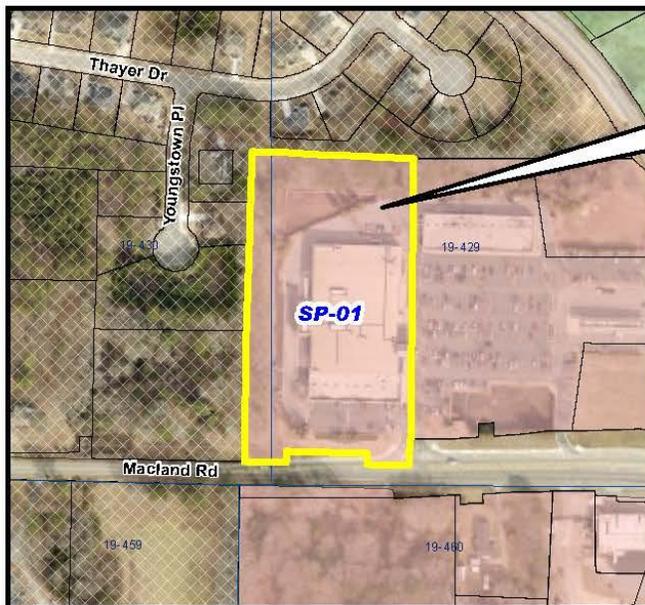
SP-1 District 1



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

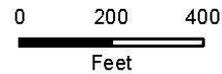


PROPOSED

SP-1
Low Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!



SP - 1

COMMISSIONER DISTRICT: 1

ACREAGE: 5.374 +/- acres

PARCEL ID NUMBER: 19042900060 (D 19/LL 429)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: Parcels located on Macland Road, west of Lost Mountain Road.

BACKGROUND:

Intent of Proposed Amendment:

Include the entire parcel that was developed as a grocery store in the Neighborhood Activity Center (NAC) future land use category.

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. This category presents a range of densities.

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

ANALYSIS:

The subject properties, which contain 11.054 acres, a portion of which is in the Neighborhood Activity Center (NAC) category and the remaining 5.374 +/- acres are in the Low Density Residential (LDR) category on the current future land use map. The NAC line has historically gone through the land area that was developed as the Kroger grocery store. When the site was developed the area extended beyond the NAC boundary but it was never adjusted to reflect the actual land use. The property has frontage on Macland Road and Lost Mountain Road. To the west and north the future land use category is LDR. To the east there is a small boundary with Rural Residential (RR) and the remainder is NAC. To the south is NAC.

Since the subject property is currently being used for commercial activity and that use will likely continue in the future, the land use should be changed from LDR to NAC to be consistent with the use of this parcel and the surrounding commercial uses.

1) Applicable Goals from the Comprehensive Plan:

- a.) In the year 2030, Cobb is recognized as Georgia’s most complete community, a place that combines the best of urban, suburban, and rural life to appeal to a broad spectrum of people.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2) Applicable Policies from the Comprehensive Plan:

- a.) Address compatibility between land uses when making land use decisions.
- b.) Encourage nodal development at appropriate major intersections and discourage land use changes that lead to “strip” development patterns with multiple driveways.
- c.) Work toward diversifying the county’s industrial and commercial base.

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Macland Road Corridor 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:

This site is not directly adjacent to a city.

(Continued on next page)

8) Transportation Analysis:

Roadway Classification	Arterial
# of Lanes Existing	2 lanes with turn lanes at the commercial development (Kroger Plaza) and left/right turning lanes between New Macland Rd/Lost Mountain Rd and Villa Rica Rd/Old Villa Rica Rd
# of Lanes Proposed	4 lanes
Traffic Volumes (ADT)	East of area 20,000- 49,999 West of area 10,000- 19,999
Sidewalk	Sidewalks are available in the eastbound direction from west of commercial development (Kroger Plaza) to Lost Mountain Rd/New Macland Rd Sidewalks are available from Lost Mountain Rd/New Macland Rd to Macland Dr.
Bicycle Lanes/Trails	None
Transit	None
Proposed Projects of Impact (SPLOST)	New Macland Rd from Macland Rd to Arapaho Dr. - Safety and operational improvements, turn lanes, sidewalks -Tier I of 2016 SPLOST -Referenced project is near project area
CTP Recommendations	· Macland Rd (SR 360) from SR 120 (Marietta Hwy) in Paulding County to New Macland Rd/Lost Mountain Rd in Cobb County · CO-367 Short-Term Cobb County Recommendations/ District 1 Short-Term Projects/District 4 Short-Term Projects · Roadway Capacity Improvement

Planning Commission Action:

The Planning Commission voted to recommend approval of SP-1 (5-0).

SP-2

COMMISSIONER DISTRICT: All

ACREAGE: Not applicable

PARCEL ID NUMBER: Not applicable

EXISTING FUTURE LAND USE: Not applicable

PROPOSED FUTURE LAND USE: Not applicable

GENERAL LOCATION: Commercial corridors in Cobb County

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposed amendment is to alter the existing Redevelopment Sites Appendix maps based upon an update to the Redevelopment Inventory originated through a collaboration between the Community Development Agency and the Office of Economic Development.

Definitions:

The Redevelopment Sites inventory is an effort to identify commercial properties/strip centers that are in need of redevelopment or reinvestment. A methodology was created that evaluates buildings along commercial corridors in an effort to quantitatively compare various private commercial centers to help identify those that are most in need of investment. This effort enables properties to receive some economic incentives and marketing assistance to support redevelopment programs.

Planning History:

The original Redevelopment Inventory was completed in 2001 and was updated in 2004. The methodology for the previous Redevelopment Inventory was to identify properties that could be encouraged to alter from commercial use to a mixed-use or residential use. Given the staff's additional knowledge about the development criteria for mixed-use projects as well as the changing economic landscape, it was necessary to alter the methodology to focus on sites requiring new investment rather than conversion to a different use. This most recent methodology for the redevelopment inventory was instituted in the 2010 Redevelopment Inventory update. There after it has been updated annually as a part of the Comprehensive Plan amendment effort.

ANALYSIS:

This amendment to the Redevelopment Sites list and Appendix maps are based upon an effort by Community Development staff to maintain Economic Developments existing redevelopment sites inventory and to ensure that the most accurate and up-to-date information is available to all interested parties.

Staff is proposing the following modifications to the Appendix maps based upon private investment and revitalization efforts that have taking place on these sites:

Remove:

- Site 10: 2347 Canton Road
- Site 11: 2410 Canton Road
- Site 13: 2755 Canton Road
- Site 25: 3101 Cobb Parkway
- Site 28: 2900 Delk Road
- Site 37: 185 Veterans Memorial Highway

Add:

- Site 84: 3012 Canton Road

1.) Applicable Goals from the Comp. Plan:

- a.) Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region great places to live, learn, work, and play.
- b.) Cobb County is a business-friendly community that supports business development and entrepreneurship. This orientation along with other attributes, has established Cobb as one of the best places to start a new business, expand an existing business, or relocate a company.

2.) Applicable Policies from the Comp. Plan:

- a.) Amend the 2030 Comprehensive Plan when necessary to incorporate findings and recommendations from approved Livable Centers Initiative and other similar transportation/land use master plans that will improve the county's ability promote quality-of-life and attract additional employment opportunities.
- b.) Encourage urban style growth in regional activity centers as a means to protect existing stable suburban and rural areas from development growth pressures.
- c.) Encourage reuse, redevelopment, and/or revitalization of brownfield and greyfield (dark/vacant store fronts) sites as a means to accommodate new growth in appropriate areas of the county.
- d.) Promote the continued development of our major business districts to support employment growth, provide retail services, and serve as a hub for the community.

3.) Consistency with existing Corridor Studies and Other Plans:

The Redevelopment Inventory used information and ideas provided in previous Master Plans and Corridor Studies to assist in locating the appropriate areas to support redevelopment activity.

4.) Adherence to Nodal Development Pattern:

The effort to identify and support redevelopment of the county's existing commercial building stock provides the ability for commercial areas to receive new investment. This may alleviate tension to expand our existing commercial nodes in other areas of Cobb County by encouraging development where it already exists.

5.) Consistency with Revitalization Goals:

Cobb County has a stated goal to encourage revitalization in previously built areas that may need new investment. This is a fiscally responsible way of managing the county's land use policies because it encourages new investment in areas with infrastructure. The Redevelopment Inventory is a policy that is well aligned with the County's goal to encourage revitalization.

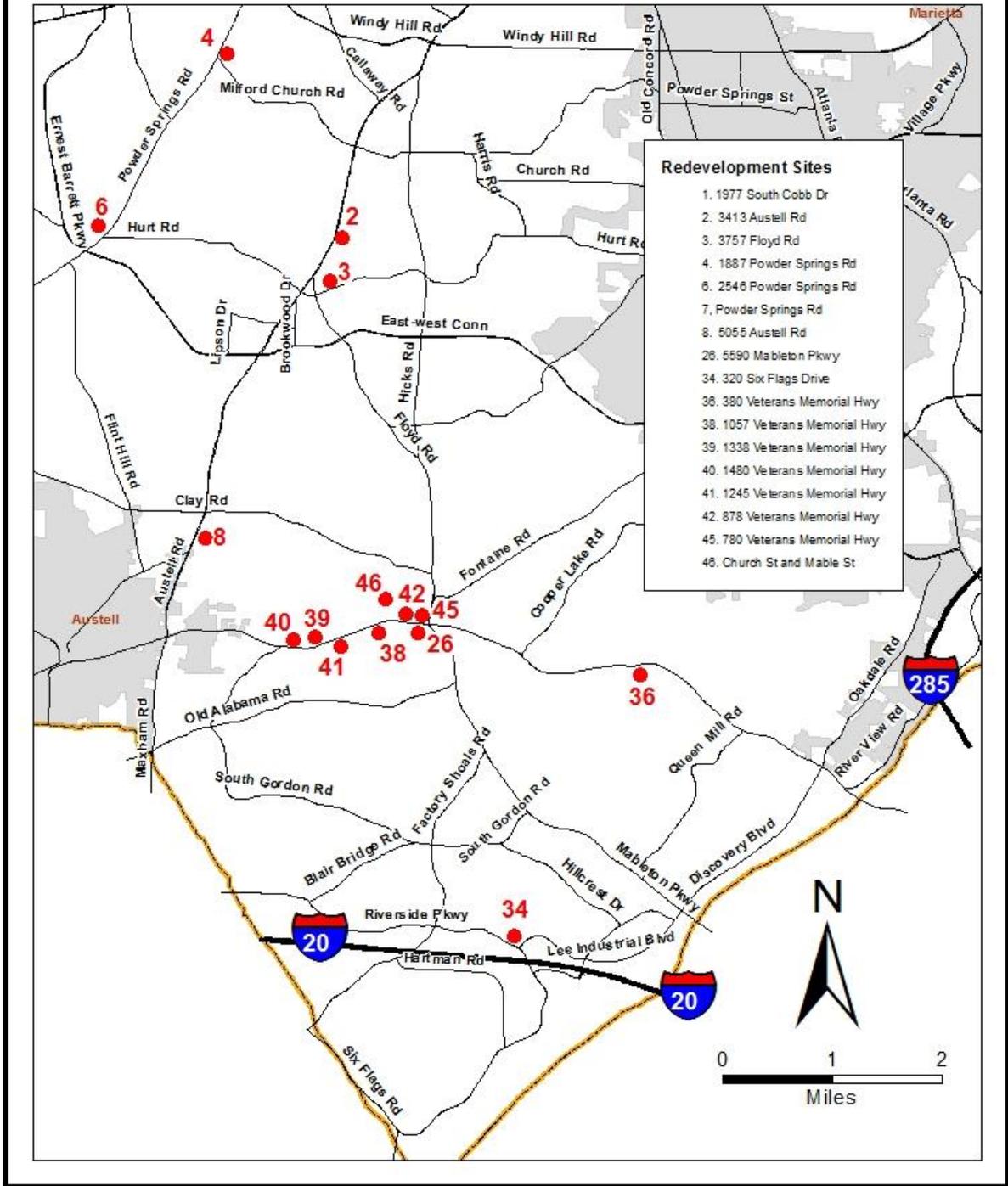
6.) Environment Impact:

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.

Planning Commission Action:

The Planning Commission voted to recommend approval of SP-2 (5-0).

Tax Abatement Program Redevelopment Sites



Tax Abatement Program Redevelopment Sites

