



COMMUNITY PROFILE

APPENDIX 1

COMMUNITY PROFILE

This report examines existing conditions in Cobb County across a range of topics and measures. Understanding the current state of the people, land and facilities is a critical component to the comprehensive planning process. Data and information presented in this analysis serves as a baseline for future planning and provides the foundation for the vision, goals and policies of the Cobb 2040 plan.

The information contained within is derived from a variety of sources including the following: U.S. Census data, Atlanta Regional Commission and Cobb County Government. Past plans and studies, geographic datasets as well as local knowledge and input were provided during the community engagement process and by County staff.

Topics Include:

Cobb Setting	Land Use
Historical Context	Public Safety
Development Trends	Natural Resources
Demographics	Historic & Cultural Resources
Housing	Community Facilities
Economic Development	Intergovernmental Coordination
Transportation	Human Services

COBB SETTING

Cobb County is situated in the upper Piedmont section of northwest Georgia. It encompasses 346 sq. miles and is conveniently located to the northwest of Atlanta and Fulton County, bordering the Chattahoochee River. The terrain slopes gradually to the north toward the foothills of the Blue Ridge Mountains and is traversed by numerous creeks and streams. Lakes Allatoona and Acworth, as well as an abundance of smaller man-made lakes and ponds, offer recreational opportunities and scenic vistas. The County is marked by gently sloping ridges and valleys, which run northeast to southwest. Abrupt slopes are found along Cobb's small mountains including Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw, which also provide scenic panoramas and recreational opportunities.

Cobb County's natural beauty, abundant vegetation, proximity to water features, location within the Atlanta metropolitan region and its rich historical and cultural heritage provide assets that make Cobb a desirable place to live and work. The appeal of these attractions contributed to its rapid growth in the past and will continue to attract people and businesses in the future.



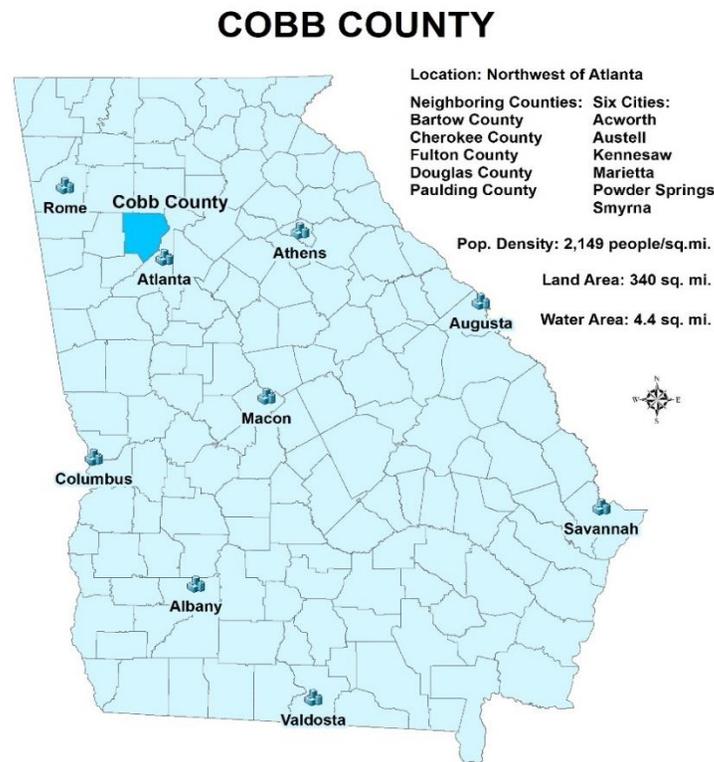


Figure 1

HISTORICAL CONTEXT

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

During the early 1900s, the County’s total population grew to around 38,000 people, until World War II indirectly caused sudden growth in the community. Marietta Army Airfield was built in 1943, bringing

with it the opening of the Bell Aircraft Corporation bomber plant and nearly 30,000 jobs. While Bell closed the plant at the end of the war, the subsequent Korean War led Lockheed, an aircraft manufacturing company, to reopen the plant in 1951. At the same time, the Marietta Army Airfield became Dobbins Air Reserve Base and the Naval Air Station Atlanta was added to the campus. The combination of these three events, in conjunction with growth from the city of Atlanta busting out of its seams, helped drive the economic engine of the County and set the stage for the rapid growth that was to come.

Because of the jobs that were now available in the 1950s and 60s and the lack of a robust transportation network, there was a need for housing in close proximity to employment. The south and central area of Cobb, which was also the commercial/industrial core of the County, began to experience rapid residential growth in a traditional neighborhood development pattern with affordable homes, well-connected streets and pedestrian scale blocks. At that time, there was still considerable separation between Cobb County and the City of Atlanta. The completion of Interstate 75 in the 1970s suddenly decreased travel times, significantly altering growth and development patterns. Cobb became more integrated into the Atlanta metropolitan area, and a second phase of intense growth began. During this time in the 70s, 80s and 90s, eastern Cobb and later northern Cobb saw the character of the area change with auto-centric, higher density, cul-de-sac subdivisions and strip commercial developments along transecting arterial roadways, creating access management issues.

As land availability in East and North Cobb became scarce, the County’s residential growth continued to progress in a seemingly counter-clockwise fashion toward western Cobb in the 1990s and 2000s. During this time, large-lot residential subdivisions were built in

relatively rural and agricultural areas. Learning from the inadequacies of the strip commercial corridors, commercial centers were characterized by well-defined, compact commercial nodes at strategic intersections of arterial roadways. Development pressures in West Cobb continue to put a strain on services and infrastructure in that area. Much of the recent growth is due to the lack of available land in East and South Cobb, the quality of life experienced by residents, nearby jobs and one of West Cobb's major assets, the Kennesaw Mountain National Battlefield Park.

During these decades, Cobb County led the State of Georgia by creating two community improvement districts (CIDs), the Cumberland CID (1988) and the Town Center CID (1997). These not-for-profit entities assisted in developing infrastructure in the two main commercial areas to support the rapid development that was experienced in the County.

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

DEVELOPMENT TRENDS

In the past 25 years, Cobb's development reflected its increasing integration into the Atlanta metropolitan area. Links with Atlanta and with co-developing suburbs to the east in Fulton County have become stronger as access to I-75, I-285, I-20 increased in importance. Cobb's "platinum triangle" area of I-285 and I-75

contains one of the largest concentrations of Class A office space in the metropolitan area. It is also home to corporate headquarters for some of the region's largest employers. Much of the land use along Highway 41 and Interstate 75 continues to be influenced by the cities of Acworth, Kennesaw, Marietta and Smyrna. Additionally, Dobbins Air Reserve Base and the Lockheed Martin Manufacturing plant are instrumental in anchoring industrial uses within the center of the County. The Town Center Community Improvement District (TCCID) and the Cumberland Community Improvement District (CCID) have encouraged land use patterns that promote a mixture of uses. The Town Center area continues to evolve into a residential and commercial service area due to its location between I-75 and I-575, Cobb County International Airport and its close proximity to Kennesaw State University, (Georgia's third largest university). In the Cumberland area, office development has always been the primary use, but the Cumberland CID has made an effort to attract more residential development to the area to promote a better jobs-housing balance. Since the Atlanta Braves baseball franchise decided to move their home field to Cobb County, the Cumberland area has continued to receive more influx of office, commercial and residential investments. As of 2016, the Cumberland CID had a 5.4% impact on Georgia's economy and made up 33% of Cobb County's economy. Growth in the Town Center and Cumberland area will continue to lead the County as more housing options become available, as well as more jobs.

Traditionally, East Cobb had been experiencing suburban residential growth rates that far exceeded County averages. Due to the lack of undeveloped land in East Cobb now, development activity in East Cobb has slowed in the last 20 to 30 years; the focus has been on smaller infill development projects. However, the quality of life in Cobb County continues to attract residents. Because of this continued

growth, West Cobb is experiencing more residential development activity in the form of single-family detached residential homes. This is due to the availability of relatively larger undeveloped tracts of land. However, those undeveloped tracts are becoming sparse, which lends to higher property values and denser projects.

Commercial activity in Cobb County is predominantly around three distinct development patterns. The first commercial development patterns were established along some of the first arterial roadways in the County: Canton Road, Austell Road, Veterans Memorial Highway, Cobb Parkway, Atlanta Road and South Cobb Drive. Larger, more intense commercial development focused in areas surrounding interstate interchanges, such as the Town Center area at the I-75 and I-575 intersection and the Cumberland area at the intersection of I-75 and I-285. The third development pattern, and the least intensive, is commercial activity centers that are constrained by well-defined commercial “nodes” at key intersections and provide easier accessible commercial services to nearby neighborhoods and communities.

Industrial activity is critical to the economy in Cobb County. Most of the industrial development is focused along the interstates and railroads that transect the County providing quick access to the transportation network. The largest industrial area with the most undeveloped land is located in South Cobb, south of I-20--with easy access to I-20, Highway 6 (Thornton Road) or Riverside Parkway. Other industrial uses are located around I-285 between South Cobb Drive and Atlanta Road and near the Cobb County International Airport and I-75. There is an industrial area near the intersection of East-West Connector and Powder Springs Road that is anchored by Atlanta Junction, a large industrial “tank farm” operated by Colonial Pipeline Company. A lot of the existing uses within and surrounding this industrial area are residential. Because of the incompatibilities

associated with the two conflicting land uses, thoughtful consideration needs to be given in this area moving forward.

Current market preferences dictate a continued interest in residential land use in the majority of areas in the County. Suburban, detached, owner-occupied, single-family residential homes will continue to be the primary housing choice in the County, but there will likely be a higher demand for attached residential units, both renter and owner-occupied housing in and around the I-75 and Highway 41 corridors. With the expected increase in the older population, it is anticipated that there will also be a need to provide supported and non-supported senior living communities. However, there should be checks and balances to ensure that the County does not over develop in one type of housing option. South Cobb will begin to see more redevelopment opportunities as planning efforts to rejuvenate older commercial corridors along Austell Road, Veterans Memorial and Mableton Parkway are implemented. Redevelopment of underutilized commercial properties will become a reality over the next twenty-five years. This promotes conservation of land resources and helps preserve stable suburban neighborhoods throughout the entire County. The revitalization and redevelopment of some residential areas will result in new investments along some of the County’s commercial corridors. These types of investments are greatly determined by factors such as macroeconomics, the cost and availability of land, and the business climate of the area. Thus, residential redevelopment greatly enhances the opportunity for private sector non-residential development along some of the underperforming corridors.

Cobb County’s rapid growth transformed it from a small rural community to an integral part of one of the fastest growing metropolitan regions in the United States. As Cobb matures into a

more suburban and urbanized center, more emphasis will need to be placed on infill development, redevelopment and neighborhood revitalization due to constraints on land availability. In order for the community to continue to expand its tax base and provide a high level of service to the residents, property owners and businesses, Cobb County needs to find a balance of growth between quality redevelopment, new greenfield development and the preservation of stable suburban and rural neighborhoods. This should all be done while mitigating the unsavory aspects of new development.

DEMOGRAPHICS

Population

According to the U.S. Census Bureau, the population of Cobb County increased from 447,745 in 1990 to 727,521 in 2015 (Figure 2). That is a 63% increase over the 25-year period. The Atlanta Regional Commission is projecting 150,000 more people to call Cobb County home by 2040, resulting in a 22% increase in the next 25 years (Figure 3).

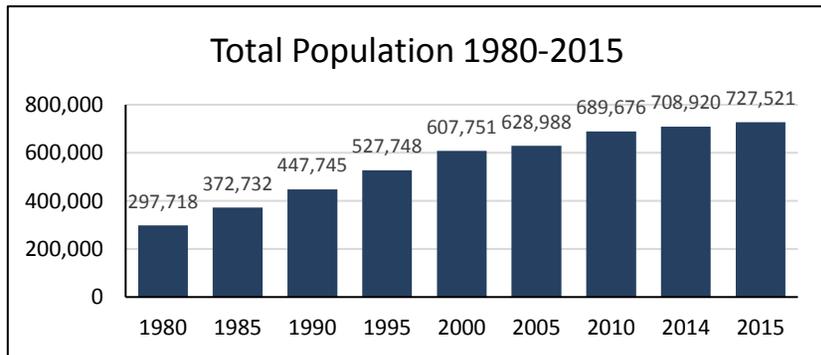


Figure 2

Source: U.S. Census Bureau - American Community Survey

While the population of Cobb is still anticipated to grow, it is projected to grow at a slower rate. Despite the slower growth rate, housing, jobs and services will still be impacted by the increase. There will be a need for different types of jobs for all skill levels, adequate and affordable housing and infrastructure and services to meet the demand of a growing population.

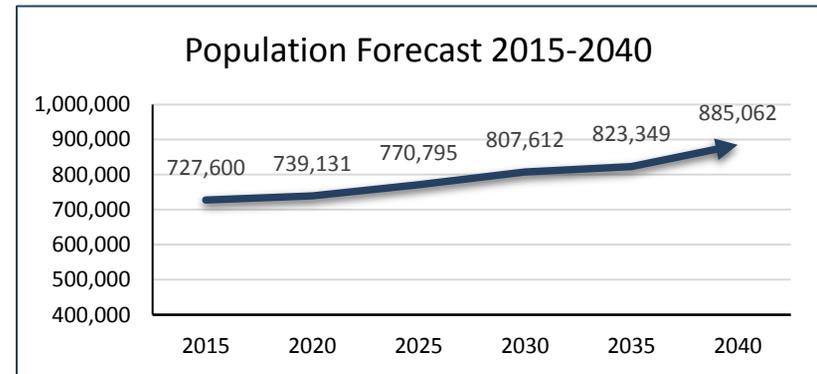


Figure 3

Source: U.S. Census Bureau - American Community Survey

Population density maps based on forecasted population numbers are shown in Figure 5 from 2015-2040.

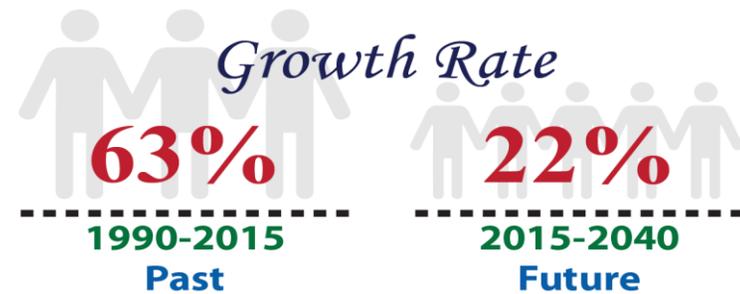


Figure 4

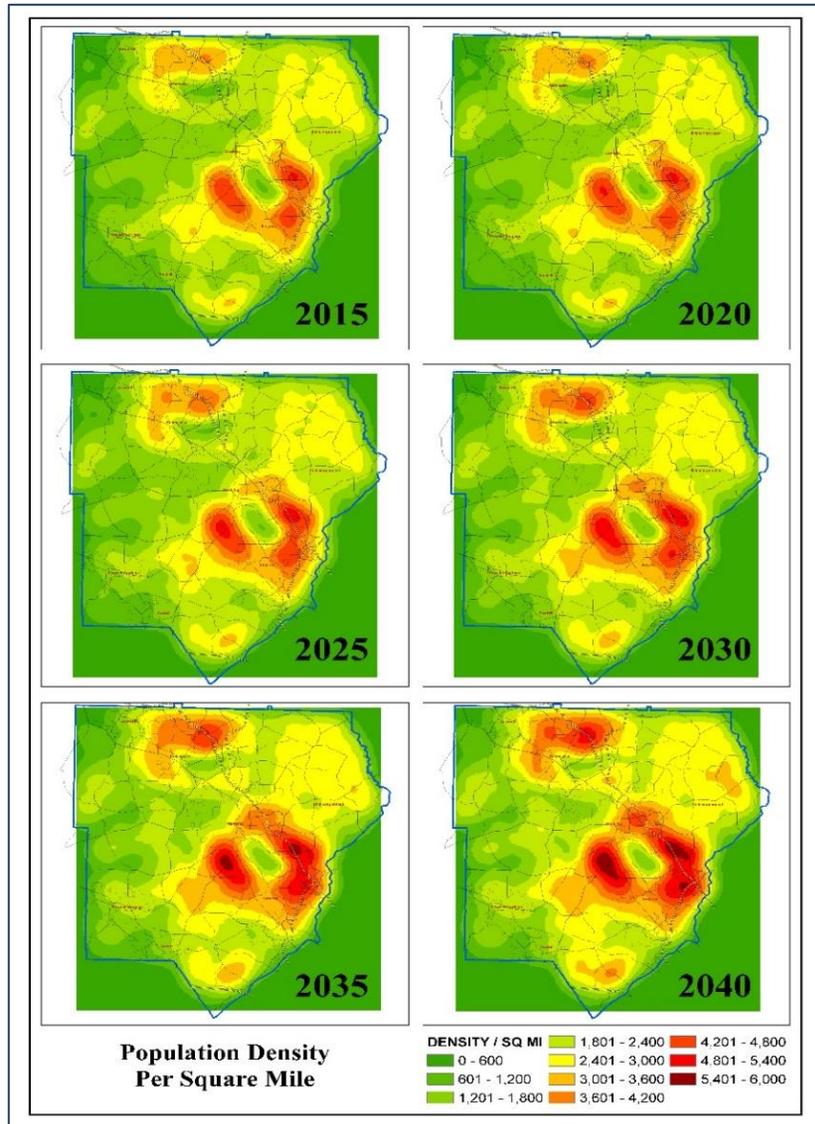


Figure 5

Age

Cobb County's median age increased from 33.2 years of age in 2000 to 35.4 years of age in 2010. Over 56% of the residents are of typical working age ranging from 25-64 years old. The largest single population age group in 2010 was the 45-49 age group, which accounted for 8% of the population. The senior population, which for planning purposes, is considered 65 and older, saw an increase from 42,219 people in 2000 to 60,632 people in 2010, which is a 43.6% increase over the last decade.

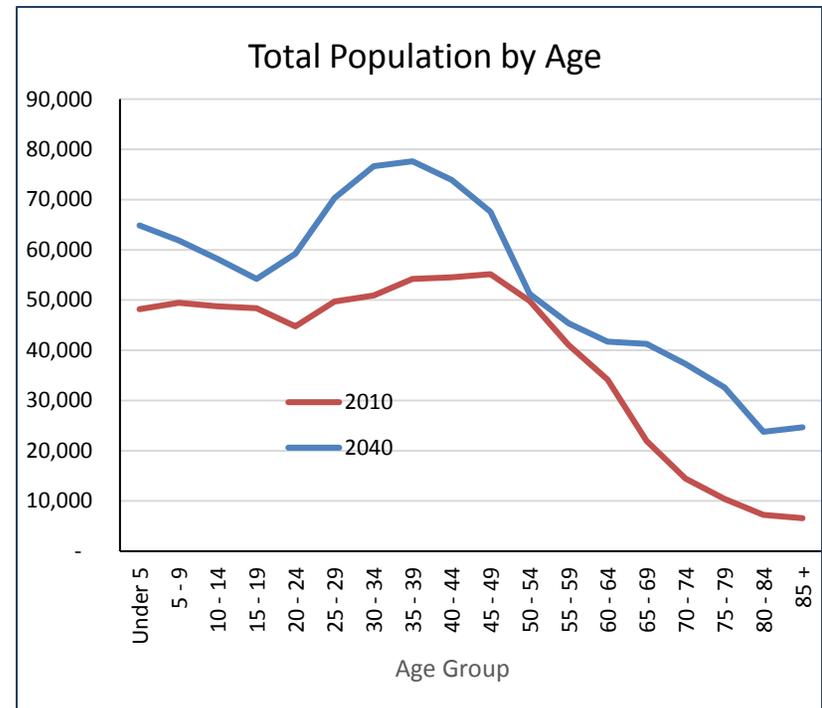


Figure 6

Source: U.S. Census Bureau - American Community Survey

According to population projections, the largest population cohort in 2040 will be 10 years younger than 2010 at 35-39 years old. However, the greatest demographic challenge for Cobb County in the next 25 years will be the increase in residents over the age of 65, which is forecasted to almost double from an estimated 80,854 in 2015 to 159,531 in 2040 (Figure 6).

Age groupings can be further aggregated into generational cohorts (Post-Millennials, Millennials, Generation X, Baby Boomers and The Greatest Generation) that provide a more common link between individuals in these new cohorts. When viewed this way, the two groups with the largest growth rates include Millennials and Post-Millennials. As expected, Generation X, the Baby Boomers and the Greatest Generation are expected to decline by 2030. However, all three generation groups will make up the majority of the senior population by 2030, indicating additional proof that Cobb County can expect a significant increase in the senior population by 2030.

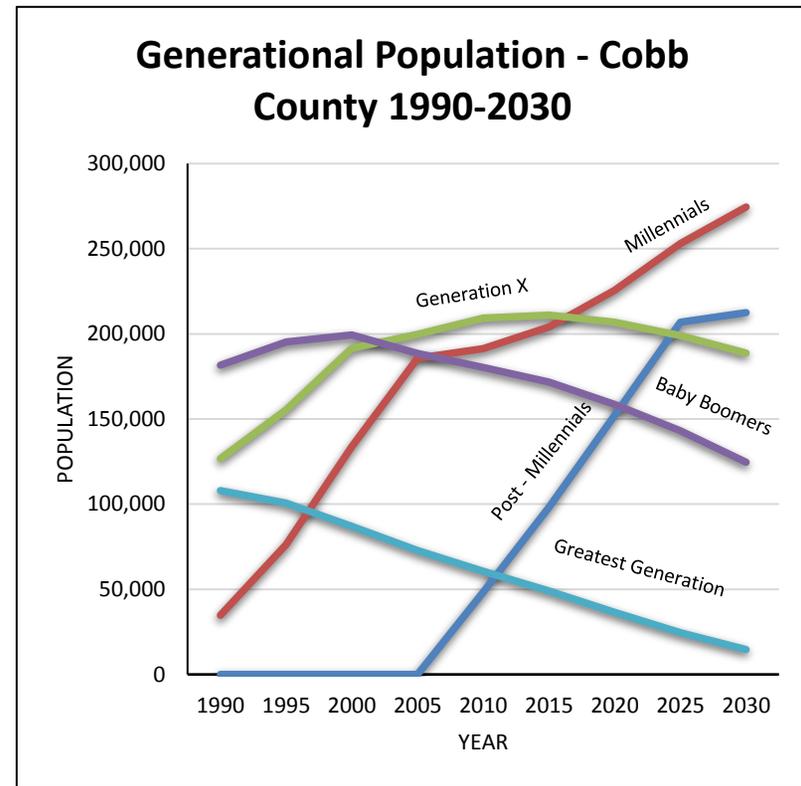


Figure 7
Source: U.S. Census Bureau - American Community Survey

Race & Ethnicity

Trends from the past 25 years suggest that Cobb County is growing more diverse. The County's increase in minority population mirrors the overall trends seen in Georgia and the Atlanta region. In 1990 the African American, Hispanic and Asian populations collectively made up only 12% of Cobb County's population. According to recent data from the 2013 American Community Survey (ACS), these groups now account for nearly half (46%) of Cobb's population (Figure 8).

The County’s Hispanic population grew from 9,403 or 2.1% of the population in 1990 to 90,667 or 12.6% of the population in 2013. Cobb’s African American population also increased substantially from 1990- 2013 growing from 9.9% to 28.9% of the County’s population. While not as large as the Hispanic or African American populations, the County’s Asian population increased 4% from 1.7% in 1990 to 5.7% in 2013.

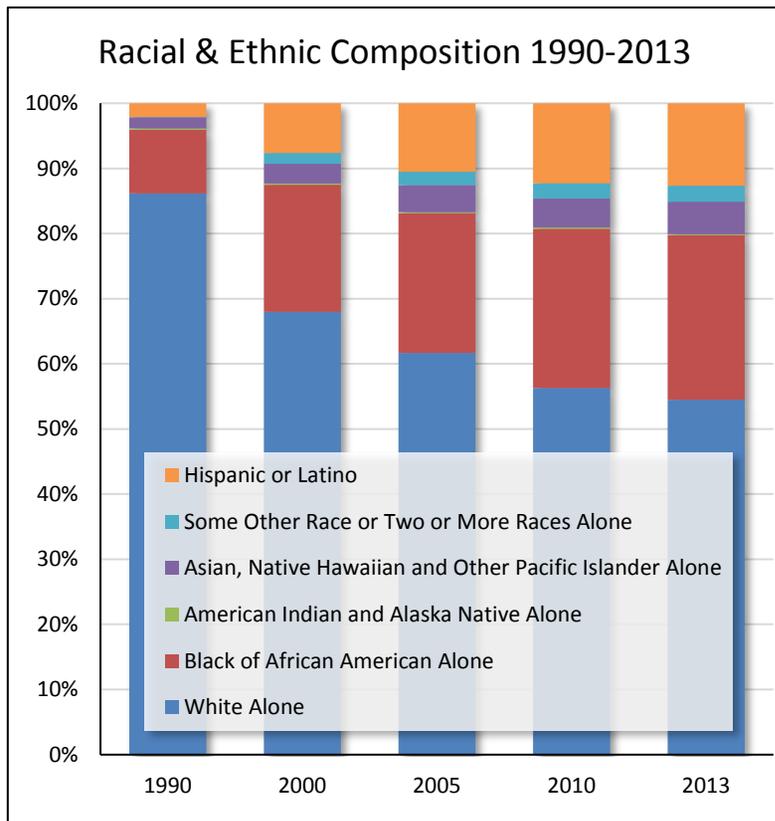


Figure 8

Source: U.S. Census Bureau - American Community Survey

African Americans are the most prominent racial and ethnic group in South Cobb, the Mableton area, Marietta and Smyrna. The highest concentration of Hispanic residents is found in central Cobb. The white populations are predominant in East and West Cobb County and to a certain extent in Smyrna and the Vinings community. The highest concentration of “Other” racial and ethnic groups, which include Asian, Native Hawaiian, Pacific Islander, American Indian, Alaskan Native or other races is found mostly in East Cobb and the Cumberland area. A map of Race and Ethnicity by Census Tracts can be found in Figure 9, on page A1.9.

Educational Attainment

Cobb County maintains a competitive edge in educational attainment among its workforce population. As of 2010, a majority of County residents (51.7%) had at least a college degree compared to 45.7% in 2000. When comparing the state and metro Atlanta region, only 34.0% of all Georgia residents and 44.7% of metro Atlanta residents were found to have college degrees. The percentage of residents not graduating high school was also low in Cobb County compared to the region and state. Only 9.6% of Cobb residents did not have a high school diploma while 11.4% of the metro area and 15.7% of state residents did not have a high school diploma. These statistics point to a well-educated workforce in Cobb County, which has an impact on the types of economic development initiatives and recruitment efforts that are undertaken to ensure that the targeted businesses and industries are appropriate for the educational level and training of the population. A comparative chart is available in Figure 10, on page A1.9.

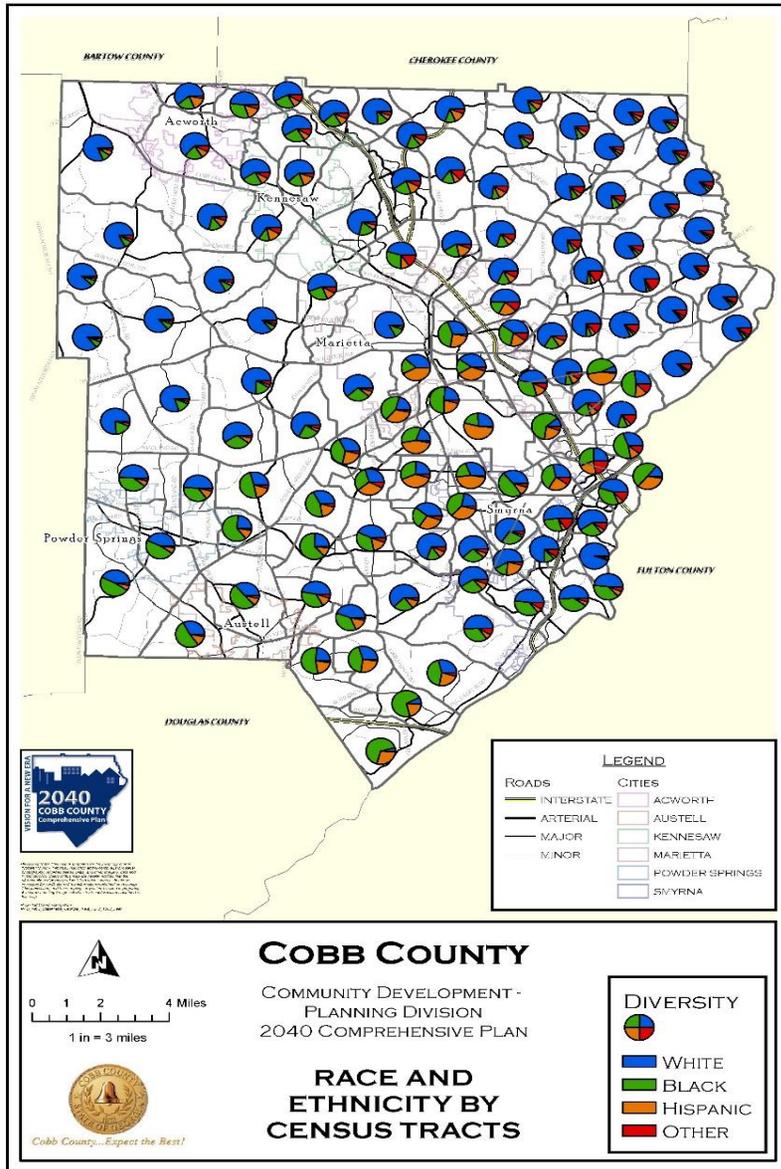


Figure 9

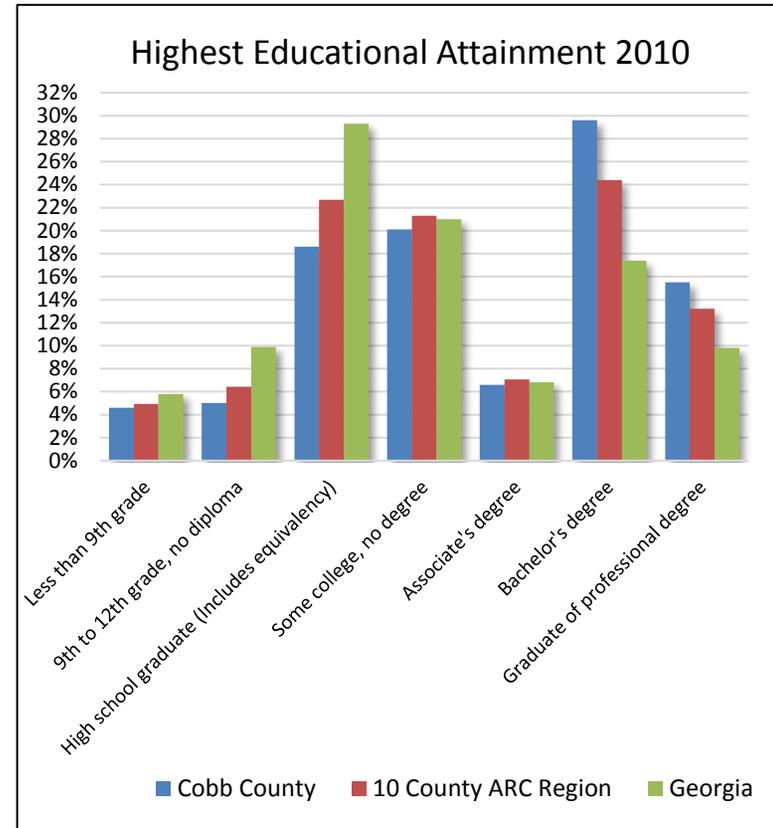


Figure 10

Source: U.S. Census Bureau - American Community Survey

Income

As reported in 2015 by the ACS, the median income for Cobb County was \$65,873 and per capita income was \$33,778. Both median and per capita incomes for Cobb were affected by the Great Recession of 2007– 2009. Per capita income increased from 1980–2008, but has since remained largely unchanged in recent years. The Great Recession impacted the median income in Cobb County, which was 13% lower in 2010 than in 2000. While the median income did decline

an additional 6% the following year, the most recent data shows the median income starting to slowly rebound.

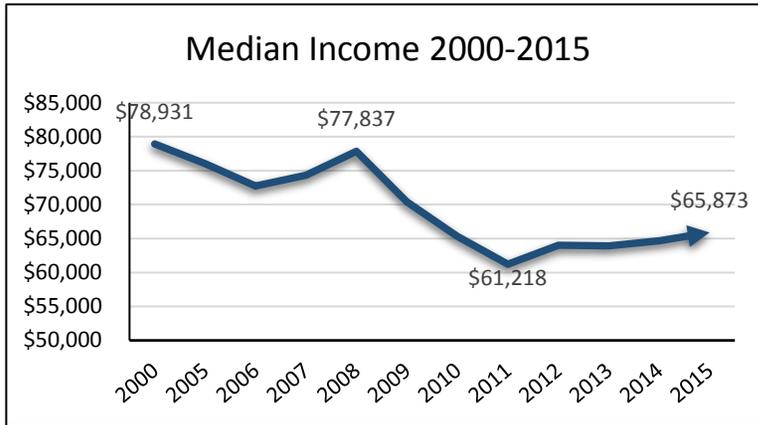


Figure 11
Source: U.S. Census Bureau - American Community Survey

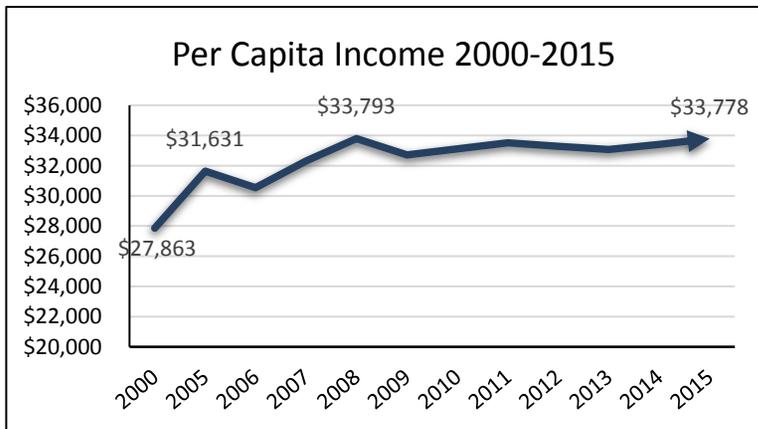


Figure 12
Source: U.S. Census Bureau - American Community Survey

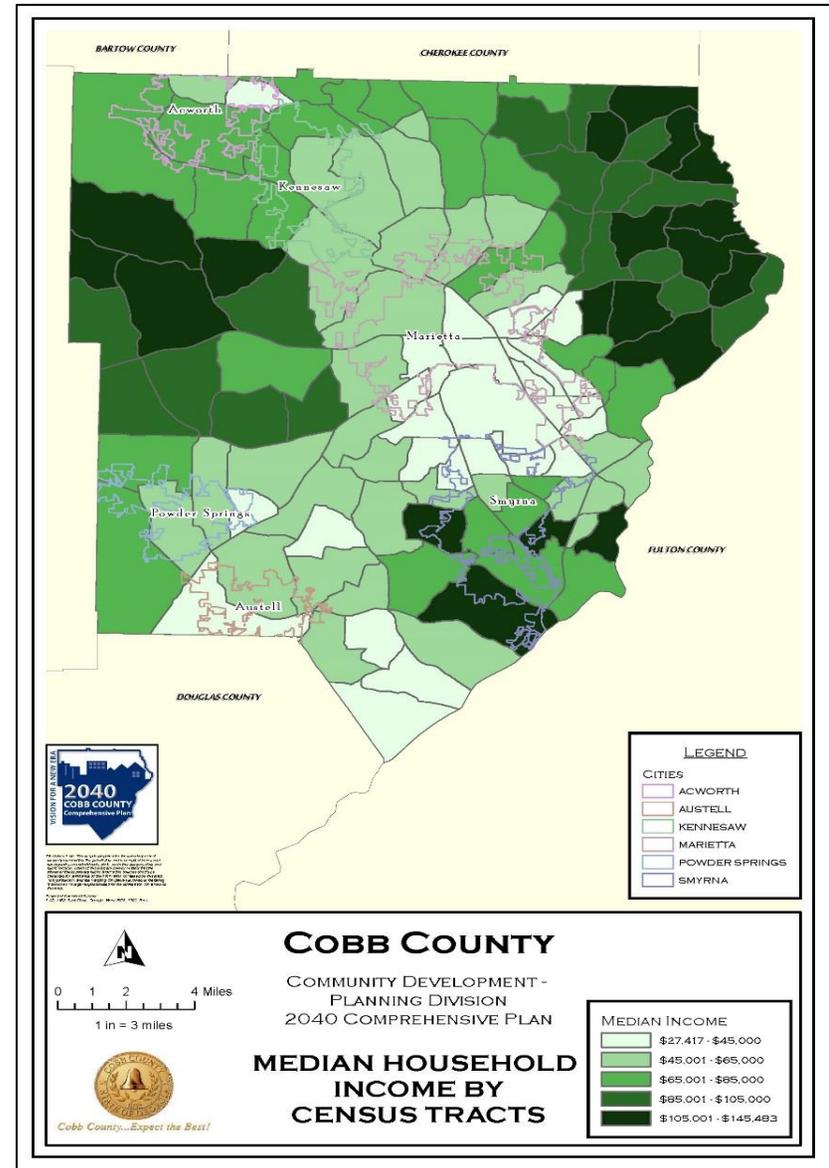


Figure 13

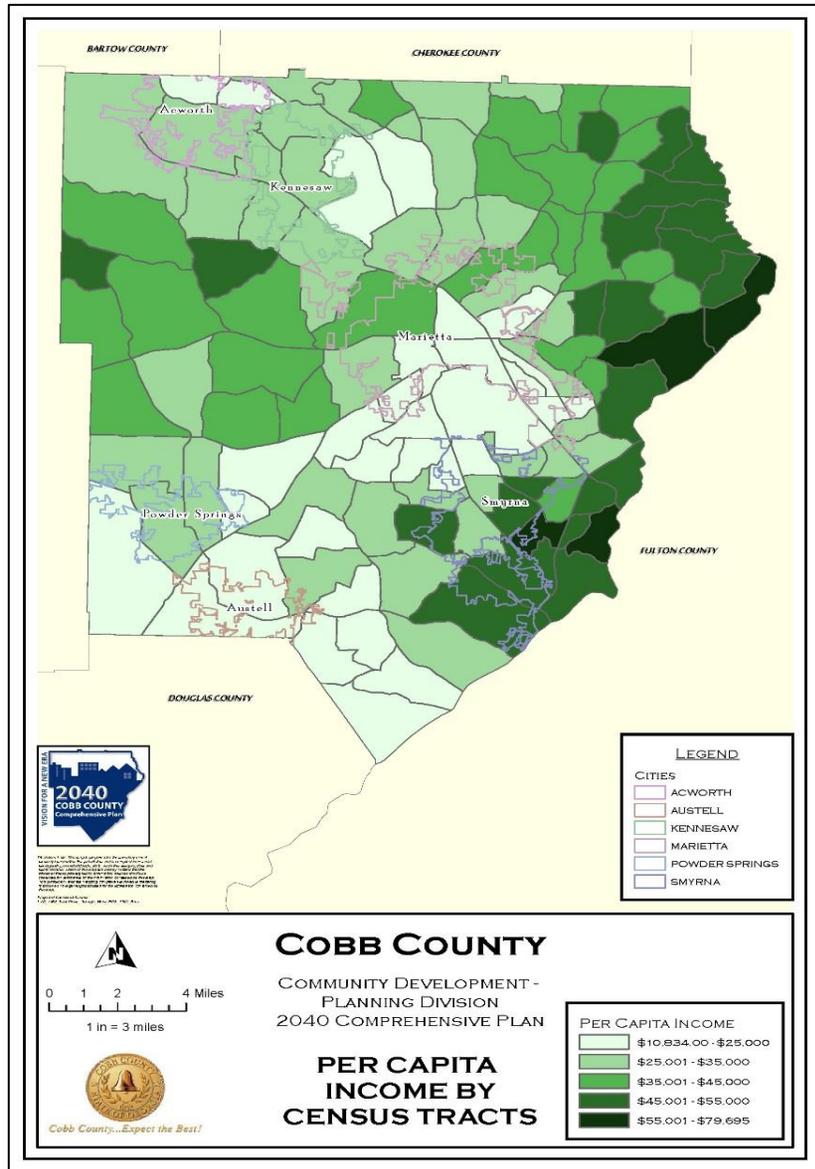


Figure 14

Households

Consistent with the growth in population, the number of households in Cobb County is also forecast to grow. By 2040, it is anticipated that Cobb households will rise to 349,324. That is a 25% increase from the 279,299 households that were estimated in 2015 (Figure 15). The United States Census Bureau defines a household to “include all the persons who occupy a housing unit as their usual place of residence. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. While households will continue to grow over the coming years, the size of the average household in Cobb County is forecast to shrink slightly from 2.58 people in 2015 to 2.49 people in 2040.

The number of householders living alone in Cobb County has consistently been around 25% from 2010-2015. As of the 2010 census, the Cumberland area led the county with 44.1% of the householders living alone (Figure 16). The majority of those householders are female. These non-family households also made up 33% and 32% of total households in central Cobb and the Marietta area, respectively.

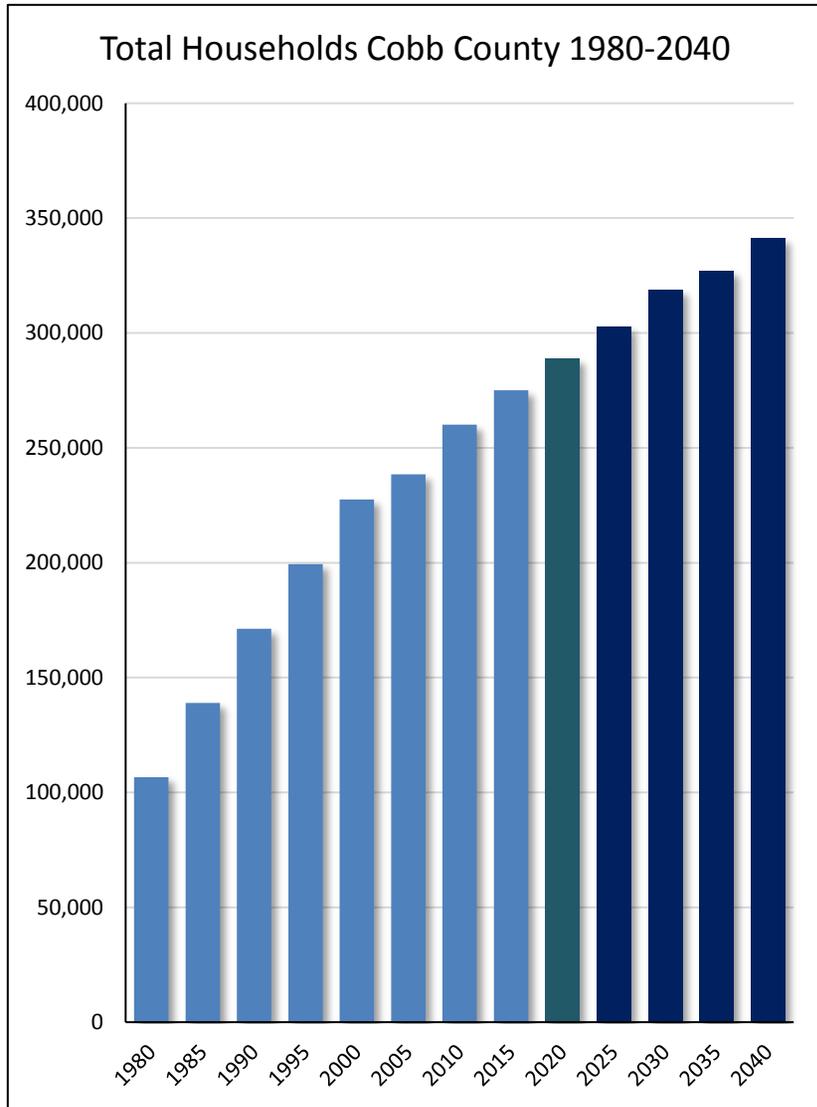


Figure 15
Source: U.S. Census Bureau - American Community Survey

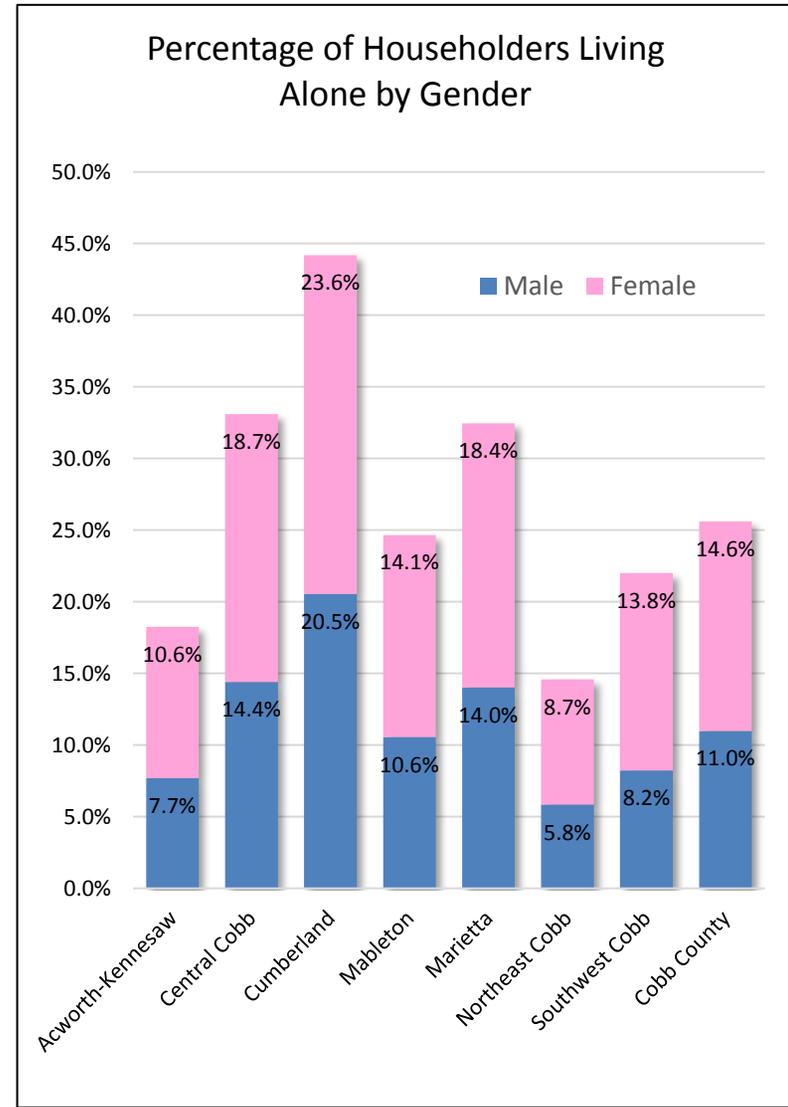


Figure 16
Source: U.S. Census Bureau - American Community Survey

Poverty

The educational and employment status of those living in poverty have changed substantially from 2005-2015 according to the American Community Survey. The overall poverty rate in Cobb County increased from 8.4% in 2005 to a peak of 13.9% in 2010. Since then the poverty rate has slowly diminished to 11.1% as of 2015, still well above 2005 numbers.

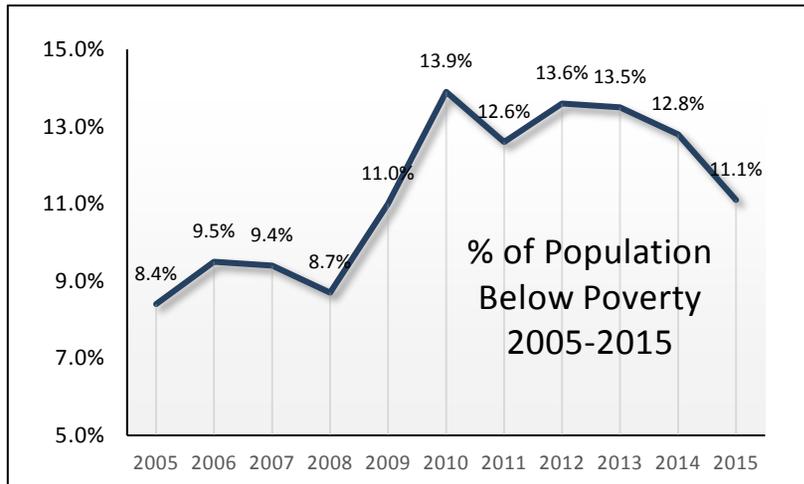


Figure 17

Source: U.S. Census Bureau - American Community Survey

The percentage of Cobb’s population living below poverty with only a high school degree increased significantly from 2010 to 2013. Conversely, the population living below poverty with no high school diploma has decreased from 2005-2013. Poverty levels for people with a Bachelor’s degree or higher has steadily decreased over the same time periods.

One encouraging indicator is found in the fact that the percentage of people living in poverty and working full time decreased by almost half over this span from 11.4% in 2005 to 6.6% in 2013.

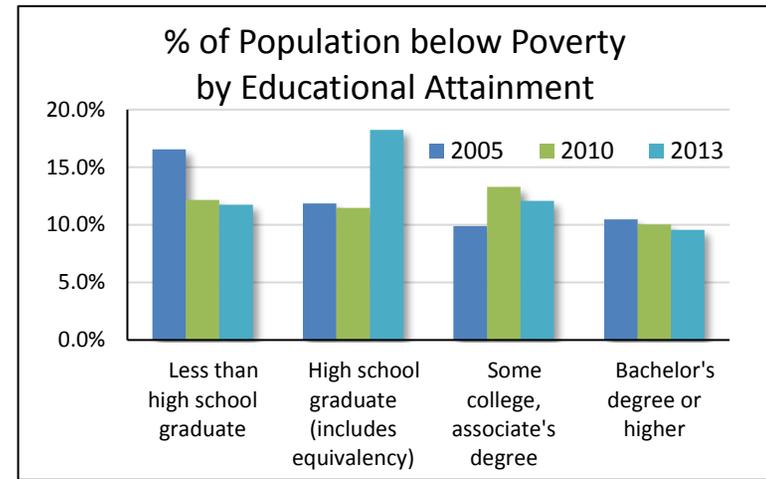


Figure 18

Source: U.S. Census Bureau - American Community Survey

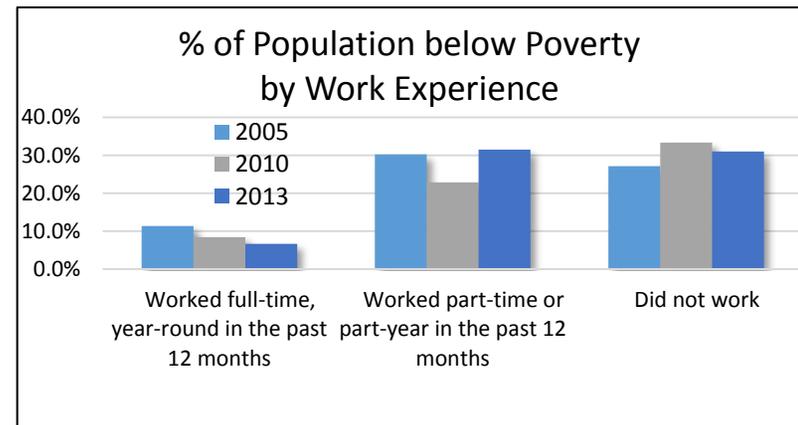


Figure 19

Source: U.S. Census Bureau - American Community Survey

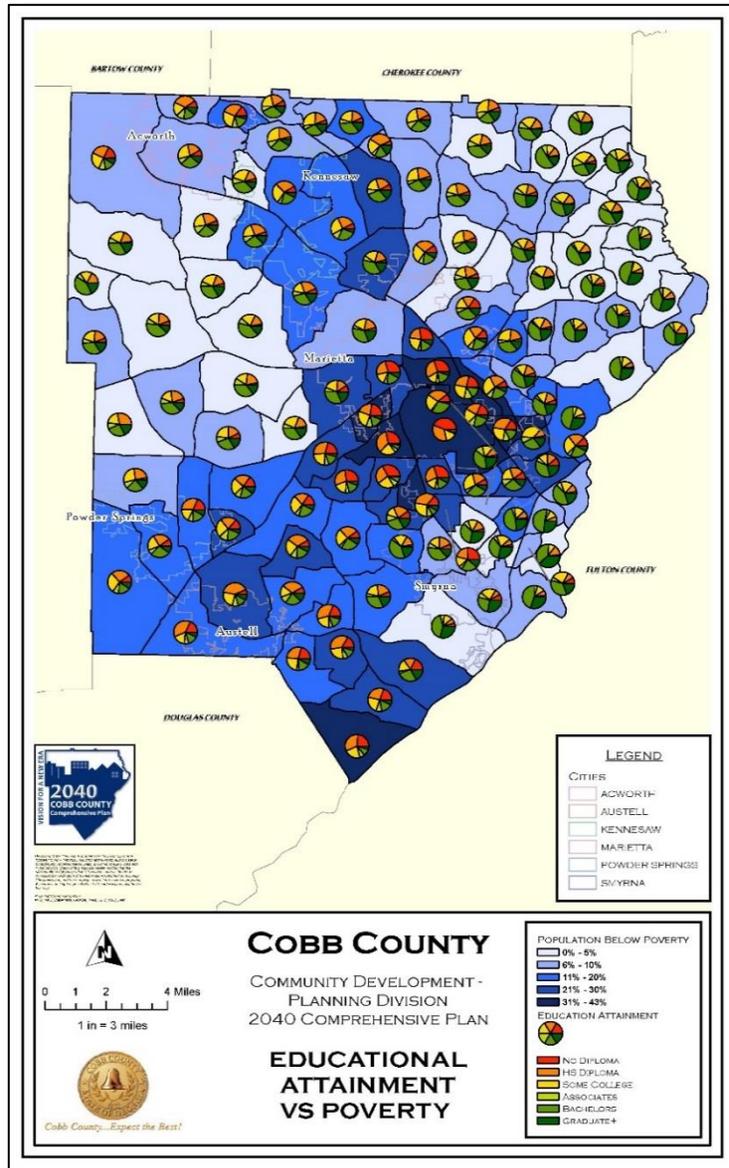


Figure 20

HOUSING

Housing Types

The majority of housing units in 2010 were single-family detached units (66%). Multi-units made up 26% of the housing type and single-family attached units covered 7% of the housing type in Cobb County.

Type of Housing Units in Cobb County (1980 - 2010)

	1980	1990	2000	2010
Total Housing Units	113,254	189,872	237,522	286,490
Single Units (Detached)	74,010	115,895	157,298	189,703
Single Units (Attached)	3,018	10,337	12,311	20,059
Double Units	2,260	2,419	2,750	2,579
3 to 9 Units	12,368	22,870	25,254	23,785
10 to 19 Units	13,155	21,033	18,896	26,937
20 or More Units	5,195	11,439	15,836	20,059
Mobile Home	3,241	4,888	5,090	3,439
All Other	7	991	87	0

Figure 21
Source: U.S. Census Bureau

Over the past decade, the single-family detached housing grew by 32,405 units or a 21% increase, which has been the slowest growth rate out of the last 30 years. This can be attributed to a combination of factors that include managed growth practices, scarcity of undeveloped land, and within the past decade, the widespread housing market decline in the late 2000s. The largest numeric increase in housing units came from single-family attached housing, which saw a 63% increase from 2000-2010, up from a 19% increase

between 1990-2000. Multi-family units saw a rate increase around 17% between 2000-2010 compared to 9% between 1990-2000.

Housing Units and Tenure

In 2000, Cobb County had 237,522 total housing units. In 2010, that figured increased 21% to 286,490. Figure 22 provides a baseline for housing units in Cobb County. As of 2015, Cobb had 290,963 housing units. That is an increase of just over 5,500 units since 2011. The majority of those housing units in 2015 were owner occupied at 59.2%. However, since 2011, owner-occupied units have slightly decreased, while renter occupied units have increased (Figure 23). This is a trend that is likely due to the fundamental shifts in the housing market, which is not only occurring in Cobb County but all across the region and nation.

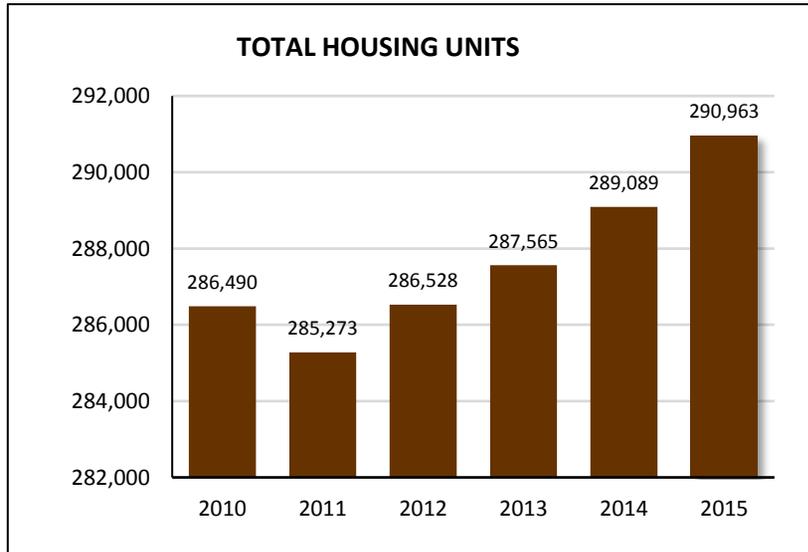


Figure 22

Source: U.S. Census Bureau - American Community Survey

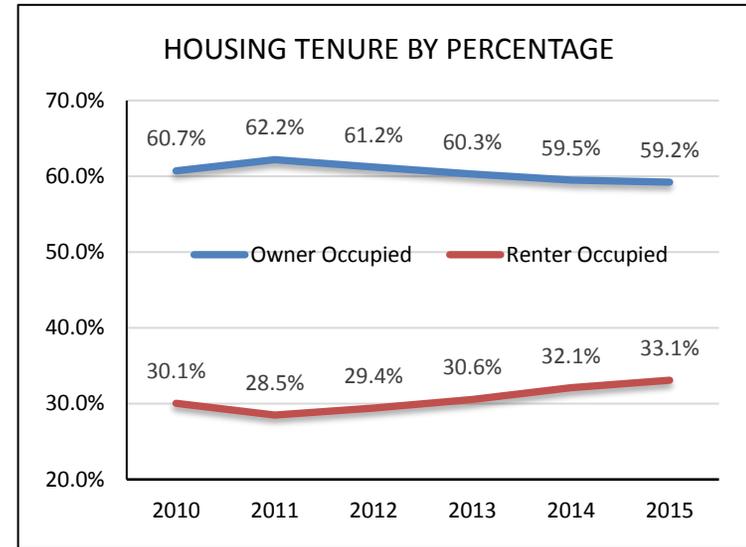


Figure 23

Source: U.S. Census Bureau - American Community Survey

Housing Characteristics

Most of Cobb County's housing stock was built after 1970 (86%). Most of those homes (27.3%) were built between 1980-1989. This was the beginning of the growth boom that continues to this day but has since slowed significantly. Between 2000-2004, there were 38,686 housing unit structures built, which was 13.2% of the total housing units built in Cobb County. From 2005-2010 there have been 17,194 housing units built, which was a 55.6% decrease from 2000-2004.

Most housing structures have a median number of rooms of 6.2, which has remained the same over the last 25 years. Very few units lack complete plumbing (1.3% without) or kitchen facilities (1.4% without) and almost all have telephone service available (2.4% without). These percentages are less than the state and regional percentages for the same categories.

Cost of Housing

According to the U.S. Census Bureau the cost of housing in Cobb County has fluctuated in the last 15 years. The following figures have been adjusted for inflation and represent 2015 dollar amounts. The median cost of an owner-occupied unit was \$226,210 in 2010, which was an increase over the 2000 median value of \$201,359. However, median home values in Cobb spiked to \$252,976 in 2007 and were declining to \$187,155 in 2013. Since 2013, the median home value has bounced back to \$200,600 in 2015 (Figure 24). Time will tell if this rebound is sustained. All housing cost averages are higher than both the Atlanta metropolitan region and the state of Georgia.

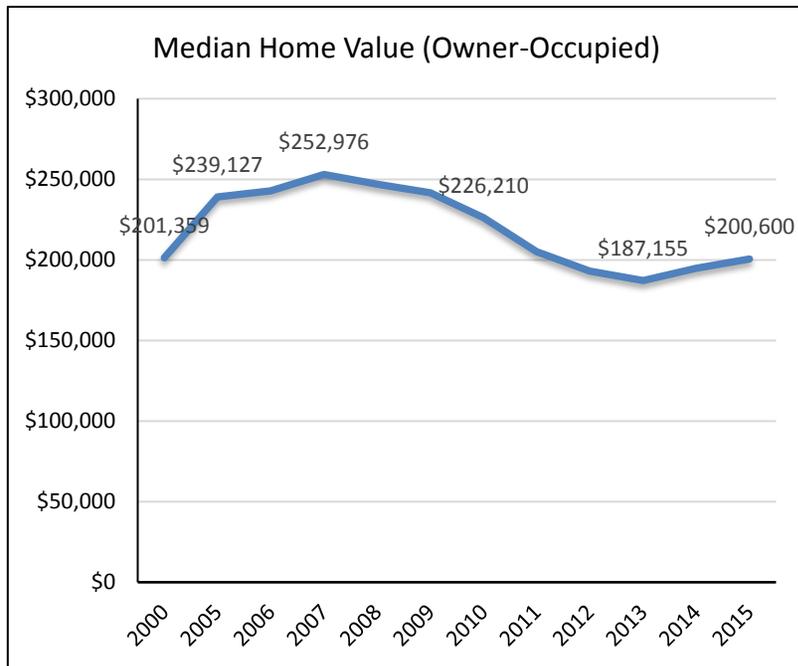


Figure 24

Source: U.S. Census Bureau - American Community Survey

Median gross rent in Cobb County has declined from 2000-2014. In 2015, the median gross rent increased to over \$1,000 per month (Figure 25). As the desires of certain population segments continue to change, it is anticipated that monthly rent will continue to climb.

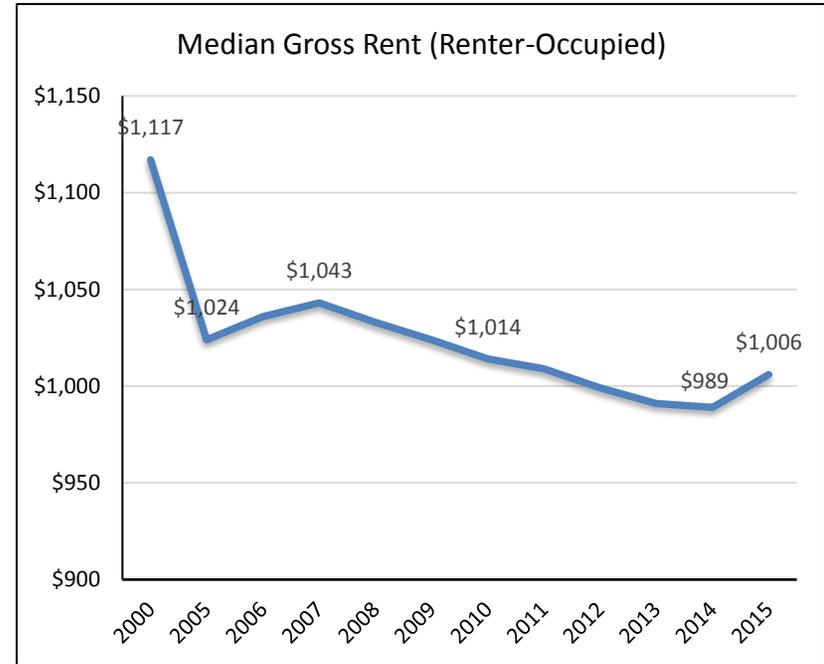


Figure 25

Source: U.S. Census Bureau - American Community Survey

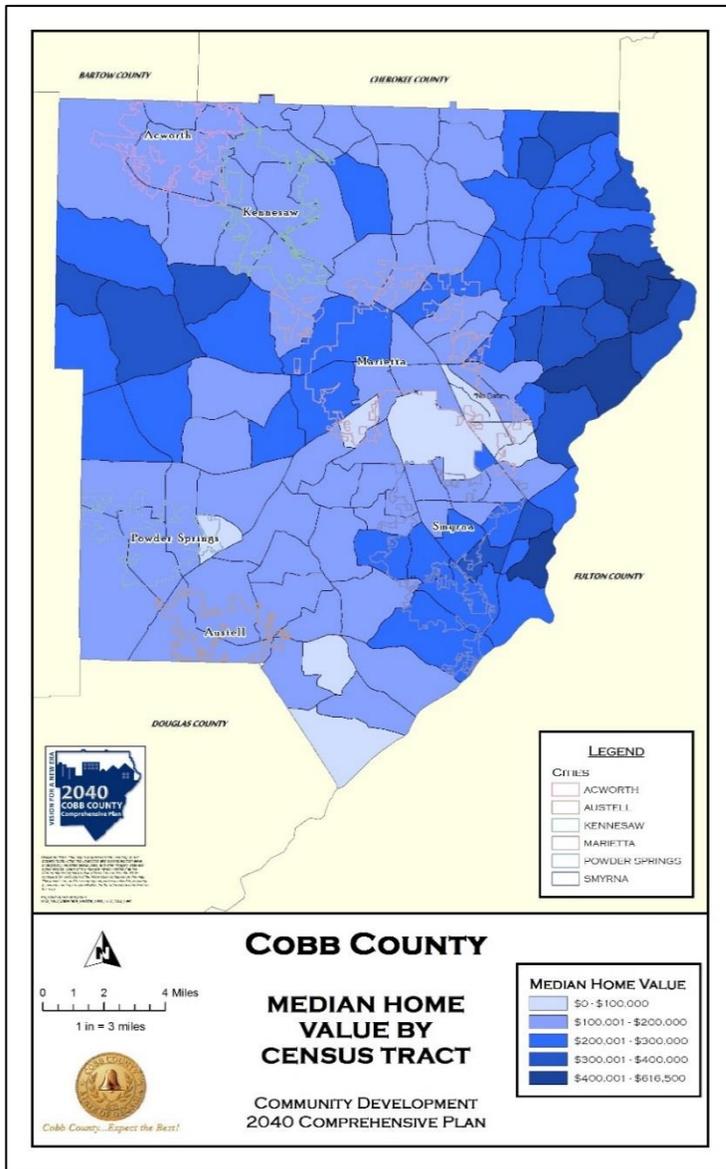


Figure 26

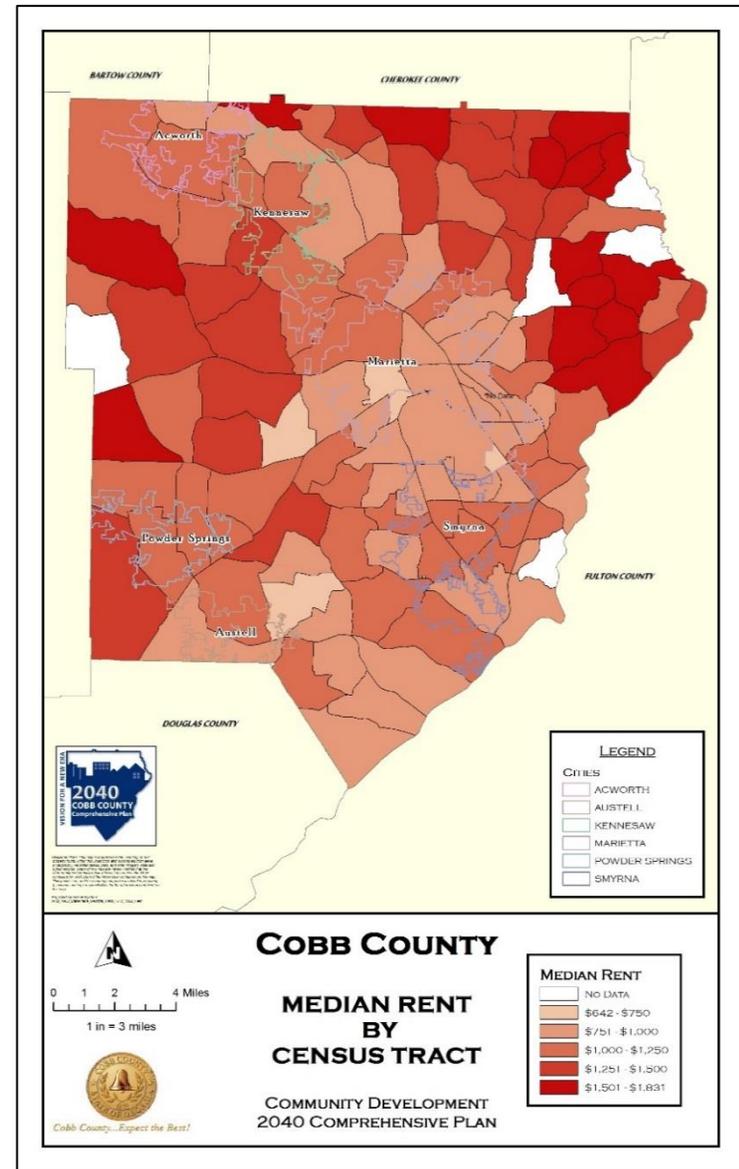


Figure 27

Cost Burden

County residents who pay more than 30% of their income towards housing costs are considered cost-burdened. The county-wide percentage of all renters and homeowners who are cost-burdened remained between 30% and 35% since 2005. As of 2013, 32.7% of housing units were cost-burdened. However, there exists substantial differences in cost burden between those who own their home and those who rent.

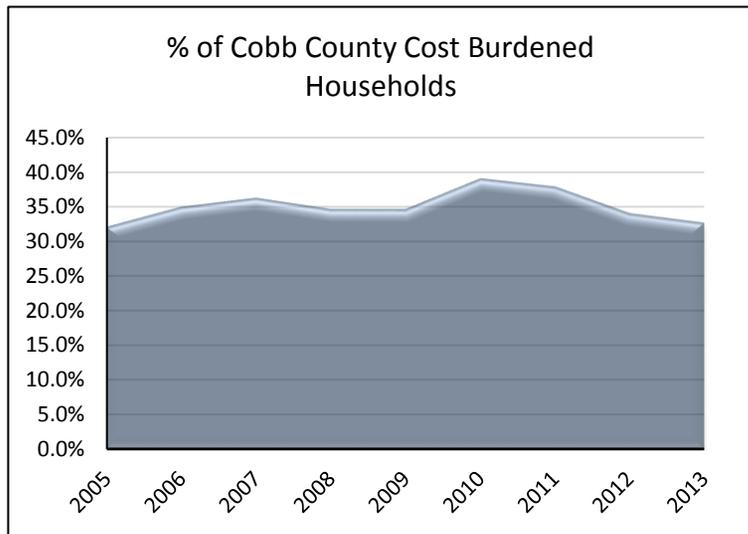


Figure 28

Source: U.S. Census Bureau - American Community Survey

For owner-occupied units, the percentage of those who are cost-burdened decreased since 2010 from a peak of 32.2% to 22.0% in 2013. This decrease in cost burden for homeowners has been driven by lower cost housing at the time, income gains after the housing market crash, interest-rate-driven reductions in mortgage costs and foreclosures among the most financially distressed. As the housing

market has improved, property values have increased significantly from 5 to 7 years ago and now moving forward home affordability poses a problem. Additionally, an increase in interest rates could exacerbate the difficulty in affordable homeownership.

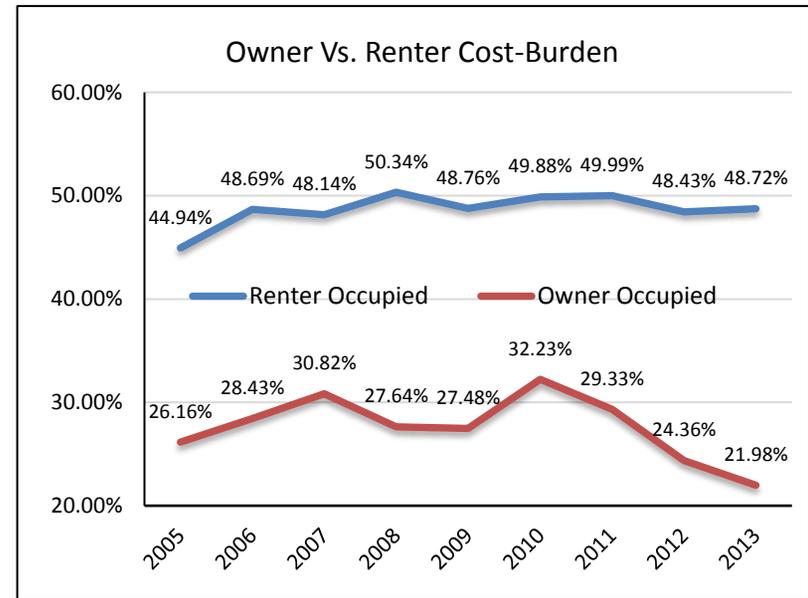


Figure 29

Source: U.S. Census Bureau - American Community Survey

While the cost burden for homeowners has decreased in recent years, the same cannot be said for Cobb County’s renters. Nearly half of renters in Cobb County are cost burdened by housing (Figure 29). There has been an increase in the percentage of cost-burdened renters from 44.9% in 2005 to 48.7% in 2013. According to the following map (Figure 31), the majority of cost-burdened renters are located within South and central Cobb County and to a lesser extent in East Cobb. There are occasional census tracts in North and West Cobb that have more than 50% of renters who are cost burdened.

% OF OWNERS WHO ARE COST BURDEN 2015

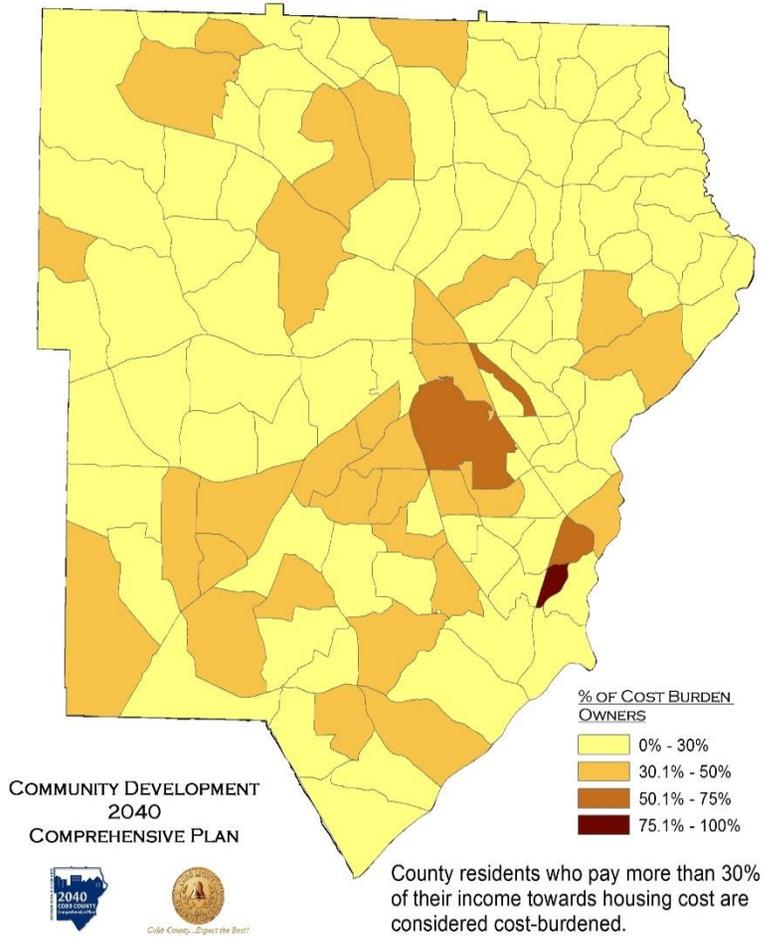


Figure 30

% OF RENTERS WHO ARE COST BURDEN 2015

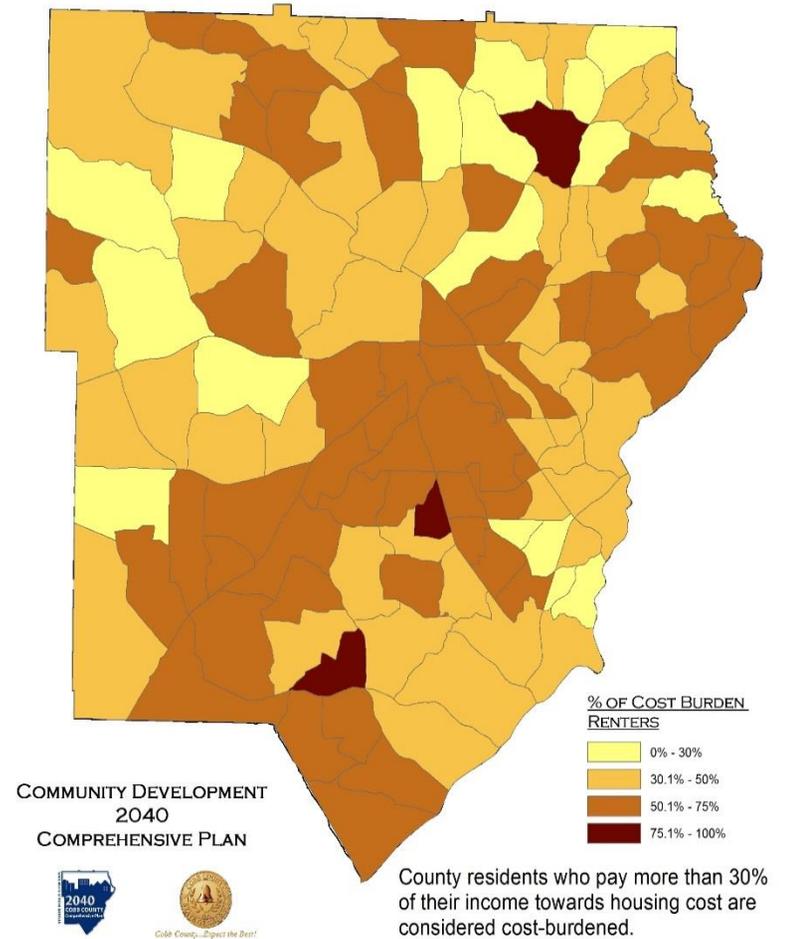


Figure 31

Jobs-Housing Balance

The Jobs – Housing Balance is a measurement in terms of the proportion of jobs per household. Many studies show that an effective job to housing ratio between 1.0 and 1.5 signifies that an area’s jobs and housing are balanced, with most residents working within the community. A ratio of less than 1.0 indicates that an area is housing rich and most residents are commuting outside of the community to work. A ratio over 1.5 signifies a job-rich area with most residents commuting into the community in order to work.

As of 2013, DeKalb County led the metro area with 1.52 jobs for every household with Cobb County a close second at 1.51 jobs for every household (Figure 32). This translates into the County being able to offer approximately 3 jobs for every 2 households. Most of the counties in the metro area range from 1.23 to 1.36. Due to limited availability of data, job to housing ratios for Cobb County’s sub-regions were calculated using 2013 five-year ACS estimates while metro area comparisons were made using 2013 one-year estimates.

When examining job-to-housing ratios by county sub-region, both Acworth-Kennesaw and northeast Cobb stand out as having the highest job to housing ratios in the County--with 1.45 and 1.43 ratios respectively. Conversely, the Cumberland region has the lowest job-to-housing ratio of any sub-region at 1.22. All of the County sub-regions are within the optimal range for a job-to-housing balance.

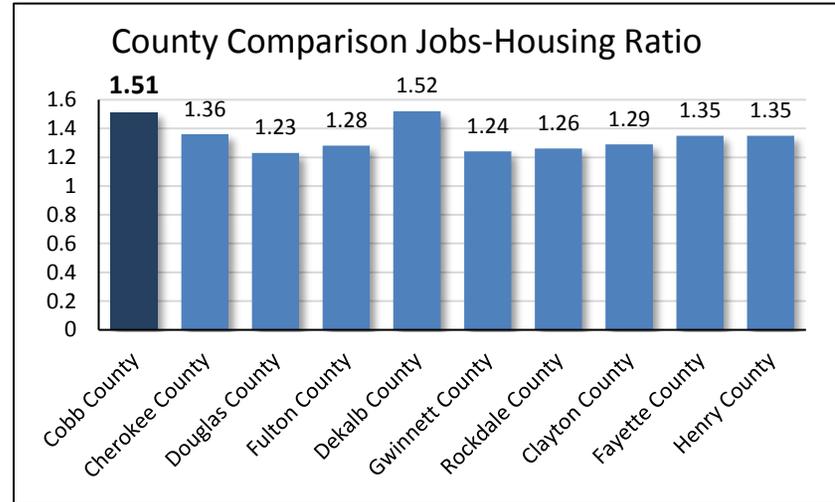


Figure 32

Source: U.S. Census Bureau - American Community Survey – 2013 1 Year Estimates

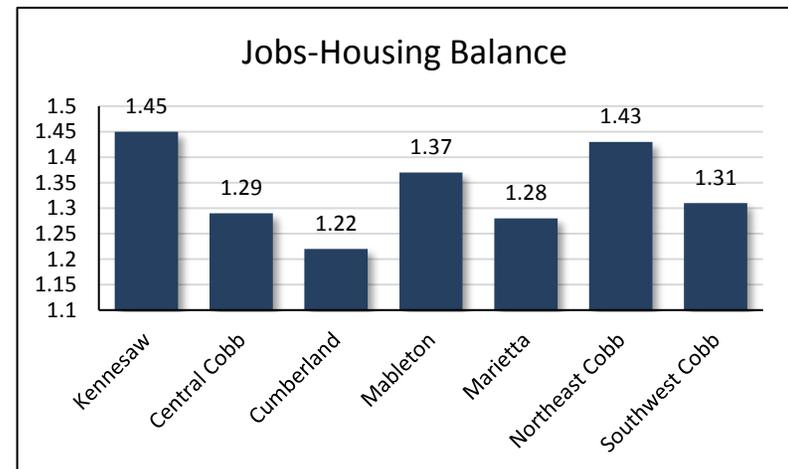


Figure 33

Source: U.S. Census Bureau - American Community Survey – 2013 5 Year Estimates

Affordability

A price-to-income ratio measures the affordability of owning a home apart from mortgage costs by comparing the median home value of owner-occupied units to the median income for an area. The median home value for Cobb County in 2000 was 2.55 times the median income. While the price-to-income ratio for Cobb County declined from its peak of 3.46 in 2010 to 2.93 in 2013, it has since started to slowly increase. As of 2015, the median home value of \$200,600 was approximately 3.05 times the median income and still well above where the price-to-income ratio stood in 2000 (Figure 34).

Compared to the rest of metro Atlanta, Cobb County has one of the highest home value-to-income ratios at 3.05. Fulton County and DeKalb County residents have higher ratios for 2015. The median home value for Fulton County was more than four times the median income and DeKalb County has home values more than three times the median income (Figure 35).

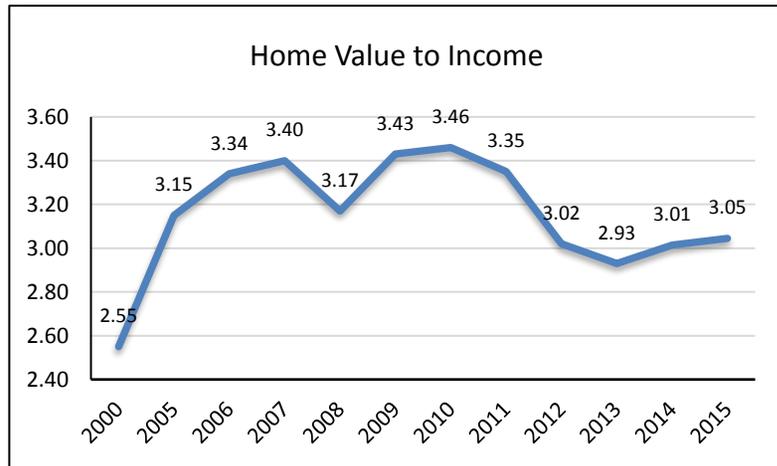


Figure 34

Source: U.S. Census Bureau - American Community Survey

As the home value-to-income ratio continues to trend up, coupled with increasing property values, home affordability will become even more of a concern for the local workforce and different segments of the population. Innovation and cooperation between multiple federal, state, and regional agencies, organizations and stakeholders will be key in meeting the affordability demand.

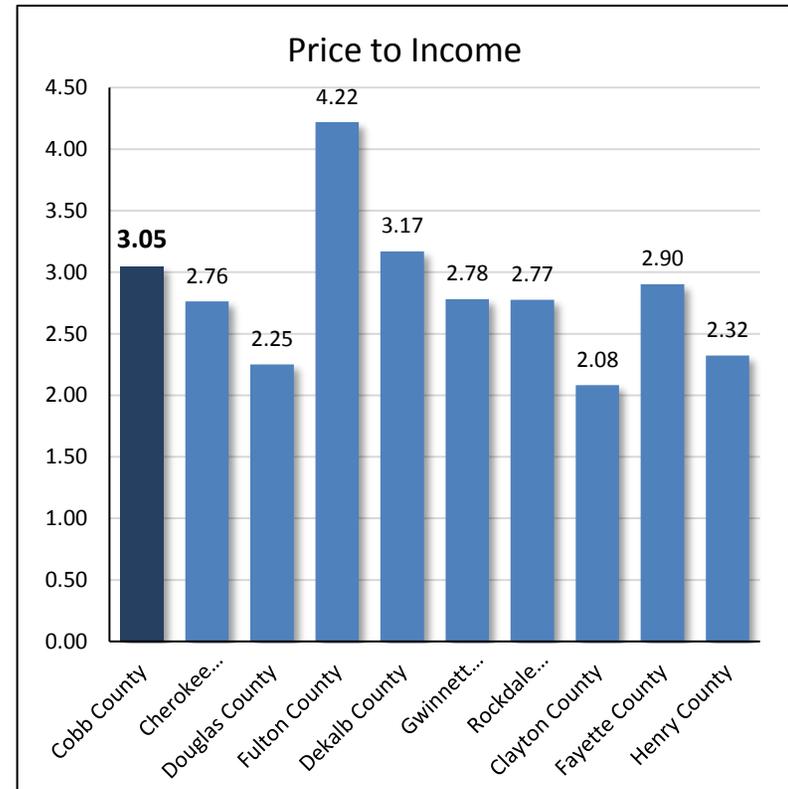


Figure 35

Source: U.S. Census Bureau - American Community Survey

Figure 36 shows the median home values for owner occupied homes in proportion to the median income per census tract.

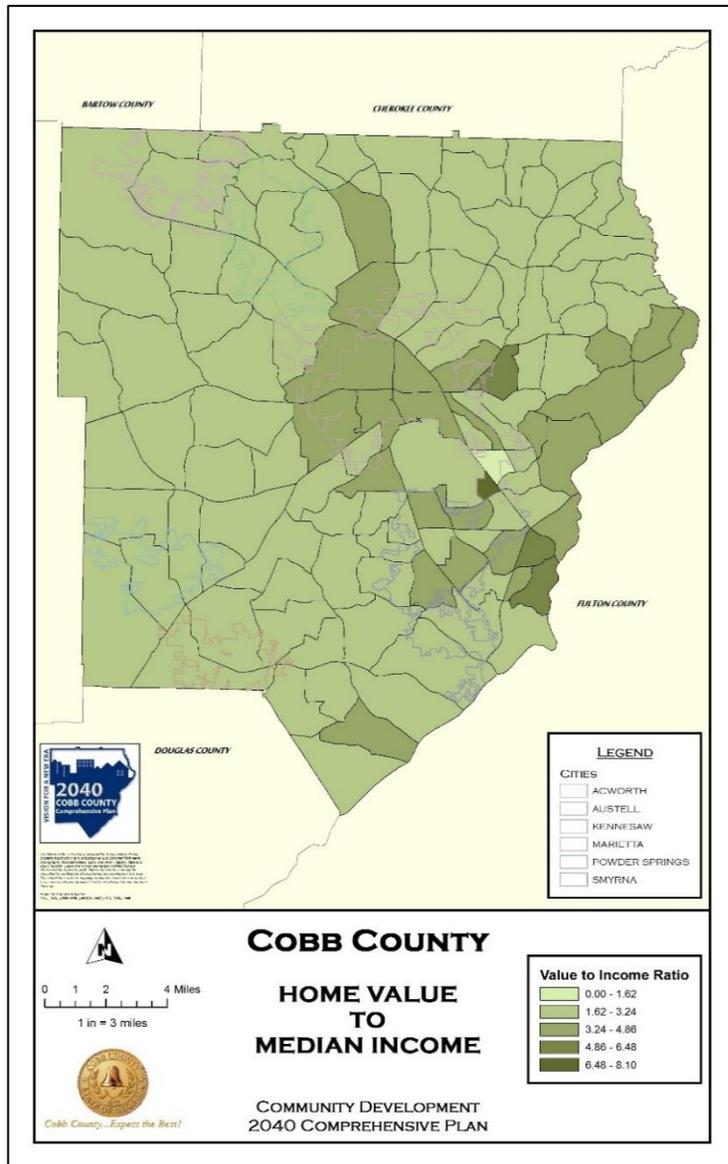


Figure 36

Special Housing Needs

Cobb County is home to individuals of a variety of racial, ethnic, religious and economic backgrounds. In virtually any community, you will find people with various physical and/or mental disabilities, as well as other sociological hindrances like substance abuse and terminal diseases. Individuals fitting this description may require special housing needs specific to the nature of one’s unique situation. In Cobb County, there are several non-profit organizations that volunteer their efforts to assist those with special housing needs. The County has an office that is dedicated to administering programs made available through the Federal Community Development Block Grant (CDBG), which is sponsored by the U.S. Department of Housing and Urban Development (HUD). Additionally, the Cobb County CDBG Office administers funding from federally-sponsored programs aimed at making affordable, decent housing attainable for all.

The table below shows the estimated homeless population in Cobb County. This data was obtained from the Report on Homelessness that is published by the Georgia Department of Community Affairs every other year. A Point-in-Time homeless census consists of counting both sheltered and unsheltered homeless persons every other year. On a date in late January, the Cobb County Continuum of Care counted 495 individuals that were considered homeless. According to the same analysis, Cobb County has 415 emergency and transitional beds. In 2015, the homeless count was reduced to 415 persons with a total of 348 emergency and transitional beds.

There are several non-profit and/or faith-based organizations in Cobb whose mission in the County is to address special needs and homeless population. Many of these organizations utilize funds from programs administered by the CDBG Program Office, as well as

private and corporate donations, and other government funding sources. These organizations are an important asset to Cobb County and are vital to ensuring that all County citizens have their needs and issues addressed.

Cobb County Homeless

Year	Sheltered Homeless Persons (Emergency and Transitional Housing)	Unsheltered Homeless (Counts and predictive model)	Total Homeless	Total Emergency and Transitional Beds
2009	368	126	494	445
2011	361	49	410	410
2013	351	144	495	415
2015	324	91	415	348

Figure 37

Source: 2009, 2011, 2013, 2015 Report on Homelessness – Georgia Department of Community Affairs

ECONOMIC DEVELOPMENT

Economic Base

According to the Georgia Department of Labor, in February of 2017 there were 396,208 civilians in the Cobb County labor force, of which 378,725 were employed and 17,483 were unemployed resulting in an unemployment rate of 4.4%. This is a great improvement from the unemployment rate in 2010, which was at 9.6%.

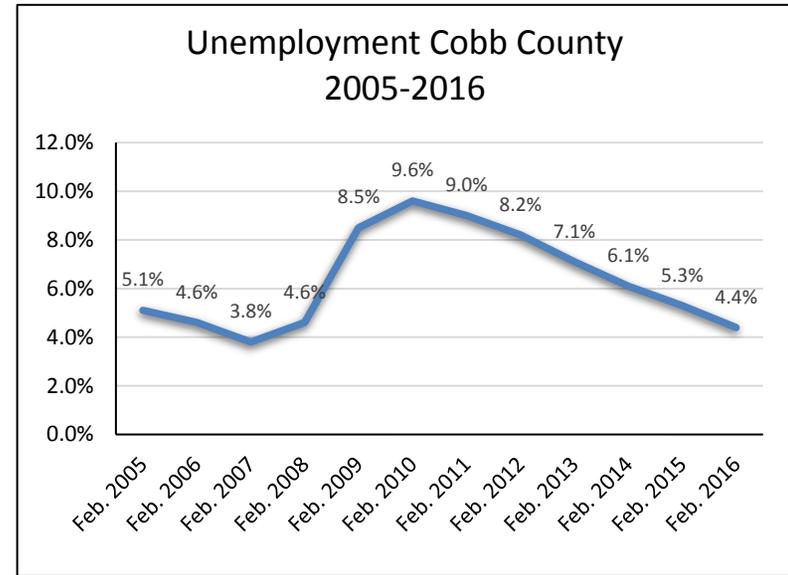


Figure 38

Source: Georgia Department of Labor

Employment will continue to increase out to 2040 for all census tracts except one in Cobb County. According to ARC employment research, Cobb County projects approximately a 34% increase in jobs by 2040. Most will be in Retail Sales and the Services sector. That is an increase of 135,699 jobs from 2015. Most of the jobs will continue to be located in and around existing employment centers that stretch along I-20, I-285 and I-75.

JOBS	
2015	399,486
2040	535,185

Figure 39

Source: Atlanta Regional Commission

In 2015 the top five (5) occupations in Cobb County included the following:

TOP OCCUPATIONS IN 2015 (Jobs)	
Retail sales workers	29,959
Information and record clerks	21,106
Food and beverage serving workers	19,297
Construction trades workers	19,279
Business operations specialists	17,277
TOP OCCUPATIONS IN 2016 (Jobs)	
Retail sales workers	38,089
Construction trades workers	35,740
Information and record clerks	26,365
Computer occupations	26,197
Food and beverage serving workers	25,711

Figure 40

Source: Atlanta Regional Commission

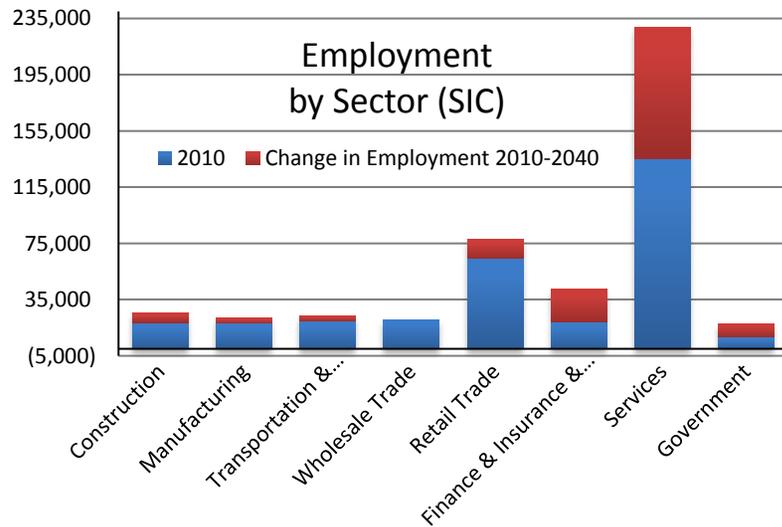


Figure 41

Source: Atlanta Regional Commission

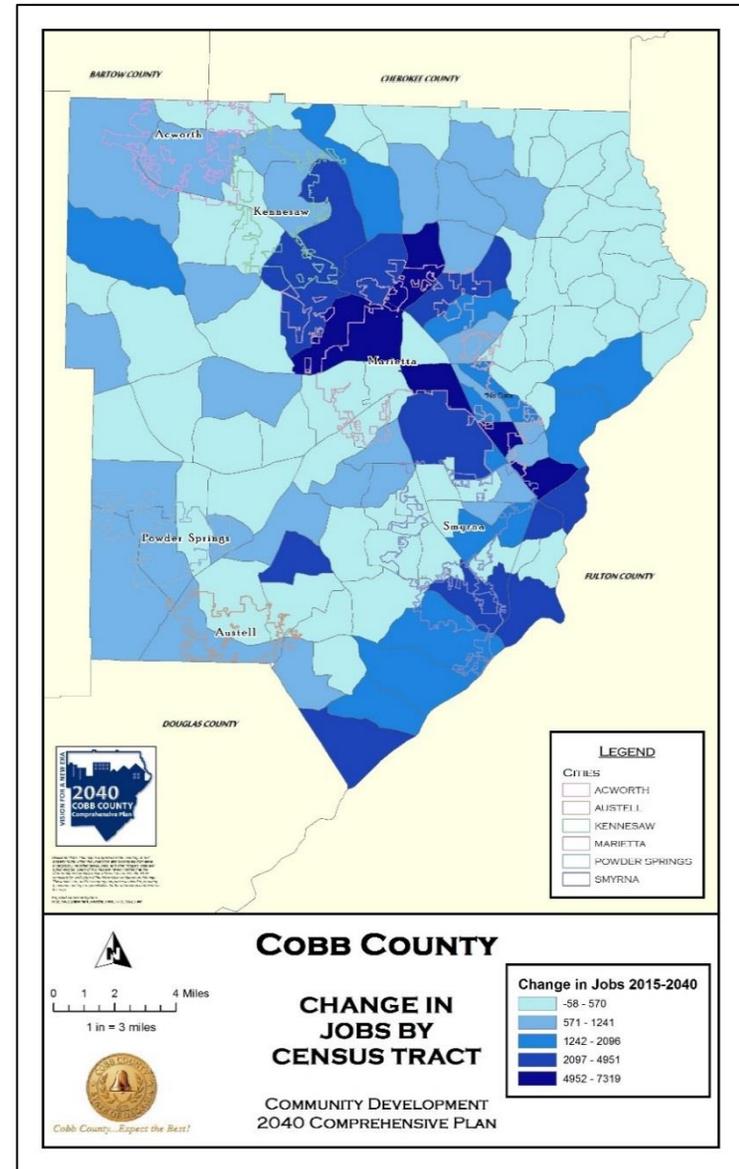


Figure 42

The Office of Economic Development updates a list once a year, reflecting the top 25 employers in Cobb County ranked by number of full-time, part-time and temporary employees working in Cobb. As of December 2010, the Cobb County School District had the highest number of employees with 19,123. WellStar and The Home Depot rounded out the top three with 11,840 and 11,784, respectively. The list below is as of December 2010.

The average annual wage as of the 2nd quarter of 2015 was \$52,832. The average weekly and hourly wage was \$1,016 and \$25.40, respectively. Cobb County had the 2nd highest estimated wages in the state for all three categories.

Average Wage as of 2nd Qtr. 2015

	Average Hourly Wage	Average Weekly Wage	Average Annual Wage
Cobb County	\$25.40	\$1,016.00	\$52,832.00
Georgia	\$22.60	\$904.00	\$47,008.00
United States	\$24.20	\$968.00	\$50,336.00

Figure 43
Source: Georgia Department of Labor

Top 25 Employees (2010)

Company	Employees
Cobb County Schools	19,123
WellStar	11,840
The Home Depot	11,784
Lockheed Martin	7,568
Ryla Teleservices, Inc.	6,011
Cobb County Government	5,103
Kennesaw State University	3,400
Public Super Markets, Inc.	3,905
Wal-Mart	2,750
Dobbins Air Reserve Base	2,547
Six Flags Over GA/White Water & American Adventure	2,226
Genuine Parts	1,998
The Kroger Company	1,974
Marietta City Schools	1,157
YKK USA, Inc.	815
City of Marietta	755
Quintiles Labs	732
Travelport GDS/Worldspan	671
Heidelberg USA	646
Southern Polytechnic University	596
Cobb EMC	548
BlueLinx	541
Emory Adventist Hospital	512
Caraustar Industries, Inc.	511
Ed Voyles Automotive Group	500
Tip Top Poultry, Inc.	500

Figure 44
Source: Cobb Office of Economic Development, Cobb Chamber of Commerce

Economic Resources

Cobb County has numerous resources that help keep it a competitive area for business, industry and tourism. These resources include low taxes, economic incentives, technical colleges, university, a Finance and Economic Development Department, the Cobb Chamber of Commerce, Cobb Travel and Tourism, Cobb’s EDGE and an educated workforce.

The following are economic development incentive programs that businesses and industries may take advantage of if certain criteria are met: Enterprise Zone, Opportunity Zones and Tax Abatement Areas. Maps of these areas are provided, as well.

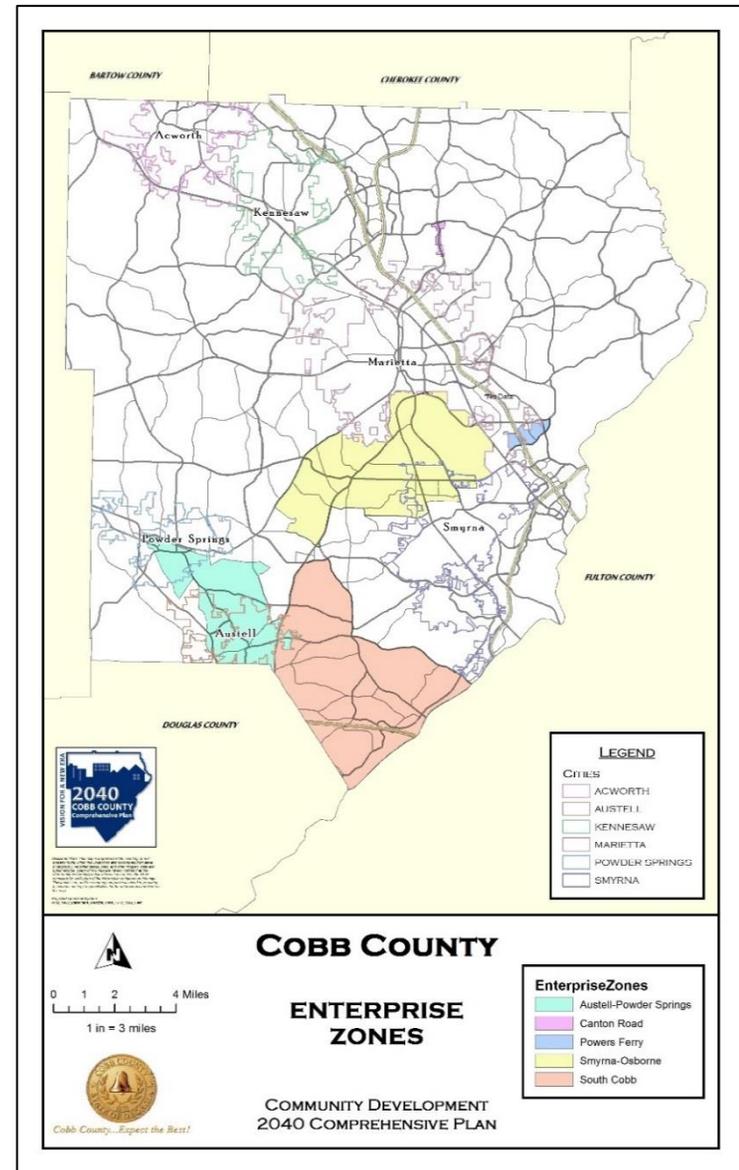


Figure 45

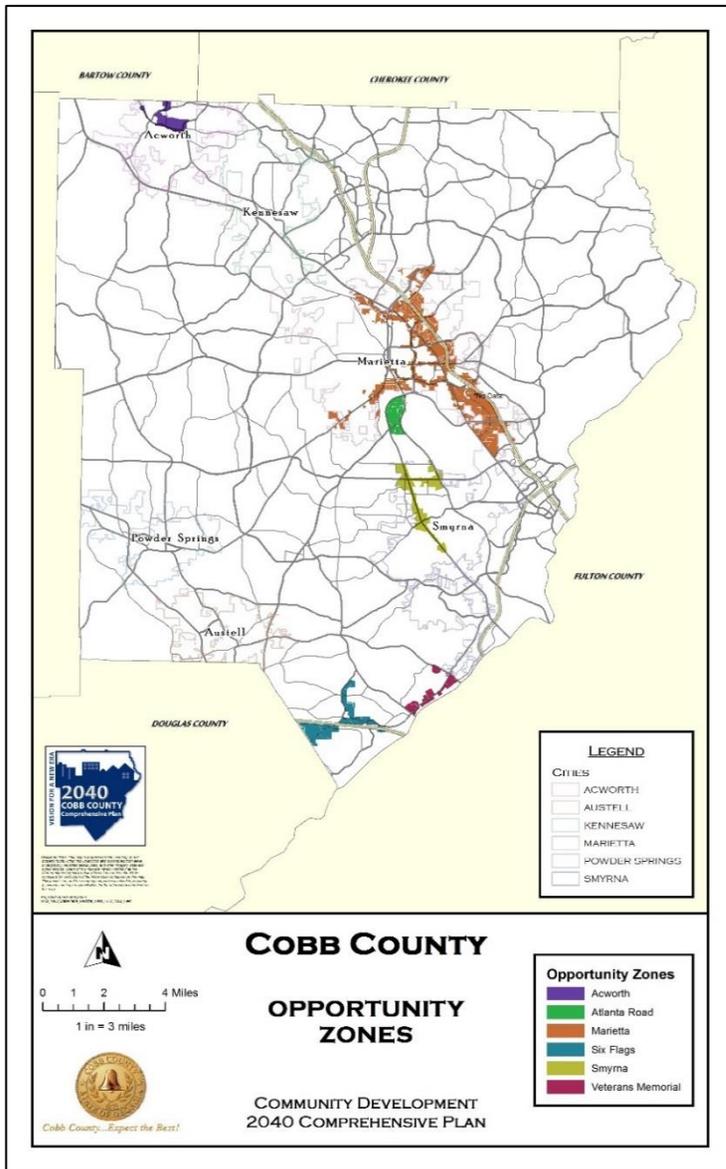


Figure 46

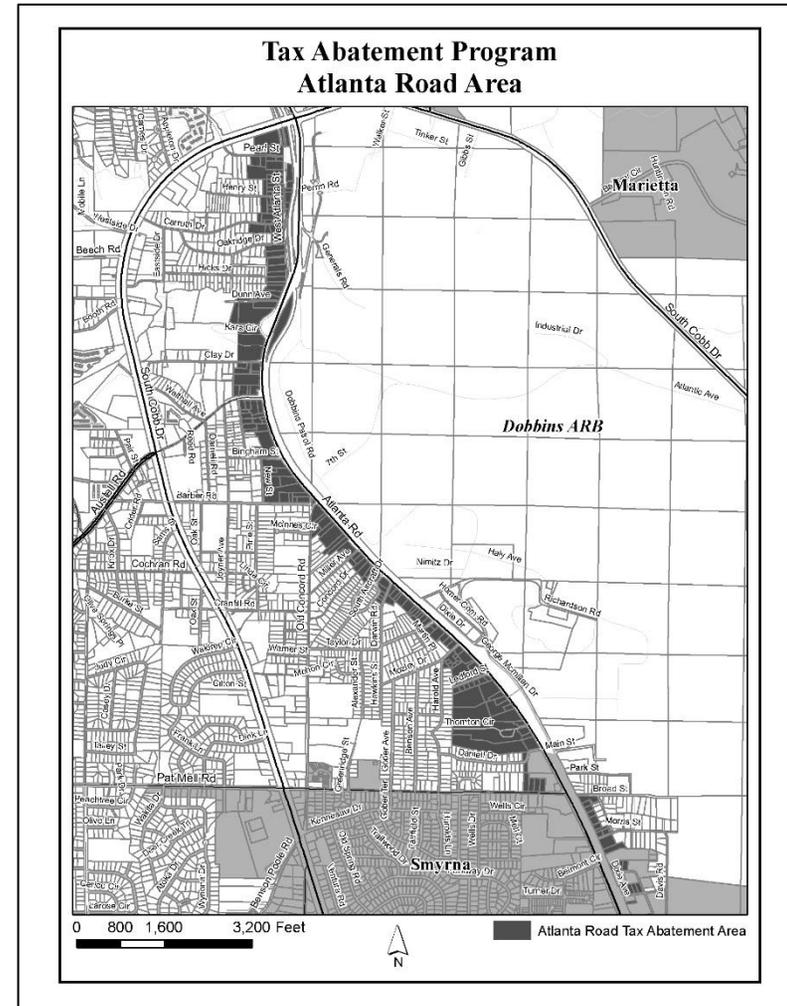


Figure 47

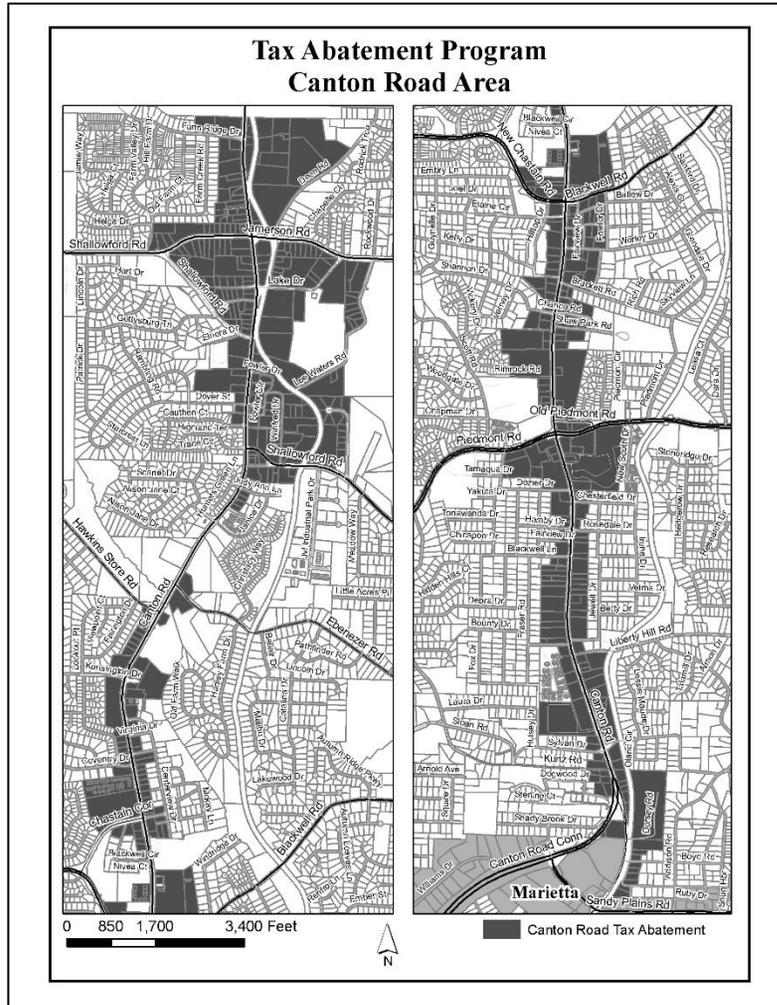


Figure 48

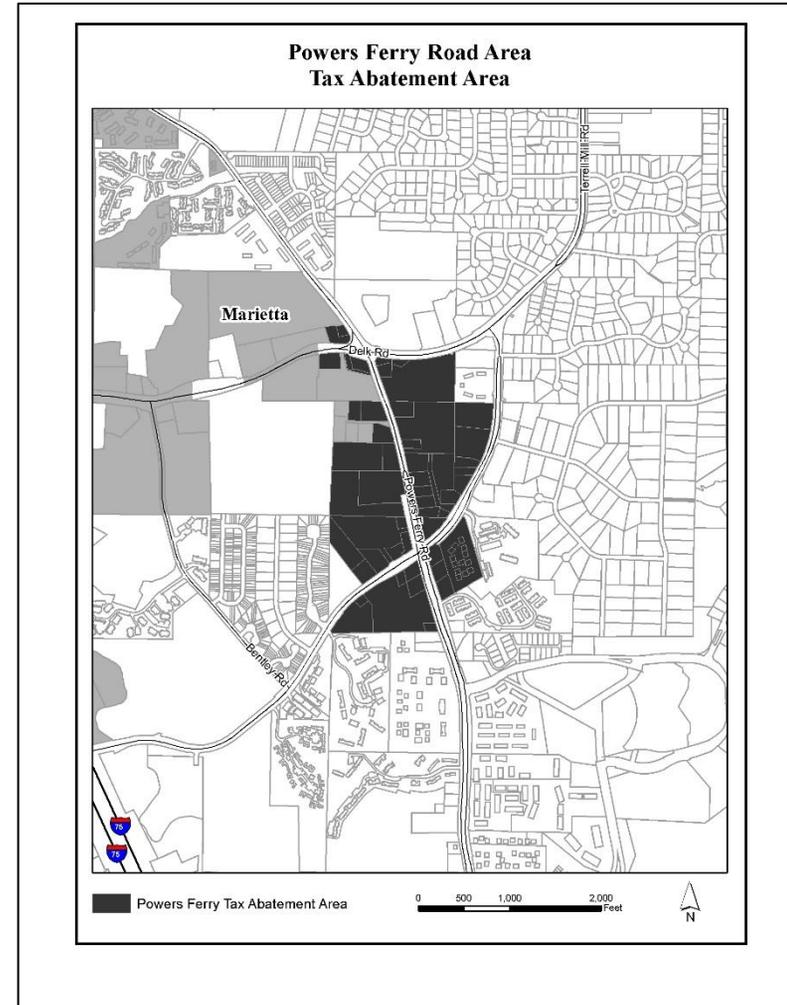


Figure 49

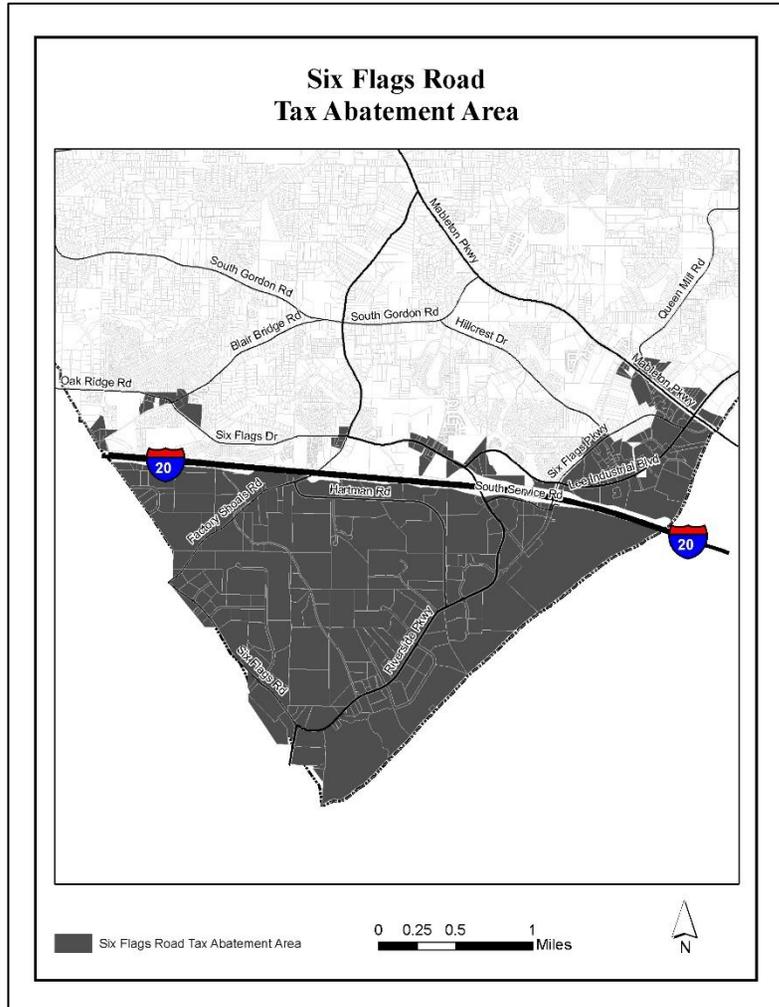


Figure 50

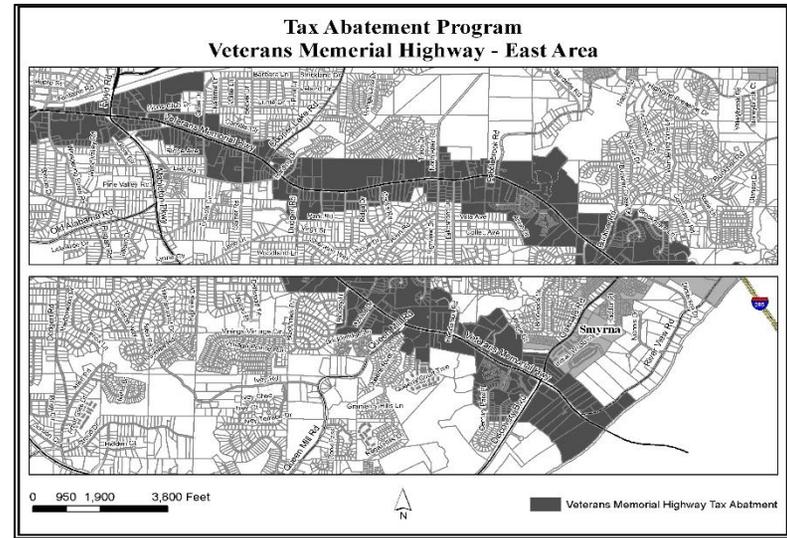


Figure 51

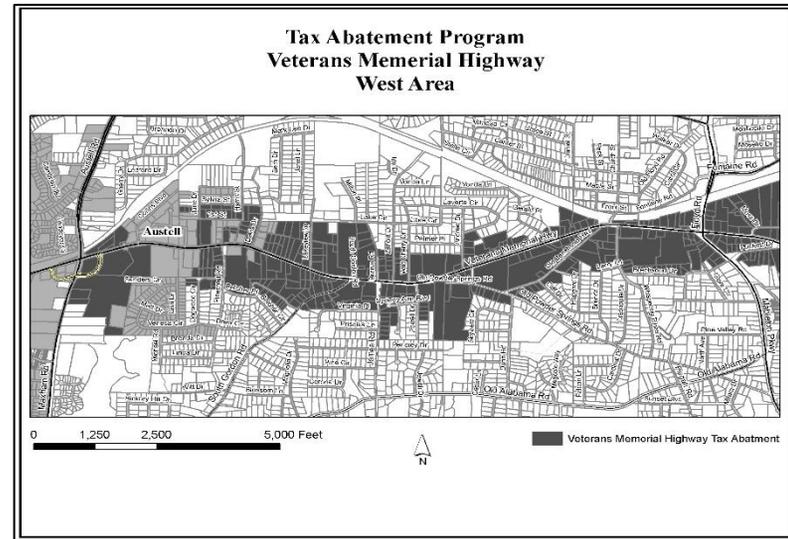


Figure 52

Cobb County is home to four community colleges and one university. Kennesaw State University and Chattahoochee Technical College are located within unincorporated Cobb County. The other three community colleges are located in other municipalities within Cobb County.

Chattahoochee Technical College is a unit of the Technical College System of Georgia. As of 2010, the enrollment was 13,003 students. It is a two-year college that provides accessible, high quality technical, academic, adult education and training and promotes the economic growth and development of Cobb County and the region.

Kennesaw State University (KSU) is a comprehensive university with thirteen Academic Colleges (Figure 53) and more than 150 undergraduate, graduate and doctoral degrees. On January 6, 2015, Kennesaw State and Southern Polytechnic State University consolidated to increase efficiencies and effectiveness to better serve students and the State of Georgia. As of 2017, the total enrollment was approximately 35,000 making it one of the 50 largest public institutions in the country. On-campus housing capacity is approximately 5,200 students with eight distinctive residential communities. According to the Board of Regents of the University System of Georgia report in 2012, KSU has an economic impact of \$1.2 billion. There are 92 countries represented in the student body and 18 NCAA Division I Athletic teams. KSU has been elevated to an R3 classification by the Carnegie Classification of Institutions of High Learning. This classifies KSU as a doctoral institution with moderate research activity.

Other schools include Fortis College in Smyrna, ITT Technical Institute-Kennesaw and Lincoln College of Technology in Marietta.

The Cobb Chamber of Commerce is another resource that helps make Cobb County a business-friendly environment. The Chamber contains more than 2,500 members from a variety of large, small, domestic and international businesses with a focus dedicated to bringing the community and its leaders together to create jobs and strengthen the economy and quality of life, so businesses and the community can be successful. The Chamber develops economic development initiatives that can assist new and existing businesses in business growth, workforce development solutions, industry recruitment, research and education partnerships and programs.

KSU ACADEMIC COLLEGES
Bagwell College of Education
Coles College of Business
College of Architecture and Construction Management
College of Computing and Software Engineering
College of Continuing and Professional Education
Honors College
College of Humanities and Social Sciences
College of Science and Mathematics
College of the Arts
Southern Polytechnic College of Engineering & Engineering Technology
Graduate College
University College
WellStar College of Health and Human Services

Figure 53

The Cobb County Chamber of Commerce took the lead in creating Cobb’s Competitive EDGE, which was launched in 2012. The EDGE was the first-ever, community-wide, public-private partnership. EDGE brings together all of Cobb’s economic development partners into a unified effort with the Cobb Chamber to improve the overall quality of life. The primary objective for Cobb’s EDGE is to help local businesses expand, grow small business, protect Dobbins Air Reserve

Base, recruit new businesses, create a more educated workforce and revitalize our communities and infrastructure through seven strategic “seeds” for success. The seven “seeds” are listed below.

- Retaining & Expanding Existing Business
- Encouraging Entrepreneurship & Aiding Small Business
- Marketing Cobb & Projecting a Positive Image
- Developing, Recruiting & Retaining Talent
- Investing in Transportation Infrastructure & Traffic Relief
- Support & Coordinate Redevelopment Efforts
- Cultivating Community, Identities & Sense of Place

Along with the EDGE, Cobb Economic Development organizations identified seven strategic targets for Cobb to pursue in the years to come. Based on the strong competitive advantages that support an existing clustering effect in Cobb County, the seven targets are classified and grouped into two categories: Core Cluster Targets, and Growth Opportunity Targets. While there will be programs designed to face challenges and take advantage of the opportunities, all seven targets are equally important to the future of Cobb County.

The Core Cluster Targets take advantage of and leverage specific, localized industries that have already clustered in Cobb County. They are:

- Aerospace & Advanced Equipment Manufacturing
- Information Technology & Software
- Professional & Business Services
- Wholesale Trade & Logistics

The industry targets that do not exhibit a clustering effect but merit strategic targeting due to their growth potential are considered growth opportunities. They are:

- Health Care Services
- Travel & Tourism
- Bioscience

Since the launch of Cobb’s EDGE, more than 13,012 new and retained jobs have been secured, generating an estimated \$2 billion in new private sector investment. (Source: Cobb Chamber Website, 2014 Chamber Annual Report)

The Development Authority of Cobb County (DACC) promotes the public good and general welfare, trade, commerce, industry and employment opportunities for Cobb County. It is a seven-member board appointed by the Cobb County Board of Commissioners with two fundamental activities: provide access to capital and to other financial incentives that would assist desirable economic development projects and market and promote Cobb County to new businesses. (Source: DACC website, Select Cobb)

Cobb Travel & Tourism promotes Cobb County as a premier travel destination for conventions, trade shows, special events and leisure travelers. They are the primary destination marketing organization for Cobb County. They remain instrumental in creating strategic partnerships and alliances among industry stakeholders along with other goals related to travel and tourism. (Source: Cobb Travel and Tourism)

Economic Trends

There are a multitude of economic development interests and programs in Cobb County, as explained in the Economic Resources section. From incentives offered by the Cobb Chamber of Commerce to regulatory tools developed by Cobb County Community Development, each one of these interests provides information, and targets industries, programs, ordinances and incentives that attract and promote growth and development/redevelopment supporting positive economic trends within the County.

Cobb County Community Development works closely with the South Cobb Redevelopment Authority (SCRA) to revitalize and redevelop areas in South Cobb that have been underinvested or underutilized with the overall intent to promote and create favorable locations for trade, commerce, industry and employment opportunities. The SCRA and Cobb County Community Development worked together to create a movement of programming, new progressive ordinances and incentives focused in South Cobb to assist economic growth in this area. The SCRA has the power to issue low-interest bonds to assist private land development, and they also have the ability to buy, sell, consolidate or leverage land resources to spur redevelopment activity in South Cobb.

The impetus of the South Cobb economic development movement is the South Cobb Implementation Strategy. It is designed to serve as a guide for future actions that will function as the primary basis for preserving, protecting and enhancing South Cobb’s existing assets with the greater goal to build new market share for the area and to improve the quality of life for those that reside there. This includes promoting the new Mableton Form Based redevelopment district, Six Flags redevelopment opportunities, branding South Cobb and educating private investors and business owners on the many

strengths and opportunities in the South Cobb area, including redevelopment site incentives, Enterprise Zones and Opportunity Zones.

Cobb County is limited on raw land for development and those undeveloped tracts will continue to dwindle over the course of the next 25 years. As a result, it will become more important that Cobb County promote and encourage redevelopment initiatives and programs to ensure growth occurs in areas where infrastructure is in place. This will accommodate future population and business growth, while rejuvenating aging commercial corridors and older residential areas. Figure 54 shows a list of Redevelopment sites that have been identified and promoted by Cobb County for redevelopment.

Redevelopment Sites (2016)	
2410 Canton Road	1057 Veterans Memorial Highway
4939 Canton Road	1336 Veterans Memorial Highway
3012 Canton Road	1480 Veterans Memorial Highway
2692 Sandy Plains Road	1245 Veterans Memorial Highway
1977 South Cobb Drive	676 Veterans Memorial Highway
3413 Austell Road	780 Veterans Memorial Highway
1887 Powder Springs Road	Church Stree and Mable Street
2745 Powder Springs Road	3300 Cobb Parkway
2546 Powder Springs Road	1275 Powers Ferry Road
3757 Floyd Road	1360 Powers Ferry Road
5055 Austell Road	1360 Terrell Mill Road
5590 Mableton Parkway	1410 Terrell Mill Road
320 Riverside Parkway	1480 Terrell Mill Road
380 Veterans Memorial Highway	

Source: 2030 Comprehensive Plan (2017)

International Affairs

The promotion of Cobb County to international markets is essential to staying competitive in the Atlanta region. Cobb County is home to a diverse industry mix, McCollum Field (Cobb County's International Airport) and a Norfolk Southern intermodal facility. In addition, Cobb is located with easy access to Hartsfield-Jackson International Airport, two deep-water ports in Savannah and Brunswick and the State of Georgia's extensive rail and road network. These global trade facilities, in and around Cobb County and the state, makes the region a highly strategic location for international trade.

Cobb County is also home to six consulates. In some cases, the trade promotion work is handled from within the countries' consular offices while others maintain independent trade offices. Here is a list of consulates located in Cobb County and services that they offer:

Consulates:

- Honorary Consulate General of the Republic of Austria
- The Austrian Trade Commission
- Consulate General of the Republic of Costa Rica
- Honorary Consulate of the Republic of Estonia
- Honorary Consulate General of the Republic of Iceland
- Honorary Consulate of the Republic of Nicaragua

Services:

- Determine the exportability of products or services
- Identify appropriate markets and buyers
- Develop market entry strategies
- Establish shipping and distribution networks
- Determine appropriate payment methods and identify export financing and insurance needs

As a way to form global partnerships and build economic ties to help promote global cooperation, generate tourism and further cultural understanding between international communities and local communities, Cobb County has officially recognized and signed agreements with the City of Seongdong Gu, Seoul, South Korea to become a sister city. Cobb County sent leaders to Seongdong Gu to explore economic development opportunities and the Korean district sent delegations to Cobb County, as well.

Economic Target Areas

The Dobbins Air Reserve Base (Dobbins ARB) cluster is a significant economic engine for Cobb County and the surrounding region. There are several hosted military tenants located on Dobbins ARB, they include the Georgia National Guard, the 22nd Air Force, the Navy Operational Support Center and the U.S. Army Reserve, among other government tenants. It is also home to several private organizations that include Lockheed Martin Air Force Plant #6, AT&T, Federal Employees Credit Union and Georgia Tech Research Institute. Altogether, this cluster is one of the largest single employers in Cobb County at an estimated 10,888 employees. In 2014, Cobb County completed a Joint Land Use Study (JLUS). The JLUS was a cooperative land use planning effort conducted as a joint venture between Dobbins ARB, City of Marietta, City of Smyrna, state and federal agencies and other stakeholders. The primary objective of the study is to reduce potential conflicts between the Dobbins military installation and surrounding areas, while accommodating new growth and economic development without compromising the operational missions of the installation.

The Town Center area is a regional job center location for office and industrial uses as well as a retail/service area containing shopping, restaurants and automobile-oriented uses. The area is located

between I-75 and I-575 in a narrow band of land amidst these two north-south interstate facilities. The center of this cluster is the Town Center Mall, which is a regionally serving retail center. Corridor retail developments and office uses have followed the mall along the collector and arterial streets that are in the vicinity of the mall area. While not in the Town Center CID, Kennesaw State University (KSU) is adjacent to the Town Center cluster and directly impacts the area. KSU has seen tremendous growth in enrollment--bringing with it a growing population of students, faculty and staff looking for housing options, entertainment, recreation, shopping and access to local office parks and employers. The employment in the Town Center CID area is primarily service and retail oriented with a large quantity of the uses being automobile oriented and automobile dependent. The Town Center area has completed a Town Center CID Livable Centers Initiative (LCI) Plan that focuses on LCI program goals, health goals and a community vision. More recently, the Town Center CID updated their current Master Plan, which focuses on infrastructure, development/redevelopment, and parks/trails. Infrastructure improvements focus on corridor enhancements to create a safe, less congested and aesthetically pleasing roadway network. Development strategies include transforming strip centers and older developments into pedestrian-friendly, mixed-use centers and an expanded parks and trail network will continue to enhance the area and district. The vision of the Town Center Master Plan update is consistent with the overall goals and policies of the Cobb 2040 plan.

The Cumberland/Galleria area is a major regional activity center that has matured over the past decade and is anticipating significant growth in the next 20 to 25 years. It is located at the intersection of I-75 and I-285 and extends southward along I-285 to Atlanta Road. The area started mainly as a commercial retail area but has grown into a major office and professional service cluster that, as of 2014,

has a 5.4% (2014 CCID annual report) impact on the Georgia Economy. The Cumberland/Galleria area accounts for 70% of the NW Atlanta Submarket, which is one of the largest in the southeast (CCID 2014 Annual Report). The area is home to 17% of Cobb County's jobs and 62% of Cobb County's management jobs. It is home to the Cumberland Community Improvement District, which is a public-private community assessment district and allows local commercial property owners to advance needed public infrastructure projects through additional mills of property tax. Numerous companies house major regional and national headquarters or major business operations in this area.

In the last 10 years, there has been a concerted effort to expand residential and entertainment options throughout the Cumberland area. This effort has been successful, with nearly 5,500 new residential units making their way through the development pipeline in the form of "mixed-use" developments and attached/multi-unit residential developments. In 2013, the Cumberland/Galleria area became one of the top entertainment destinations in the Atlanta-metro area when the Atlanta Braves decided to relocate here and construct a one-of-a-kind stadium complex that was coupled with a year-round, mixed-use development destination, which includes retail, restaurants, residential, hotel, office space and an indoor entertainment venue. Understanding the significance of the Braves development is important for the future of the Cumberland/Galleria area. Additional jobs generated by the development have and will continue to impact the area. Transportation infrastructure, including parking and circulator programs, will impact the area along with ancillary developments like retail, restaurant and office uses. With the addition of the Braves development, the transportation infrastructure programmed for the area and the new residential units in the

pipeline, the Cumberland/Galleria area will function in the future more like an urban center versus a suburban satellite city.

TRANSPORTATION

In the Cobb 2040 plan, the primary focus of the Transportation Element is meeting Cobb County's future transportation needs.

The Transportation Element is required for all jurisdictions that are included in a Metropolitan Planning Organization (MPO). Cobb County, and the cities within, are part of the Atlanta Regional Commission MPO. In addition, the rules specifically state the MPO's transportation strategy for the region may be substituted for this element, or if a separate Transportation Element is prepared, it must include the following components:

- (a) Evaluate the adequacy of the following major components of the local transportation system for serving the needs of the community throughout the planning period:
- Road Network: Identify roads, highways and bridges. Also, identify any significant issues with the road network, including connectivity, signalized intersections or inadequate signage
 - Alternative Modes: Identify bicycle, pedestrian facilities and public transportation or other services for populations without automobiles. Also, identify areas of the community where mode choice is limited. Evaluate how effectively mobility needs of the community are being met by these alternative transportation needs

- Parking: Identify areas with insufficient parking or inadequate parking facilities (e.g., downtown, busy commercial areas), excess or obsolete surface parking facilities in need of retrofitting or redevelopment
- Railroads, Trucking, Port Facilities and Airports: Identify freight and passenger rail lines, major rail intermodal facilities, non-rail freight operations, seaports, harbors and commercial and general-purpose air terminals. Evaluate the impact of these on the overall transportation network.
- Transportation and Land Use Connection: The Transportation element should recognize that transportation policies, program and projects should be planned in alignment with local land use development policies. Future transportation investments should similarly be matched with appropriate land use policies.

- (b) Develop a strategy for addressing any needs or opportunities identified above and integrate this strategy into the Community Work Program.

The Cobb 2040 plan will utilize the Cobb County Transportation Plan (CTP 2040) as the Transportation Element.



Cobb in Motion

In 2015, Cobb County, along with the six cities and ARC, completed the county-wide Comprehensive Transportation Plan 2040 (CTP 2040) as an update to the previous CTP and to encourage regional collaboration on long-range transportation initiatives. The full CTP 2040 includes an Existing Conditions and Needs Assessment Report as well as recommendations and a short-term work program. The CTP 2040 provides a funding framework and prioritized project list as the foundation for transportation programming and policy decisions in Cobb County. The transportation plan defines guiding principles in unincorporated Cobb County and the six municipalities: Austell, Acworth, Kennesaw, Marietta, Smyrna and Powder Springs. Furthermore, it strives to improve quality of life for all citizens through mobility improvements including increasing capacity in growing urban and rural areas, mitigating traffic congestion and encouraging alternative modes of transportation.

The CTP 2040 was designed and completed to complement the goals, policies and programs for future development and the needed

infrastructure to support it. Cobb CTP 2040 serves as the blueprint for all transportation investments including vehicular, transit, freight, pedestrian and bicycle for the next 25 years. The plan links land use and transportation within the County and its incorporated areas to efficiently and effectively address the needs identified for the transportation network through 2040. It is the intent of the Cobb 2040 plan to incorporate the CTP by reference as an acceptable substitute to the required Transportation Element.

Road Network

Part of the success of Cobb County relies on the network of roadways. The CTP 2040 identifies innovative improvements to maximize the effectiveness of the roadway system. CTP 2040 pinpoints Cobb's roadway needs in different areas of the County. Roadway expansion projects, such as the widening of Windy Hill Road in Cumberland, will enhance safety and allow for more trips. The addition of truck-friendly lanes and intersections in South Cobb improve access and traffic flow for truck traffic, allowing for further economic growth within Cobb's logistics and distribution districts. New roadways, such as the South Barrett Reliever project near Town Center, seek to alleviate congestion and better link retail, jobs and housing. Strategies and improvements are also outlined for bridges, traffic signals, traffic safety with a heavy focus on maintaining our existing infrastructure.

Alternative Modes

Transit capacity improvements improve the overall system and benefits to more than just the immediate service area. The CTP 2040 includes projects that would significantly enhance the availability and reliability of transit in Cobb County by tailoring solutions to the unique transit needs of each area. According to the CTP 2040,

strategic investments in the transit network will make it possible to serve an additional 40,000 transit trips per day.

New and improved bus service is also planned for Cobb County. They include more frequent bus service and a new transfer center in the Austell Road corridor near the area of the East-West Connector. A new route connecting Acworth, Kennesaw and KSU is also anticipated, as well as a new route through South Cobb, beginning at the Cumberland Transfer Center and ending at the H.E. Holmes MARTA station.

Multi-use trails and sidewalks play a vital role in our County's overall transportation network. Besides providing recreational opportunities, walking and biking routes create links between Cobb destinations. Improving pedestrian and bicycle access to transit expands residents' travel choices and makes regional activity centers accessible by foot or bicycle, which enhances the quality of life in Cobb.

CTP 2040 includes projects like the completion of the Bob Callan Trail in Cumberland and the Rottenwood Creek Trail in Marietta. These projects continue the growth of Cobb's extensive trail network. Other work, such as the improvements to Sardis Street in Kennesaw, create pedestrian-friendly zones that can encourage business. Overall, continued investment in sidewalks and trails help connect and complete Cobb's multimodal system.

These investments improve local and regional connections and increase the County's residents' access to employment, housing, educational and recreational opportunities. These investments in alternative modes of transportation supports continued job growth and Cobb's economic development strategy.

Parking

The CTP 2040 provides an existing conditions analysis of parking facilities for Cobb County and busy commercial areas, including the City of Marietta. Recommendations include improvements to walking and biking facilities in proximity to colleges and universities to help alleviate some parking demand and bike parking at major destinations.

Railroads, Trucking, Port Facilities and Airports

Freight transportation is one of the pressing concerns addressed in the CTP 2040. Freight generators are generally found near interstate and state highways. The interstates carry the highest volume of truck traffic. In addition, there are five arterial corridors in Cobb classified as Regional Freight Corridors. Two of those, State Route 92 (Allatoona Road, Lake Acworth Drive, and Dallas Acworth Highway) and US 78 (Veterans Memorial Highway) each carry more than 2,000 trucks per day. Other arterial corridors link truck freight to the interstates.

Reducing congestion for truck freight is an economic competitiveness need. Congestion can create significant impacts for heavy trucks due to their slow acceleration and deceleration speeds. By improving capacity, operations and travel times, moving freight can become more efficient and economically advantageous.

The majority of rail freight moved through the County is through-traffic with occasional spurs linking businesses and industries to the main line. There is an intermodal facility to facilitate the transfer of freight from rail cars to trucks that deliver to final destinations. There are approximately 82 miles of rail in the County, which include 56 at-grade rail intersections. At-grade crossings can present a safety hazard to crossing vehicles and pedestrians. According to the CTP

2040, between 2000-2008, 32 motor vehicle crashes involving trains occurred. In addition, trains block crossings causing traffic delays.

Freight needs include evaluation of locations that exhibit a high frequency of truck crashes to identify potential safety improvements and a need remains to reduce at-grade railroad crossings to reduce safety hazards and eliminate delays.

Transportation and Land Use Connection

The CTP 2040 recognizes that transportation policies, programs and projects should be planned in alignment with the local land use development policies. Many of the transportation improvements are necessary for the transportation facilities and services to properly serve existing and future land uses. The existing facilities and services, as well as the needed future facilities and services are discussed throughout the CTP 2040.

CTP 2040 provides information on the adequacy of transportation facilities to serve the variety of land uses in Cobb County. In this section, future transportation investments are matched with appropriate land use policies, and it is noted that the land use framework and subsequent regulations have the ability to improve or reduce transportation efficiency.

Cobb County recognizes the importance of developing a balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and reinforces the livability of neighborhoods. The Cobb 2040 plan's Transportation Element is meant to guide future development of Cobb's corridors, roads and highways for motorized and non-motorized transportation including public transit systems, bicycle and pedestrian networks. Cobb County understands that an efficient transportation system is crucial to the economic and

social well-being of a growing community with increasing travel demands. The ability to provide a safe, convenient and efficient transportation system as population and job growth occur will continue to be a challenge in the decades to come.

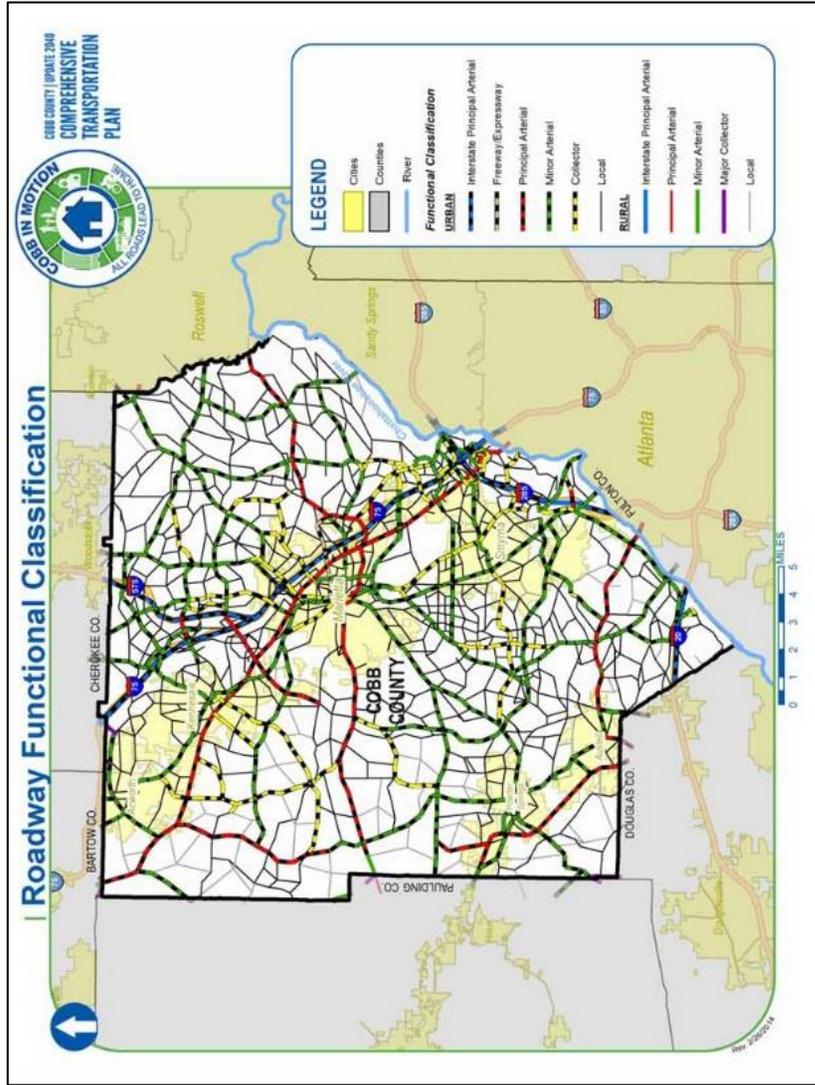


Figure 54
Source: Comprehensive Transportation Plan 2040

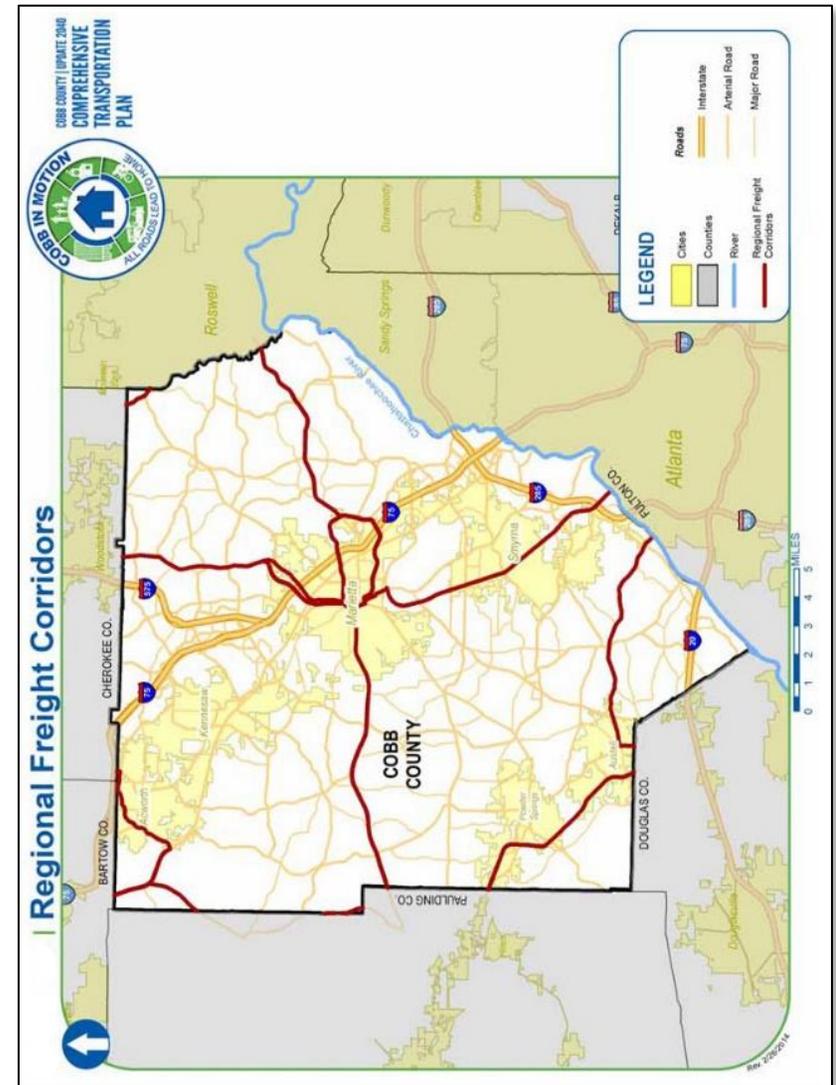


Figure 55
Source: Comprehensive Transportation Plan 2040

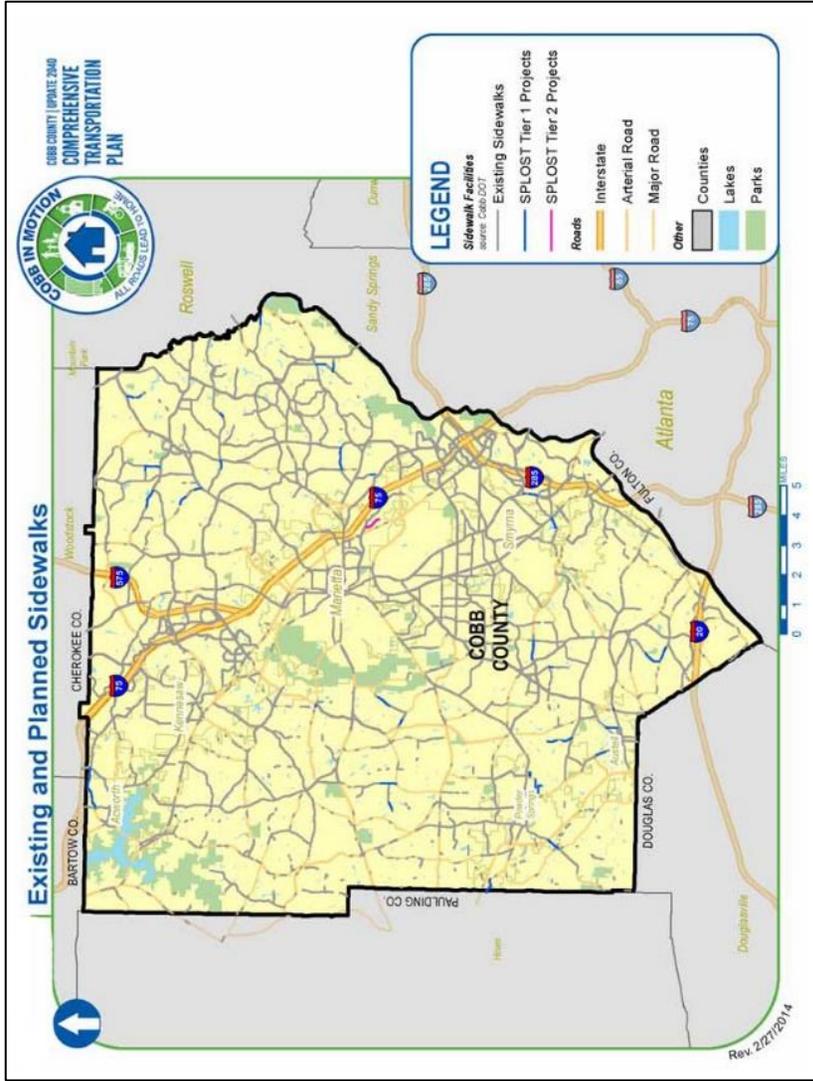


Figure 56
Source: Comprehensive Transportation Plan 2040

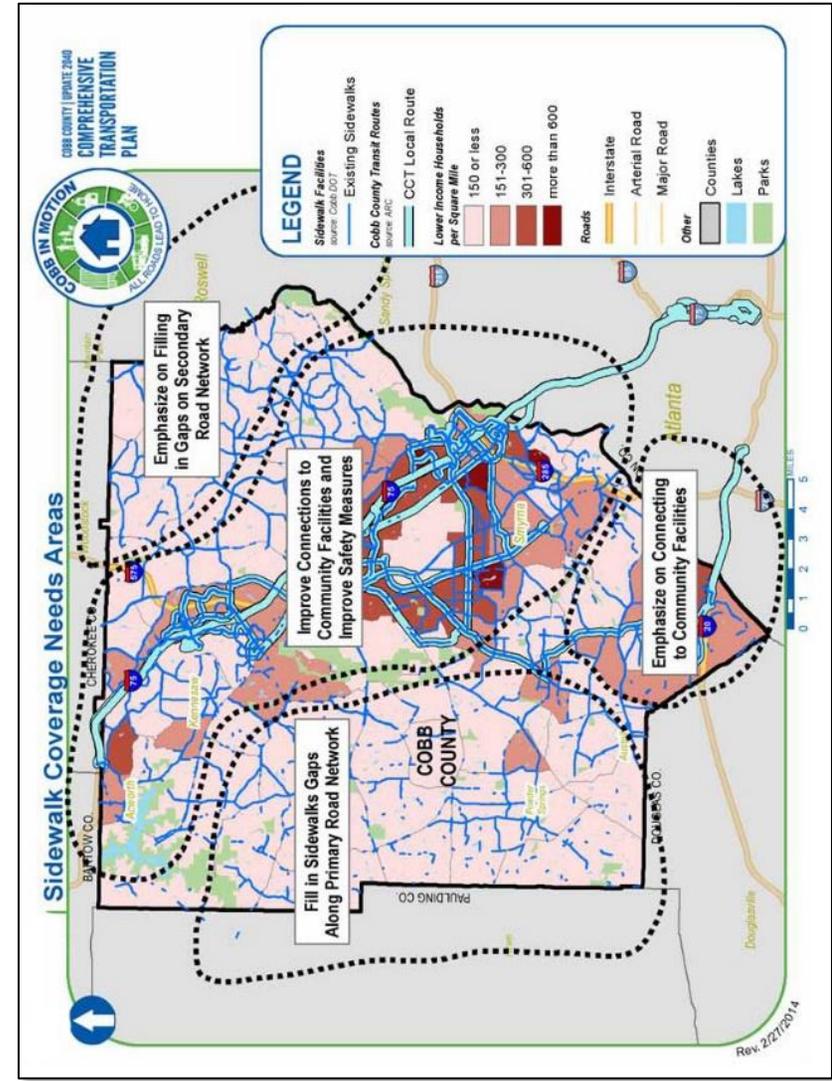


Figure 57
Source: Comprehensive Transportation Plan 2040

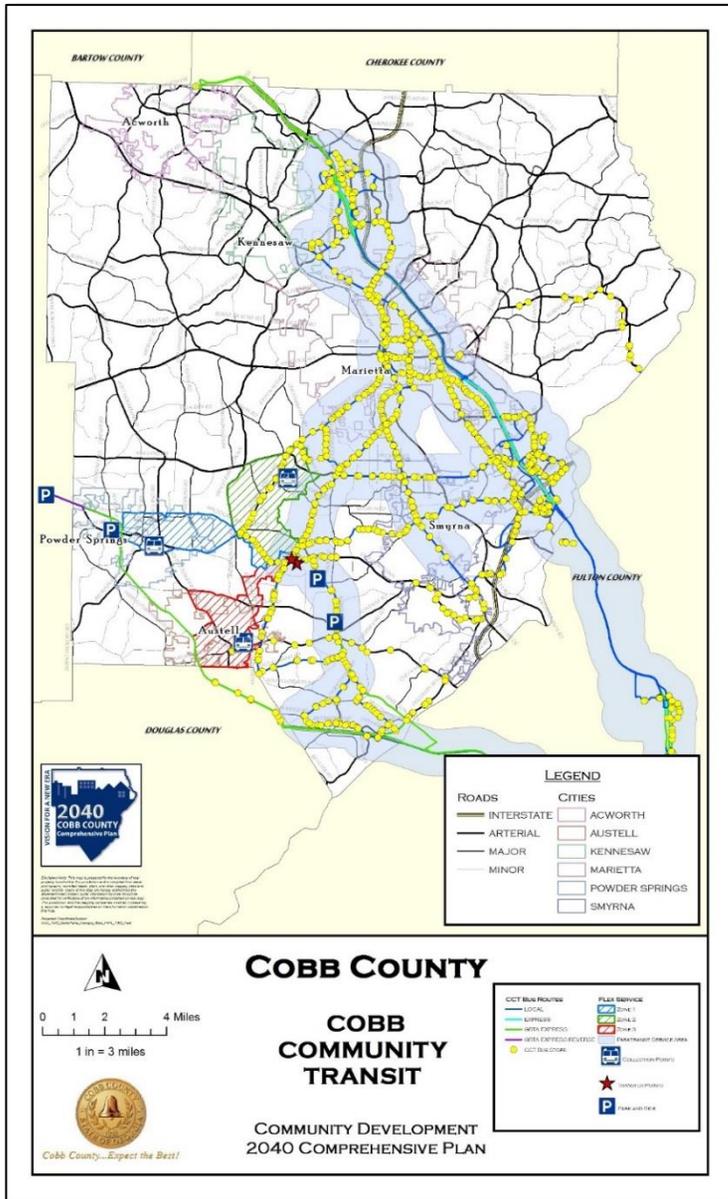


Figure 58

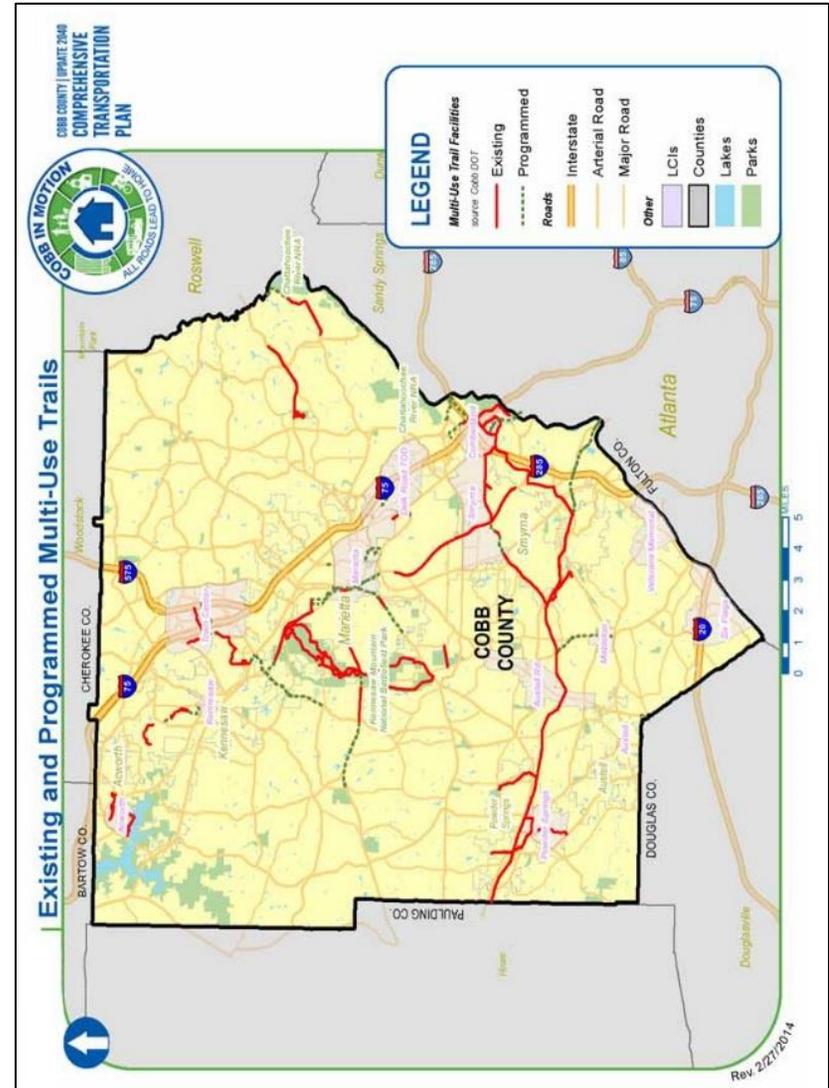


Figure 59
 Source: Comprehensive Transportation Plan 2040

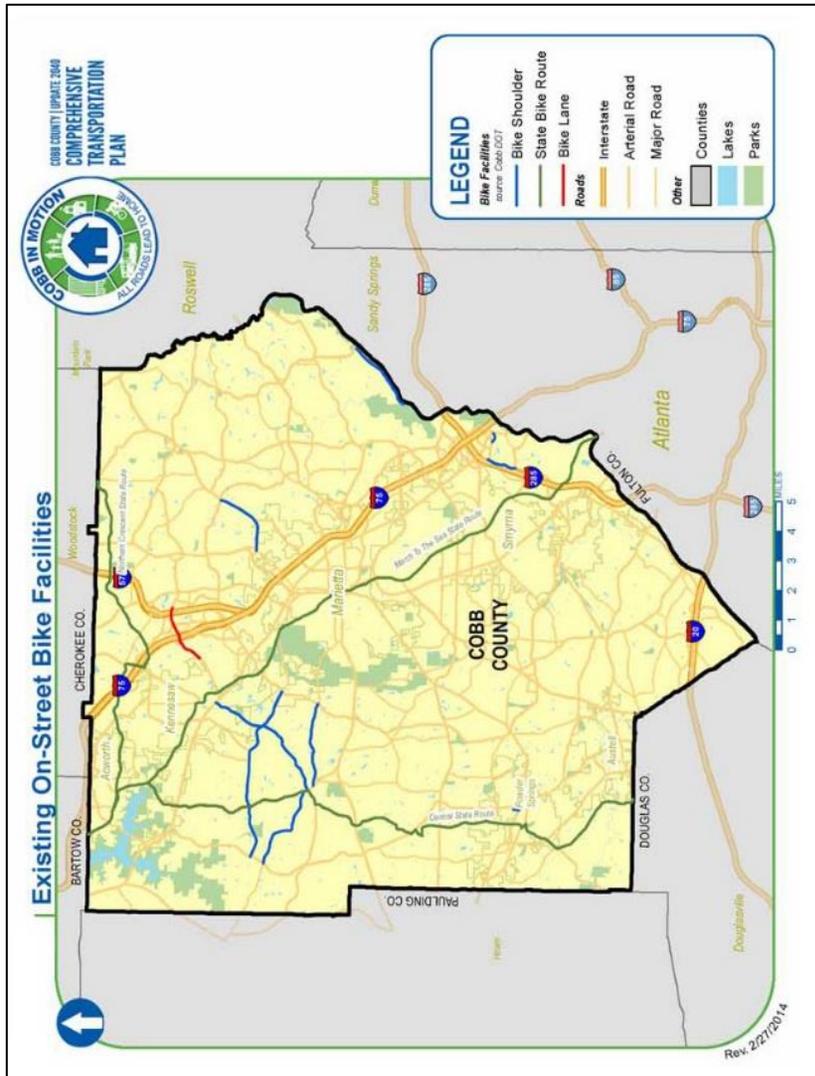


Figure 60
Source: Comprehensive Transportation Plan 2040

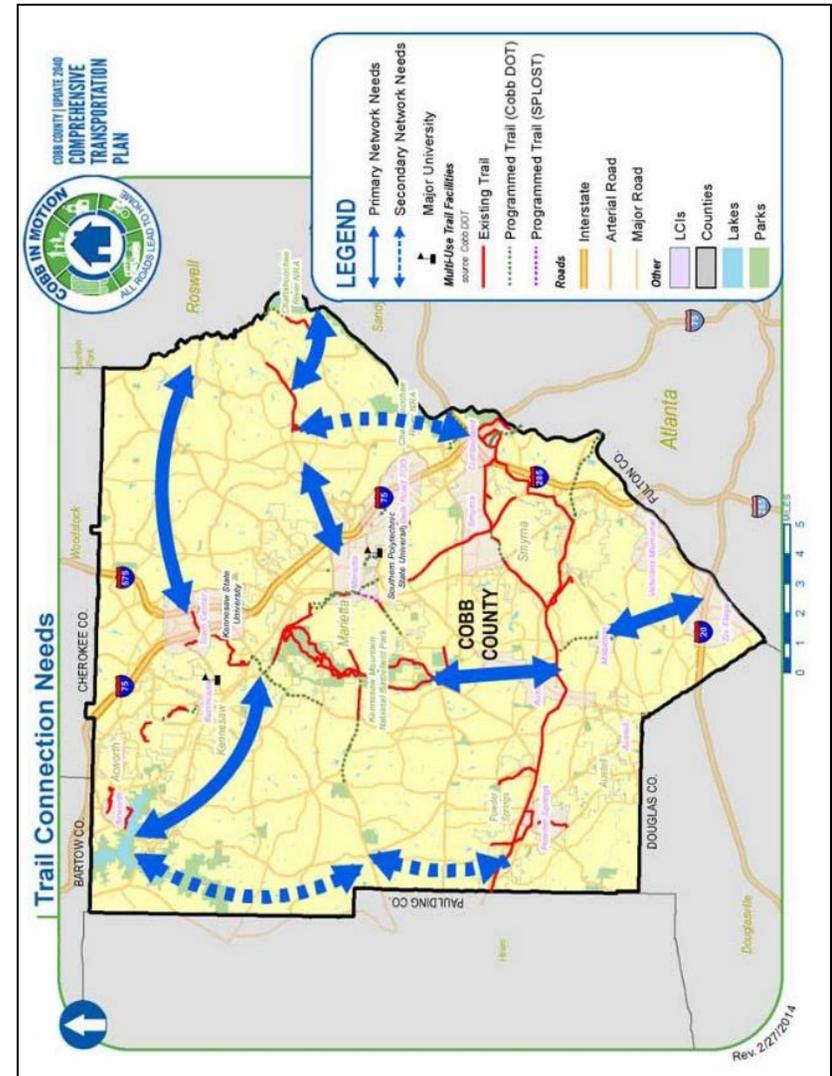


Figure 61
Source: Comprehensive Transportation Plan 2040

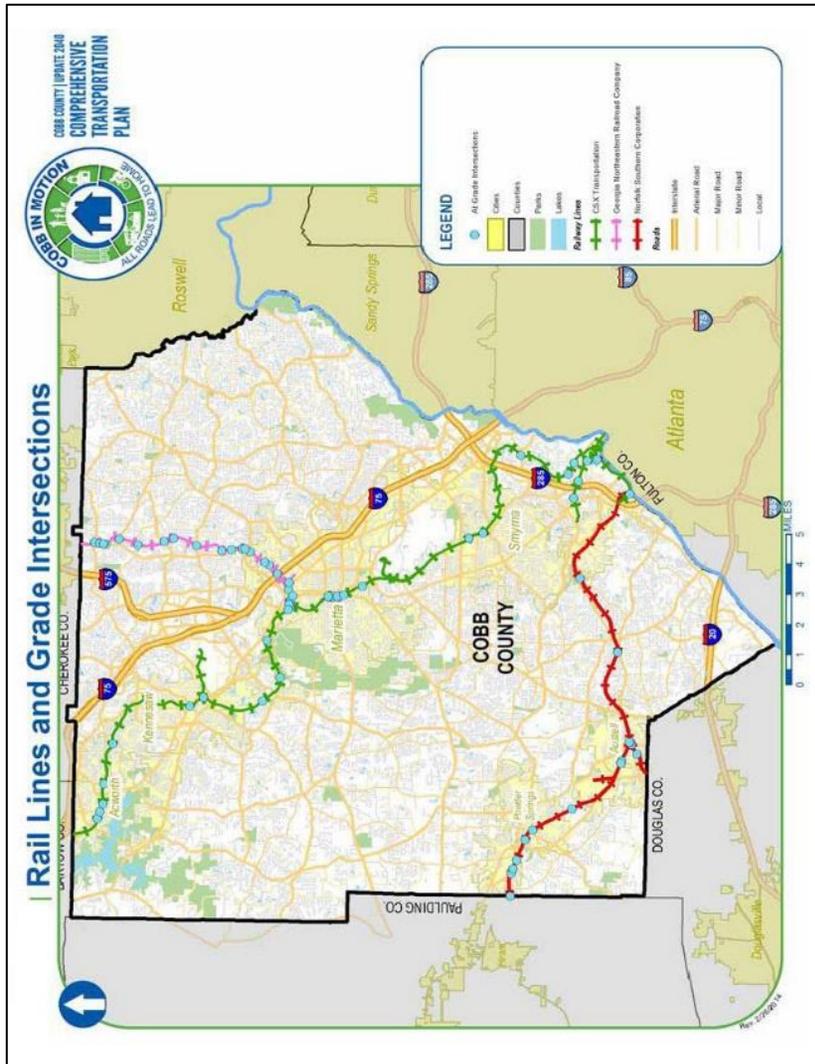


Figure 62

Source: Comprehensive Transportation Plan 2040

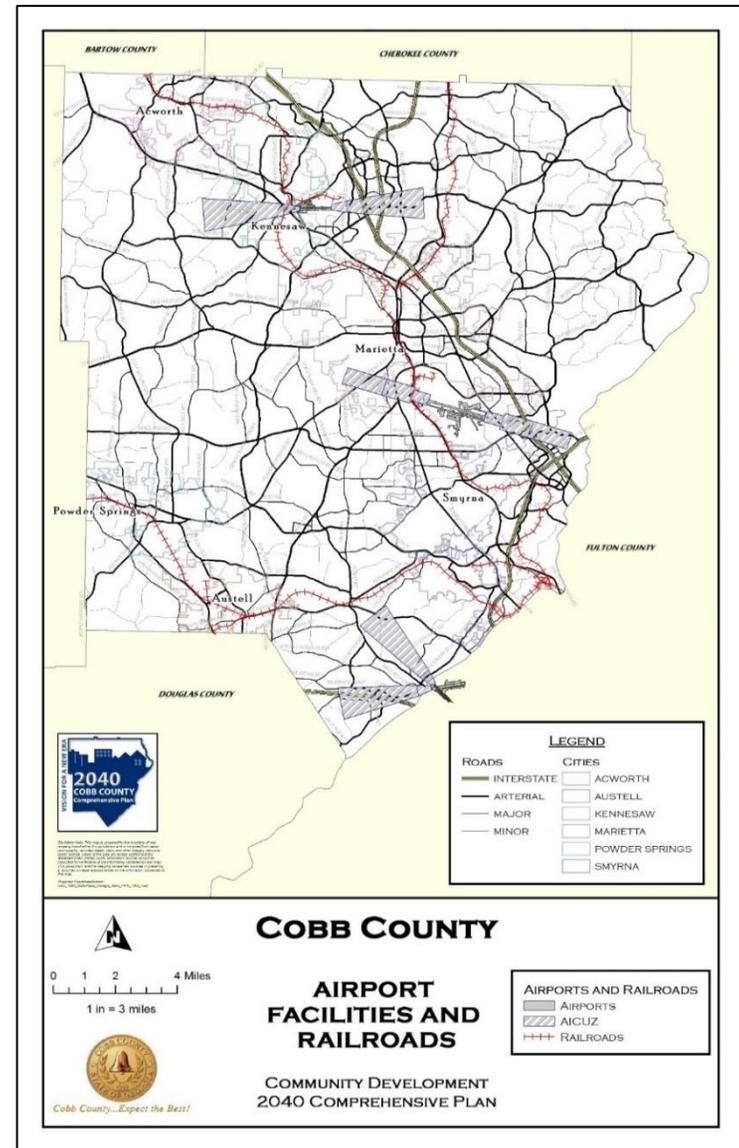


Figure 63

LAND USE

Land Use refers to how land is used and how it should be used moving forward. Future needs for various land uses are predicated on population and economic projections. The Cobb 2040 plan guides land use to ensure land resources appropriately encourage a variety of housing choices, promote economic development, preserve natural and historic resources, provide open space and recreational uses and accommodate transportation routes and other public facilities in order to protect and improve Cobb County's quality of life.

Existing Land Use

The analysis of existing land use patterns helps the community, staff, and elected officials gain an understanding about the current state of land use within the jurisdiction.

Cobb County's land use, character and development patterns are dominated by established residential areas eastern and southern sections of Cobb County and developing residential areas in the west. Commercial uses are concentrated along highly traveled corridors and at major centers, such as Town Center and Cumberland. Industrial uses have assembled along the interstates with the largest concentration of industrial uses being in the southern tip of the county adjacent to I-20. Cobb allows for mixed-use and denser development in certain nodes, mostly within the regional centers of Cumberland and Town Center.

The existing land use categories used in Cobb County have been grouped together into one of the following seven categories as defined below.

- (i) **Residential:** The predominant uses of land within the residential category is single-family detached, single-family attached and multi-family dwelling units.
- (ii) **Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, services and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.
- (iii) **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities or other similar uses.
- (iv) **Mixed-Use:** This category is for development of land, building or structure with two or more different uses, such as but not limited to, residential, office, retail, civic or entertainment.
- (v) **Civic:** This category includes certain state, federal or local government uses and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- (vi) **Transportation/Communication/Utilities:** This category includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses.

(vii) **Parks/Recreation/Conservation:** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, open space, sensitive habitats, national forests, golf courses, recreation centers, undeveloped land and other similar uses.

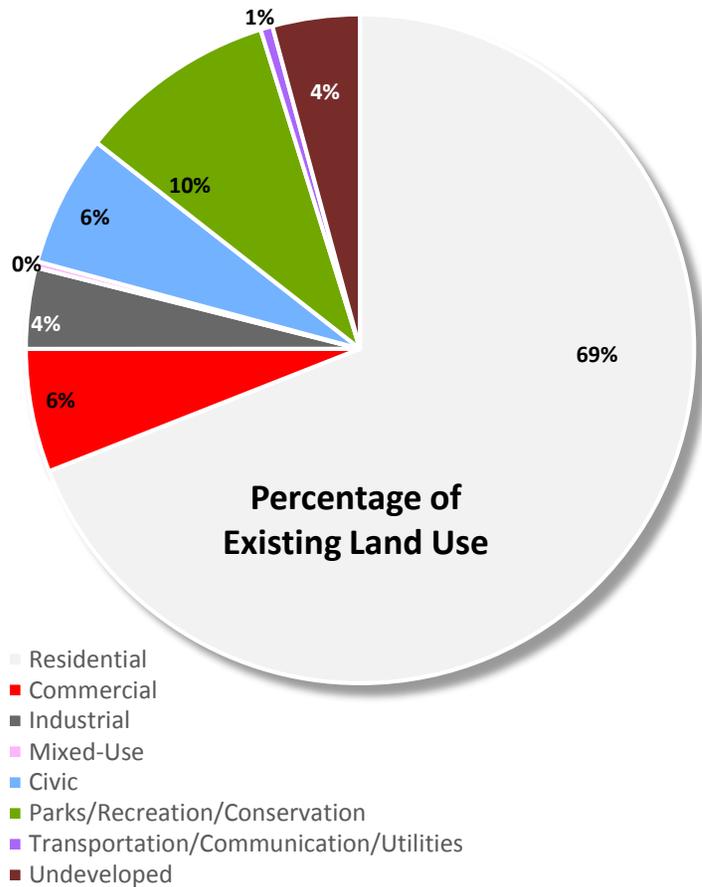


Figure 64

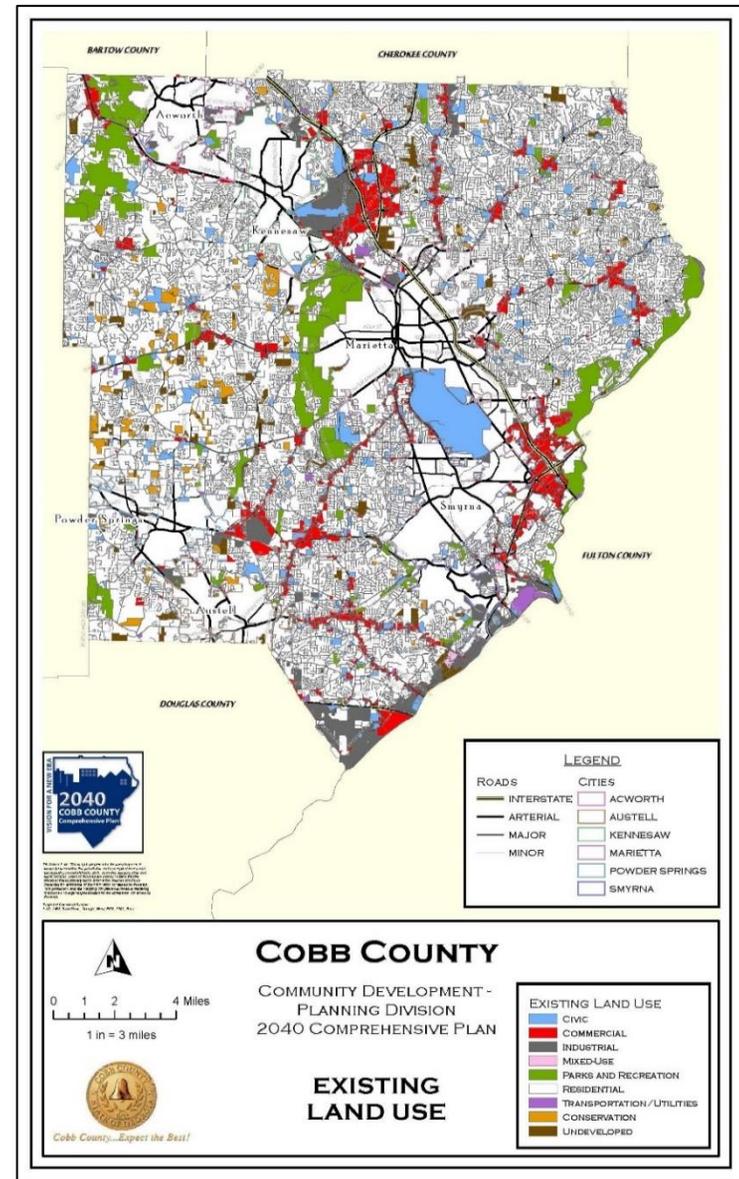


Figure 65

Future Land Use

The future land use map is a policy document that guides future land use decisions in Cobb County and is updated on an annual basis. The future land use map serves as a tool to implement the land use goals and policies of Cobb 2040. The future land use map lists land use categories, which describe certain encouraged development patterns, community character and how to distribute land use as development occurs.

As shown in Figure 67, the primary future land use designation is low-density residential. This reaffirms Cobb’s commitment to residential and the preservation of single-family detached, suburban style housing for the next 25 years.

There are three categories dedicated to commercial use, which make up a total of 6% of the future uses. Current goals and policies reflect more of a nodal type of commercial development versus “strip” commercial along high-volume transportation routes. Parks/Recreation/Conservation makes up 8% of the future land use designations. Most of this is held in federal park land, which is Corps of Engineers property surrounding Lake Allatoona, and National Park Service lands in the Kennesaw Mountain National Battlefield Park, and the Chattahoochee National Recreation Area.

There are also pockets of land dedicated for future industrial uses that have been shrinking over the last 10 to 20 years. However, recent policy changes resulting in a Priority Industrial Area future land use designation attempts to protect some of the more significant industrial areas in the County to ensure there remains a variety of jobs for Cobb residences. The future land use map and its corresponding policy documents provide sufficient opportunities for

each land use type to serve the needs of the community and balance and sustain a desired mix of residential types.

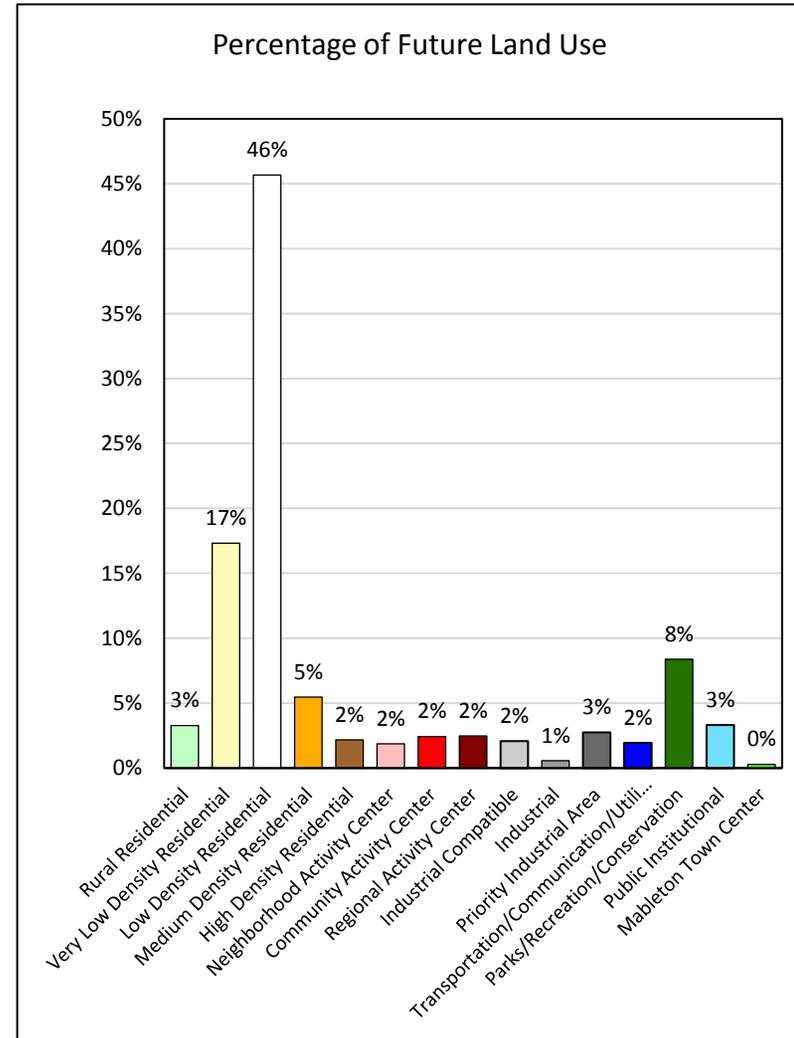


Figure 66
Source: Cobb County Planning Division

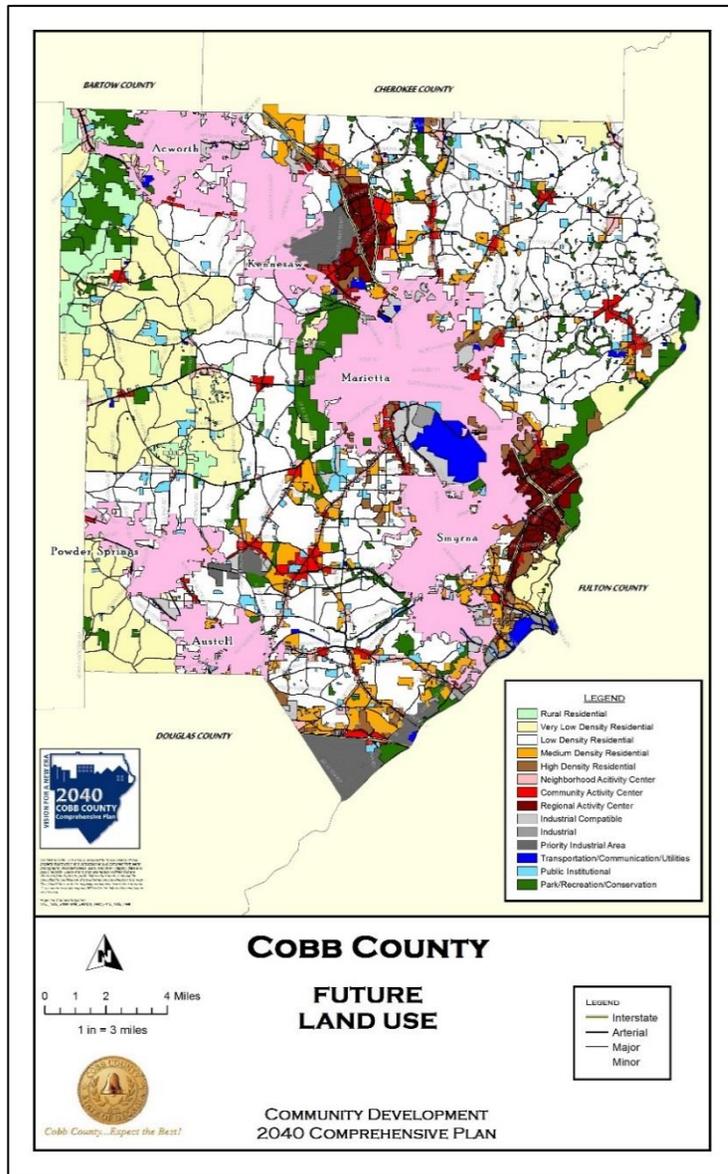


Figure 67

Development of Regional Impact

Developments of Regional Impact (DRI) are developments that are likely to produce an impact or impacts outside of the host local government’s jurisdiction. In order for a jurisdiction to maintain its Qualified Local Government (QLG) status, DRIs that exceed certain size and/or density thresholds established by the State must be reviewed by the ARC, as the designated Regional Commission, and the Georgia Regional Transportation Authority (GRTA), specifically for the impact on the surrounding transportation system. DRI review is intended to improve communication and coordination between government entities and other agencies on a large scale for certain types of development and provide a means of identifying and assessing potential impacts before conflicts relating to them arise. DCA established a set of DRI rules, including statewide thresholds by size and development type to determine whether a development qualifies as a DRI. In 2012, DCA revised rules giving Regional Commissions enhanced flexibility. Subsequently, ARC developed and enacted alternative DRI rules, including review thresholds specific to the 10-county ARC region. Figure 69 and the map in Figure 70 includes all the DRIs in Cobb County since DRIs began being reviewed.

DRI PROJECT	YEAR	DRI PROJECT	YEAR
Duncan Rd. Waste Transfer Station	2017	Tramore Pointe	2006
Terrell Mill Development	2017	Cobb West Park	2006
Vinings Atlanta	2016	The Mountain	2006
Galleria 75	2016	Belmont Hills Redevelopment Plan	2006
Dobbins Mill Transfer	2015	The Goodman Company	2005
Goethe Tract	2015	Vinings Mountain at Paces Ferry	2005
Skyline II	2015	The Mill at Covered Bridge	2005
Old 41 Development	2014	Colonial Pipeline Company	2005
Interstate North	2014	Paces Ferry Commons	2005
Hartman Distribution Center	2014	Cumberland Boulevard	2005
Barrett Pkwy Mixed Use development	2014	Regent Riverwood	2005
Atlanta Braves Stadium and Mixed-Use Development	2013	T.I. Riverwood	2005
East Cobb Retirement Community	2013	Vinings West	2005
Bankhead C & D Transfer Station	2011	Cobb Galleria Performing Arts Ctr.	2004
Canton Road steel, metal & iron processing & transfer station	2011	Trinity Chapel Church of God	2004
Riverview on the Chattahoochee	2010	The Villages of West Cobb	2004
Riverview Road Resource Recovery Center & Transfer Station	2009	Circle 75 Project	2004
Cobb-West Township	2008	Discovery Tract	2004
Riverview	2008	South Atlanta Road Development	2004
Colonial Pipeline Company	2008	The Mill at Covered Bridge	2004
Mableton Parkway Site Stabilization	2008	Lakeside Market Place	2003
V at Vinings	2007	Providence	2003
Belmont Hills	2007	Hartman Road Business Park	2002
LaFarge Building Materials, Inc.	2007	Word of Faith	2002
The Village at Vinings	2007	One Galleria Walk	2002
Aspen Hills Redevelopment	2007	Atlanta Operations Center	2002
City Side at Town Center	2007	Word of Faith Church	2002
Galleria Parkway Mixed Use	2007	Hartman Road Business Park	2001
River View	2006	Gwinnett Partners, LLC	2001
Jonquil Village Redevelopment	2006	Queens Mill	2001
Johnson Ferry Baptist Church	2006	James Parkway Development	2001

Figure 68

Source: Georgia Department of Community Affairs

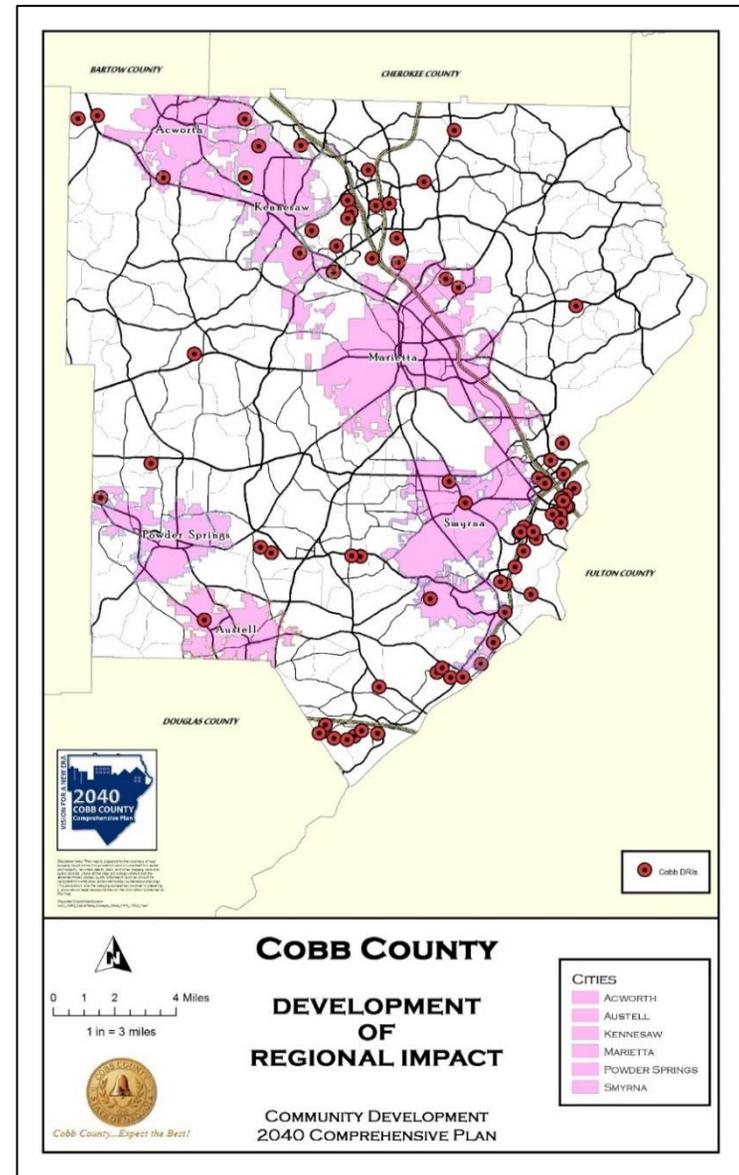


Figure 69

PUBLIC SAFETY

The protection of people and property brings a sense of security essential to sustain the quality of life in a community. Public safety in Cobb County is provided by the County's Public Safety Department, six municipal police departments, three municipal fire departments (Marietta, Smyrna, and Austell) and the Cobb County Sheriff's Office.

For unincorporated Cobb County the Public Safety Department provides and manages public safety services for all residents, businesses and visitors in Cobb County in the form of police and fire protection, Emergency 911 (E/911) and Animal Control. While not under the Public Safety umbrella, the Cobb County Sheriff's office also provides another layer of public safety related services to Cobb County. The Department works collaboratively, via House Bill 489 and the service delivery strategy, with six municipal police departments, three municipal fire departments (Marietta, Smyrna, and Austell) and other local, state and federal agencies to reduce crime and increase the overall safety of people and property within the County.

Police Department

The Cobb County Police Department is currently staffed with 680 sworn officers and 150 civilian employees. There is a total of five precincts, which provide public safety coverage across the County, a training facility and one Police Headquarters. There are a total of 37 full-time and part-time units within the Police Department, all designed to provide peace and safety to the entire Cobb community.

Figure 71 shows the location of Police facilities and the areas that each Precinct covers. Precinct 1 covers northwest Cobb and includes Town Center Mall and areas surrounding Kennesaw and Acworth. Precinct 2 covers southwest Cobb and includes Mableton, the I-20 corridor and

areas around Austell and Powders Springs. Precinct 3 covers southeast Cobb and includes the Cumberland/Galleria area, Vinings, the I-285 and I-75 intersection, SunTrust Park and The Battery as well as the areas surrounding Smyrna. As one of the more densely populated areas in Cobb County, the East Cobb Precinct 4 covers a large area of east and northeast Cobb that includes Sandy Plains Road, Johnson Ferry Road and Roswell Road. Based upon past growth within Precinct 4, the County may want to consider an additional precinct to meet the safety needs of the northeast Cobb community. Precinct 5 includes most of West Cobb and includes Dallas Hwy. and Macland Road areas.

The Police Department Headquarters is just off the Marietta square at the corner of north Marietta Street and Cherokee Street, where it has been located since 1975. The Headquarters has been renovated over the years but was originally designed to accommodate the Administrative Services Bureau, the Detective Bureau and Precinct 1 patrol officers. Since 1975, Police Headquarters has seen the population of Cobb grow from roughly 250,000 to more than 700,000 people in 2016. In addition, there have been huge technological advances in fighting crime that could present compatibility issues with the existing infrastructure in place at the current Headquarters.

Crime

In the past five years, Cobb County continued to grow in population at a steady pace. At the same time, Part I crimes, which are the more serious crimes, increased at a slower rate from 2012-2014. However, there was a significant jump in crimes between 2014-2015. While 2016 numbers were not yet analyzed, crime data out to November 2016 suggests crime figures are closer to numbers reported in 2013 and 2014. This suggests a decrease in Part 1 crimes from 2015-2016. Figure 72 illustrates that both population and crimes have increased over the last five years.

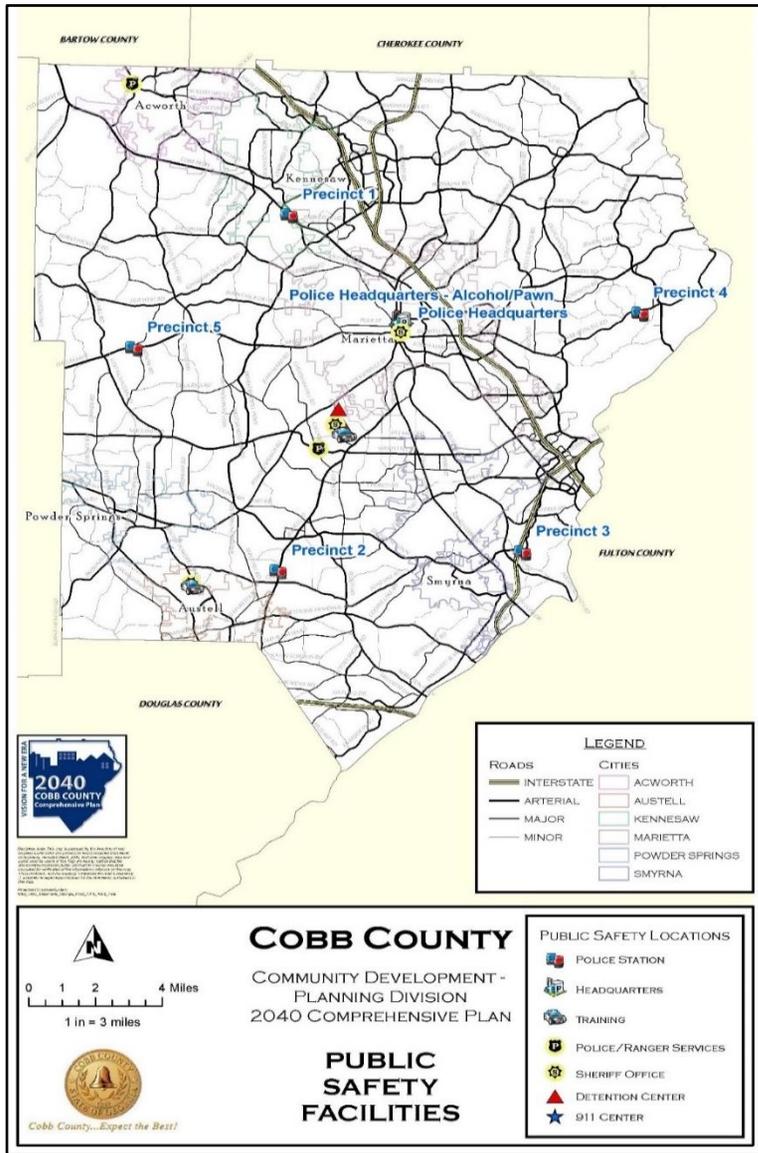


Figure 70

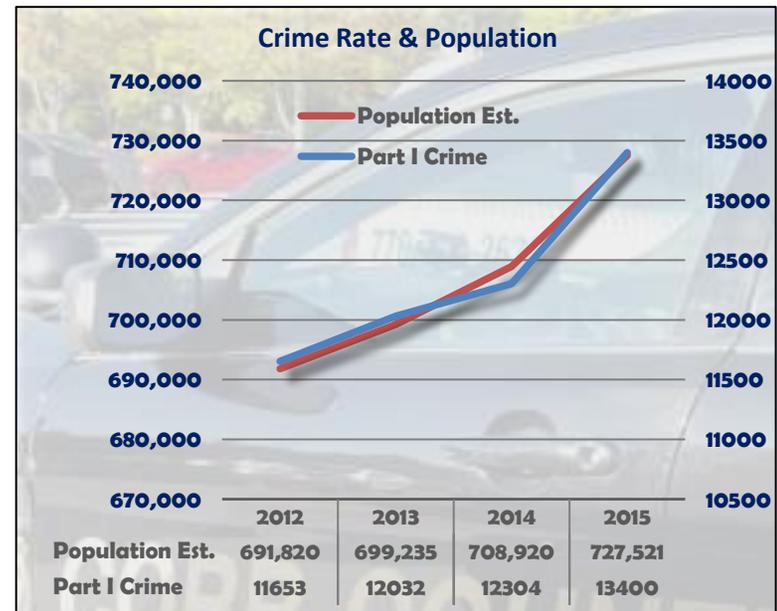


Figure 71
Source: Cobb County Public Safety

Fire Department

The Cobb County Fire Department is a full-service agency that provides fire, rescue, and emergency services for all of unincorporated Cobb County and the Cities of Acworth, Kennesaw and Powder Springs. The Fire department has evolved into 657 sworn firefighters and 40 civilian employees who are trained to respond skillfully to fire, medical and disaster emergencies. They promote life safety within the County by practicing prevention, planning, education and training. The comprehensive level of service provided includes the following:

- Fire Suppression
- Emergency Medical Services (EMS)
- Special Operations, which includes Hazardous Materials, Technical Rescue and Medical Operations

- Preparedness, which includes training, facility maintenance, vehicle maintenance and public fire & life safety education
- Fire Prevention, which includes plan review, inspections and sprinklers
- Administrative and Support Services, which includes fire investigations, records management and finance

The Fire Marshall's Office is charged with enforcing "Rule and Regulations for the State Minimum Fire Safety Standards" as adopted by the State Fire Commissioner. The Fire Marshall's office is the authority having jurisdiction in these matters for all of unincorporated Cobb County and the cities of Acworth, Powder Springs, and Kennesaw.



Figure 72

Cobb County Fire & Emergency Services (CCFES) operates 30 fire stations strategically located throughout Cobb County and provides services to rural, urban and heavily populated high-rise communities. In 2016, the Cobb County Fire and Emergency Services Department received the highest Class 1 rating by the Insurance Services Office (ISO) for the first time in its 45-year history. ISO ratings are based not only on the capability of fire departments, but also the County's water delivery system, 911 system and efforts in risk reduction such as fire prevention, public safety education and fire investigations. There are three Special Units to assist in services. They include the SQUAD unit, which focuses on water rescue, the Public Safety Mobile Command Unit (900) and the CCFES Medical Operations Unit (MedOps). Fire Headquarters is located on County Services Parkway and includes administrative offices and support services.

Response Times

CCFES staff closely monitors all units and divisions of the Fire Department, including fire and emergency medical response times for all stations, to assist in the evaluation and justification of staffing levels, equipment and fire infrastructure, such as new stations. Response times are critical factors highly correlated to the corresponding event. As response times increase, fires can increase in size and intensity. For emergency medical calls, high response times can contribute to increased death rates. Travel time for emergency personnel cannot be controlled due to traffic volume and flow, so CCFES works to improve their response times by decreasing the turnout times. These times represent the amount of time it takes the crew to get dressed in their personal gear and leave the station after the call is received. Figure 74 shows the overall average response times from 2012-2015.

Fire and Emergency Services Response Calls & Time		
Year	Total # of Response Calls*	Time (Min.)**
2015	56,519	8:00
2014	55,457	N/A***
2013	50,133	7:59
2012	48,085	8:14

Figure 73

Source: 2012, 2013, 2014, 2015 Cobb County Fire & Emergency Services Annual Report
 *Reflects the number of completed call reports at the time of publishing. Multiple records remain incomplete due to certain factors such as ongoing investigations;
 **Times include call processing, turnout, & travel;
 ***Data in 2014 not reliable due to software upgrad

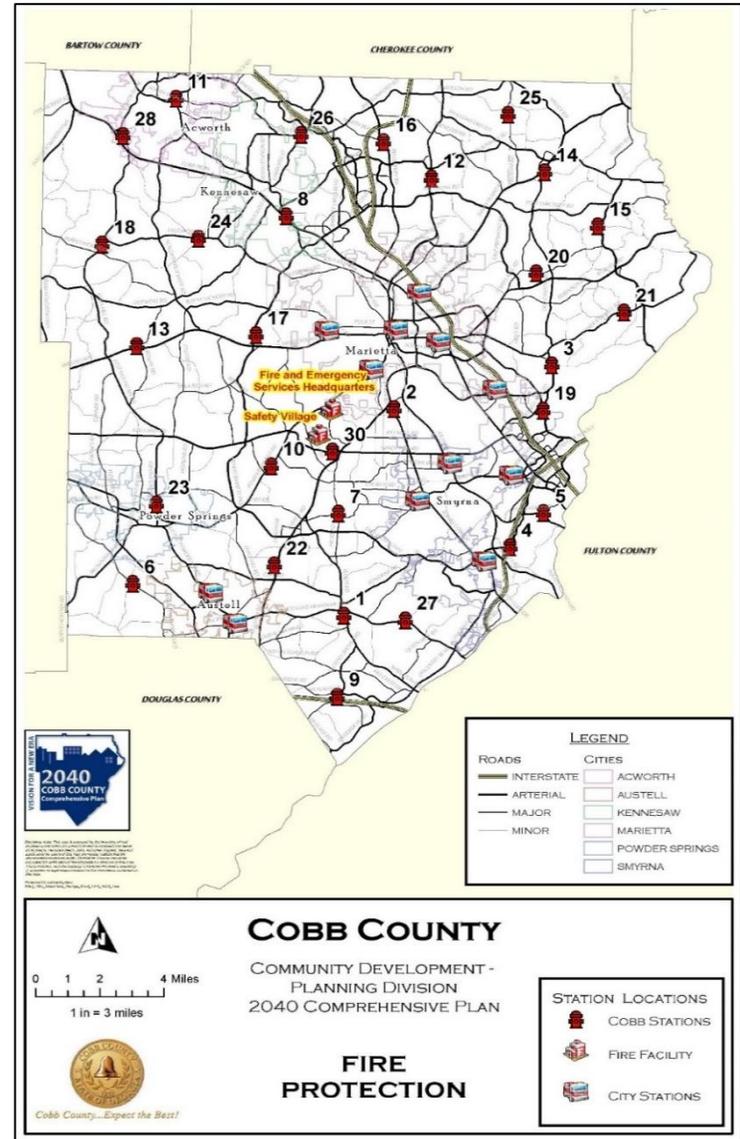


Figure 74

Cobb County Fire Station Addresses

Station #1	Station #2	Station #3
5656 Mableton Pkwy. Mableton, GA. 30126	208 Barber Rd. Marietta, GA. 30008	580 Terrell Mill Rd. Marietta, GA. 30067
Station #4	Station #5	Station #6
1901 Cumberland Pkwy. Atlanta, GA 30339	4336 Paces Ferry Rd. Atlanta, GA 30339	5075 Hiram Lithia Springs Rd Powder Springs, GA 30127
Station #7	Station #8	Station #9
810 Hurt Road Austell, GA 30106	2380 Cobb Pkwy. Kennesaw, GA 30152	7300 Factory Shoals Rd. Austell, GA 30168
Station #10	Station #11	Station #12
2049 Powder Springs Rd. Marietta, GA 30008	4550 Cowan Rd. Acworth, GA 30101	810 Brackett Rd. Marietta, GA 30008
Station #13	Station #14	Station #15
4640 Dallas Hwy. Marietta, GA 30064	2905 Library Ln. Marietta, GA. 30066	3892 Oak Ln. Marietta, GA 30066
Station #16	Station #17	Station #18
3800 Bells Ferry Rd. Kennesaw, GA 30144	3361 Ernest W. Barrett Pkwy. Marietta, GA 30064	1660 Mars Hill Rd. Kennesaw, GA 30144
Station #19	Station #20	Station #21
1500 Powers Ferry Rd. Marietta, GA 30067	1298 Hilton Dr. Marietta, GA 30067	440 Lower Roswell Rd. Marietta, GA 30067
Station #22	Station #23	Station #24
4700 Austell Rd. Austell, GA 30106	3470 New Macland Rd. Powder Springs, GA 30127	3540 Paul Samuel Rd. Kennesaw, GA 30144
Station #25	Station #26	Station #27
4431 Trickum Rd. Marietta, GA 30066	3862 Cherokee Street Kennesaw, GA 30144	477 Veterans Memorial Hwy Mableton, GA 30126
Station #28	Station #30	
3858 Kemp Ridge Rd. Acworth, GA 30101	931 Windy Hill Rd. Marietta, GA 30008	

Figure 75

E-911/Communications Bureau

The 911/Communications Bureau (E-911) provides emergency communication services for the City of Marietta, City of Powder Springs, the City of Acworth, the City of Kennesaw and all of unincorporated Cobb County. E-911 service utilizes state-of-the-art radio and communications systems and extensive training programs to ensure the

integrity of 911 services are delivered in an effective and efficient manner.

Created in 1987, Cobb County E-911 answers emergency and non-emergency calls daily totaling 800,000 phone calls each year. All employees are CPR and Emergency Medical Dispatched (EMD) certified, enabling them to give lifesaving instructions until help arrives. E-911 dispatches units for the Cobb County Police and Fire Departments, Marietta Police and Fire Departments and the Powder Springs Police Department. Through new integrated technology, E-911 provides services for wireless phone systems including text messaging and overcoming cultural and language barriers. All 911 bureau personnel are certified and the technology is in place to provide communication services to the deaf and hearing impaired, which is required by federal law.

E-911 is currently staffed with 34 Communication Officers, five Communication Recruits, six Communication Supervisors, one Records Supervisor, one Training Coordinator, one 911 Analyst, one GIS Analyst, one Administrative Specialist, one Emergency Communications Systems Specialist and one Bureau Commander who is a Police Major. E-911 handles all calls on 15 incoming emergency telephone lines and eight administrative telephone lines. Calls for service are dispatched via the 800 MHz radio system which provides two-way wireless communication for the public safety and public service agencies in the county. Other jurisdictions within the county are also served by the 800 MHz radio system. There are approximately 3,750 radios on the system at this time.

As Cobb County moves forward in the next 25 years, it is important for the health and safety of its citizens that E-911 continues to operate and

apply the most advanced technology and communications systems available.

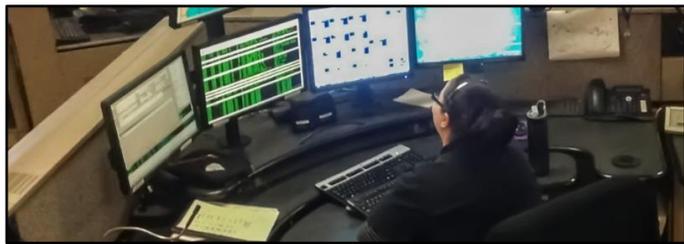
In 2016, the Cobb County E-911 center received a total of 694,325 calls. The majority of those calls were to dispatch the police. Overall, considering calls received and calls dispatched, there were a total of 1,338,587 calls resulting in 3% of sustained complaints (Figure 77).

Sustained Complaints in Comparison to Total Calls for Service (2016)	
Calls	694,325
Police Dispatches	481,449
Sheriff Dispatches	78,504
Fire Dispatches	84,309
Total	1,338,587
Percentage of Sustained Complaints	3%

Figure 76
Source: Cobb County E-911 Website

All Complaints Received in 2016		
Unfounded	10	17%
Sustained	40	67%
Exonerated	5	8%
Not-Sustained	3	5%
Policy or Procedure Failure	2	3%

Figure 77
Source: Cobb County E-911 Website



Animal Control

Cobb County Animal Control was established in 1971. On April 1, 1989 Animal Control became a division of Cobb County Public Safety. As part of the Department of Public Safety, animal control serves the entire County, protecting the residents and animals of Cobb. The division is responsible for enforcing state laws and Cobb ordinances pertaining to animal control and management. Staff personnel also educates the community on responsible pet ownership and wildlife care as well as providing housing and care for homeless animals.

There are three different operations that provide Animal Control services for Cobb County.

1. The Field Operation is a 24-hour-a-day operation that handles animal- related complaints. There are two crews. One crew works the first part of the week; the other crew works the second half of the week. Each crew has a day shift and morning shift.
2. Shelter Operations include two kennel supervisors with two crews. One crew works the first part of the week; the other crew works the second half of the week. The officers assigned to the kennel have the responsibility of taking care of the animals housed at the shelter.
3. The veterinary operations is under the direction of a veterinarian with two staff members. Their main purpose is to spay and neuter the majority of animals that are adopted from Cobb County Animal Control. Their other job is to care for the sick or injured animals that are brought to the shelter.

NATURAL RESOURCES

Natural and historic resources are inherent characteristics of a community give it a unique identity and contribute to the list of assets that attract new residents or investors. These are also sensitive

community elements that cannot be regained once destroyed. Cobb County has been an attractive place in which to live and work for many years--rich in natural and historic resources. Even in the early days, communities such as Smyrna, Vinings, Austell and Powder Springs were popular places for tourists, due to its natural beauty. The past three decades have been a time of steady increase in growth of new businesses and residential communities that shows no signs of slowing. While growth is inevitable and new residents need to be accommodated, Cobb County's natural and historic resources can be considered in the planning process in order to allow for growth without destroying the rich cultural heritage of the County. The following examines the natural and historic resources in Cobb County and assess how conditions may have changed in the recent past and can be expected to change in the future. Additionally, consideration will be given as to how these resources contribute to the health and economic well-being of Cobb County.

It is also important to note that the State's Department of Natural Resources (DNR) and the Department of Community Affairs (DCA) have put together a document titled, "Rules for Environmental Planning Criteria." These are basic rules and regulations intended to improve the natural environment for the people in the state. The Minimum Standards and Procedures for Local Comprehensive Planning encourages each local government in the State of Georgia to review the Regional Water Plan covering its area and the Georgia State Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations. For further details please see Appendix 8.

Water Supply Watersheds

During times of precipitation, some waters are absorbed by soil, other quantities of the resource are detained by depressions, ponds or lakes, or intercepted by vegetation. The remainder flows off the land as runoff. As the non-percolating water flows into lower elevations, it combines with water released through the soil.

The boundaries of a drainage basin form a watershed for a river or stream. There are multiple watersheds within Cobb County providing water for Cobb and surrounding counties. The Watersheds and Groundwater Recharge area map (Figure 78) shows the name and location of the watersheds and the location of the Groundwater Recharge areas taken from Hydrologic Atlas 18 produced by Georgia DNR.

Watershed protection is necessary to help ensure water quality and safety for residents of a community. When vegetation is removed from stream channels and soils in the watershed are paved over, the potential for erosion, flooding and sedimentation increases. This sedimentation pollutes the water and causes aquatic life to deteriorate. There are many guidelines and regulations relating to watershed protection that can help local governments plan wisely.

The Georgia Department of Natural Resources established requirements for environmental planning within sensitive water supply watershed areas. These requirements include vegetated buffers and limitations on impervious surfaces depending on watershed size and type. The Allatoona Lake watershed is exempt under these criteria because it is a US Army corps of Engineers lake, as well as, the Chattahoochee River and Sweetwater Creek watersheds because they are defined as large (greater than 100 square miles) water supply watersheds drawing directly from the river or creek. The only protective

measure required by the DNR *Rules for Environmental Planning Criteria* that applies to watersheds within Cobb County relates to hazardous materials.

In relation to hazardous materials, any new facilities that handle certain types and amounts of hazardous materials and are located within seven miles of a water supply intake must perform their operations on impermeable surfaces that have spill and leak collection systems.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. Cobb County is underlain by a complex of metamorphic and igneous rock ranging in thickness from less than 10 feet to possibly more than 10,000 feet. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soils and relatively low slopes that may contain significant recharge areas.

In Cobb County, the largest probable groundwater recharge area encompasses Marietta and stretches north and south of the city. Two smaller areas of significant recharge are found in West Cobb, south of Acworth and Kennesaw. The relatively flat areas of thick soils are the most significant areas of groundwater recharge.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet State minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that

treat, store or dispose of hazardous waste or that handle hazardous materials of any type and amount to be defined by local ordinance must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot size for use of septic tank/drain field systems. To ensure protection of groundwater recharge areas, the Cobb County Zoning Ordinance specifies that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation. The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the State of Georgia's Department of Natural Resources. Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 sq. ft. lot size, dependent on suitable soil type and approval from the County's Office of Environmental Health, prior to allowing the installation of a septic tank. Approximately, 95% of Cobb County is on sewer service.

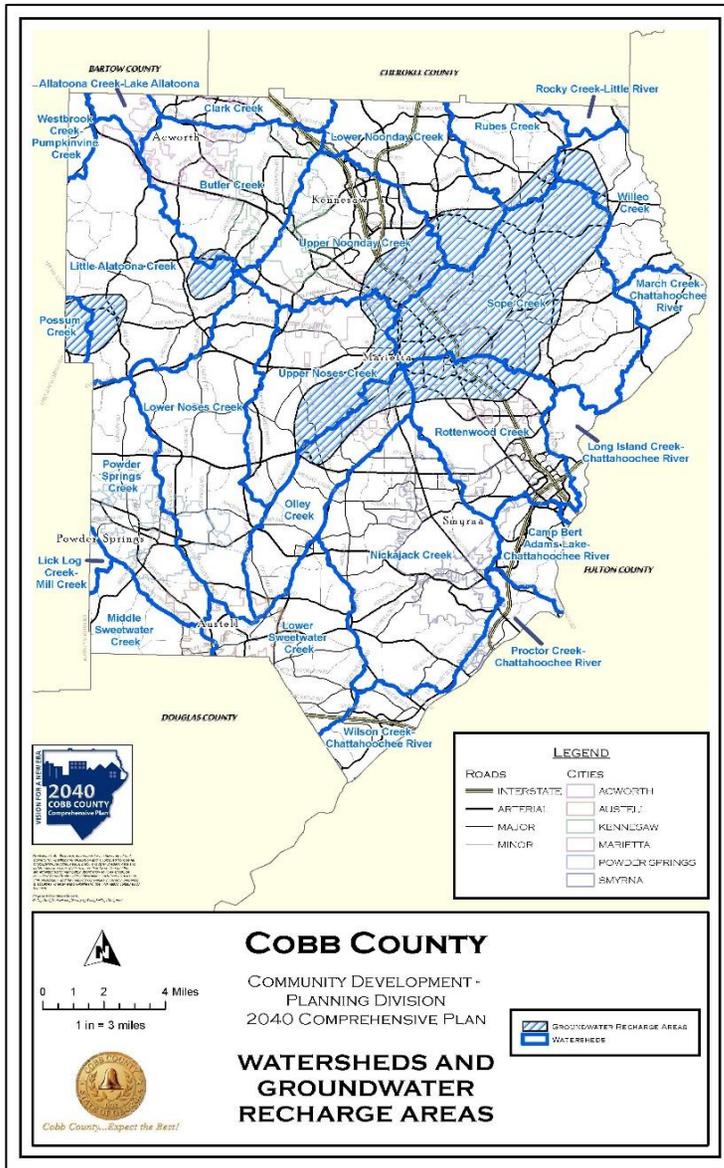


Figure 78

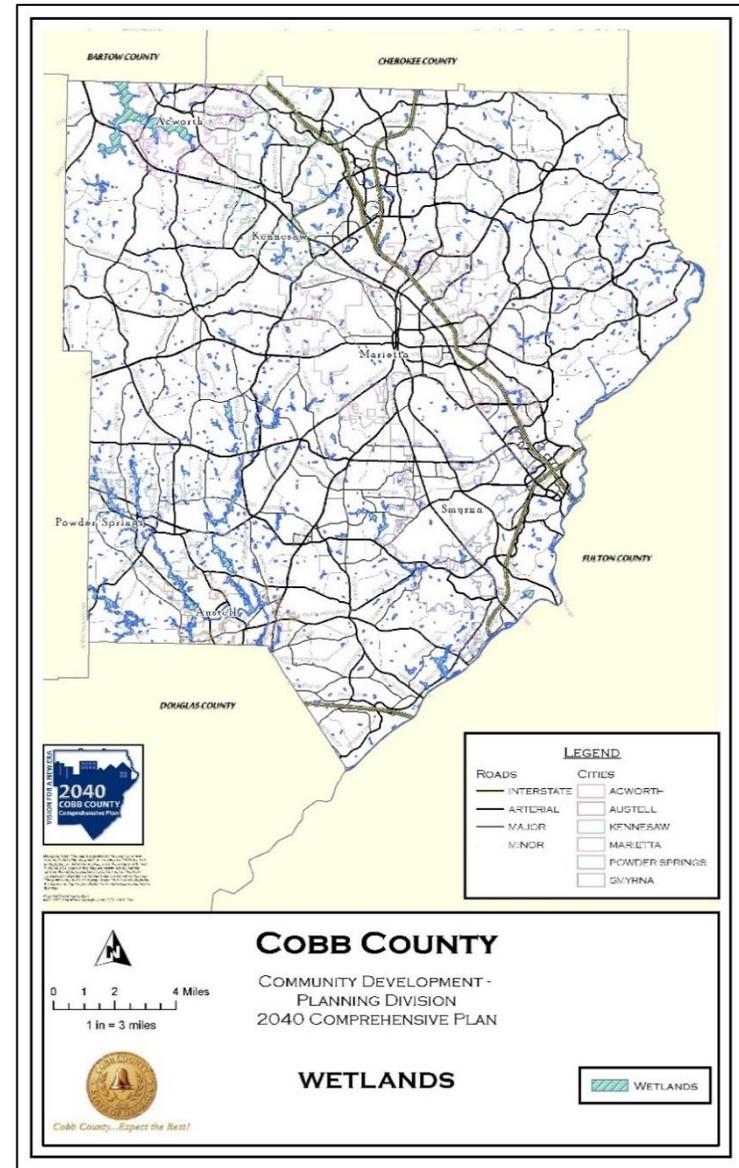


Figure 79

Wetlands

According to the Georgia DNR *Rules for Environmental Planning Criteria*, "wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition." Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are valuable for a number of reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. Finally, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks, and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetland maps for Cobb County. A generalized wetland map has been produced for this plan document and can be found in Figure 80.

According to the USDA maps, Cobb has many wetlands of five to 15 acres in size and several that are 20 to 40 acres. For example, concentrations of wetlands are found along the Chattahoochee River, along Ward Creek in West Cobb and along Sweetwater Creek in South Cobb.

The U.S. Environmental Protection Agency's goal, as applied to the Section 404 permitting process required before disturbing wetlands, is to allow no long term degradation and no net loss of wetlands. Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Department of Community Development routinely visits each potential development site that is submitted for

review. If it is determined that wetlands may exist on a site slated for development, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering more than one acre of wetlands as required by the Clean Water Act. Therefore, residential developments shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Cobb County does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

- **Acceptable** uses of wetlands may include the following:
 - Timber production and harvesting
 - Wildlife and fisheries management
 - Wastewater treatment
 - Recreation
 - Natural Water quality treatment or purification
 - Other uses permitted under Section 404 of the Clean Water Act

- **Unacceptable** uses of wetlands may include the following:
 - Receiving areas of toxic or hazardous water or other contaminants
 - Hazardous or sanitary waste landfills
 - Other uses prohibited by local governments

In some areas of Cobb County, specifically less intensive developed areas, there may be opportunities to go over and above these minimum standards of protection by using wetlands for passive recreation and green spaces. This would counteract stressful effects of new growth and development.

Protected Rivers & Mountains

The Chattahoochee River and Kennesaw Mountain are the two major protection areas in Cobb County. The Federal government is responsible for the protection of Kennesaw Mountain National Battlefield Park and the Chattahoochee National Recreation Area, which follows a significant portion of the Chattahoochee River in Cobb County. It is important to note that Kennesaw Mountain does not meet the minimum requirements established by the Georgia Department of Natural Resources to qualify as a protected mountain.

Existing land uses along the part of the Chattahoochee River in Cobb County are primarily industrial and industrial compatible. The properties that are currently undeveloped but recommended for activity center, industrial compatible or industrial use on the future land use map, are recommended for such to reflect existing zoning decisions made prior to 1991. Because past developments and existing land uses along the Chattahoochee River have the potential to impact drinking water quality, the State of Georgia adopted the Metropolitan River Protection Act.

Metropolitan River Protection Act (MRPA) and Chattahoochee Corridor Plan

MRPA was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature's ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to

extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee Corridor Plan was adopted by ARC and established three sets of standards for protection of the river corridor. The standards include: limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-foot impervious surface setback along the river as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through The Chattahoochee Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee within Cobb County must be reviewed by ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams including Willeo, Rottenwood and Sope creeks. In the ordinance, the "Protection Area" is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries. This tributary buffer ordinance has been

augmented by the requirements of the Cobb County Stream Buffer Ordinance, which covers all streams in the county and has requirements for buffer depth that vary with basin size.

In addition, the Georgia General Assembly created the Metropolitan North Georgia Water Planning District (MNGWPD), a regional entity that addresses water quality/quantity issues for the greater Atlanta area. The MNGWPD was created in 2001 by the Georgia General Assembly and is composed of 15 counties, including Cobb. The MNGWPD is discussed in more detail in The Regional Plan and Environmental Planning Criteria (Appendix 8).

Greenspace and Conservation

There have been several programs established in Cobb County with the focus of acquiring greenspace and conservation lands. The programs range from state-level legislative action, such as the Georgia Community Greenspace program (the program ceased in 2004), to bond referendums in 2006 and 2008 for the purpose of parks and greenspace. Due to market conditions in the late 2000s, the 2008 greenspace purchase program was not implemented and was suspended indefinitely. In January of 2017, the Board of Commissioners approved issuance of the voter-approved 2008 Parks Bond with a portion of the original amount.

In addition to publically held greenspace and conservation areas, the County also has established an Open Space Community (OSC) Overlay ordinance. The OSC allows for the design flexibility of a single-family residential development in order to preserve certain percentages of open space that must be put into a conservation easement.

The Cobb County Water Systems began an aggressive program to acquire floodplain land along major waterways. The purchase of these

flood prone areas can provide substantial buffers, preserve water quality and wildlife habitat as well recreational opportunities for citizens in areas protected from future development.

Cobb's Future Land Use Map category of Park/Recreation/Conservation (PRC) is customized to delineate areas of permanent protection. The designation of "Conservation" within the PRC category defines areas permanently protected and those areas designated for future permanent protection.

The need for natural resources and cultural resource protection and conservation is an integral part of the physical, psychological and spiritual health of a community. For Cobb County to maintain and enhance the quality of life of its residents, it is vital that other programs and initiatives are considered and funded to ensure an adequate amount of open space or greenspace.

Floodplain

Flooding is the overflowing of water onto land that is normally dry. Water standing for short periods of time in areas of low elevation after a rainfall is not considered as flooding nor is water that is part of a permanent or semi-permanent pool, such as a swamp or marsh. The severity of flooding is rated in terms of frequency, duration and area of coverage.

Flood plains are the relatively flat areas of land adjacent to stream banks. Flood plains in their natural, undisturbed and undeveloped state provide storage of flood waters, channelization, silt retention and groundwater discharge. Figure 81 shows the approximate locations of flood plain areas in the County. With its numerous streams, Cobb County has land in the 100-year flood plain in all parts of the County. The Sweetwater Creek basin in the Austell area and the land along the

Chattahoochee River in South Cobb are particularly vulnerable to flooding.

Any fill material placed in a flood plain takes the place of the water that would be stored there in a flood. This causes the water level to rise and previously dry land is flooded. Cobb County participates in the National Flood Insurance Program, a federally-backed insurance program for the protection of property owners within flood hazard areas. The Federal Emergency Management Agency (FEMA) identifies and maps most areas in the County that are subject to flooding based upon the 100-year flood plain standard.

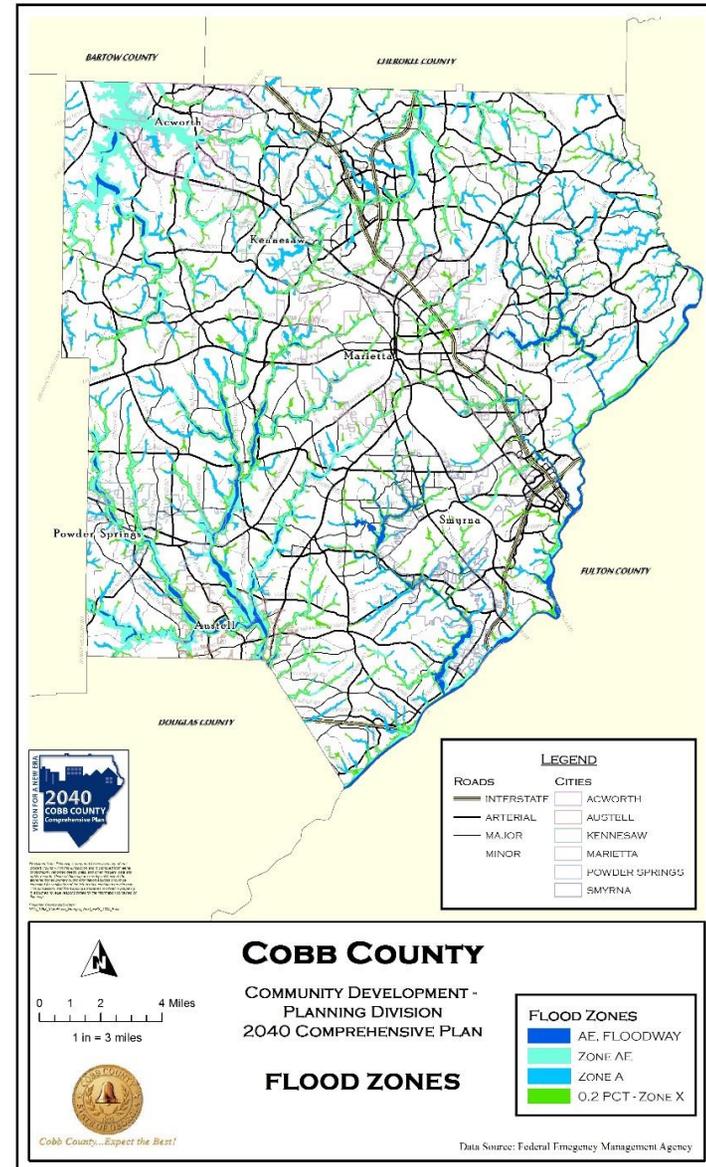


Figure 80

In order to prevent unnecessary flooding due to mismanagement of flood prone areas, residential developments located within the residential categories as recommended on the Future Land Use Map shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Development in the flood plain and in areas adjacent to flood plains is closely regulated by County ordinance.

The ordinance, administered by the Department of Community Development, requires a permit for any improvement or development, including grading and filling within an area of Special Flood Hazard. Regulations are Also included that outline construction precautions for development in Flood Hazard areas.

Soil Types

The soil types found in Cobb County include Altavista, Appling, Cartecay, Cicil, Chewacla, Surham, Gwinnett, Helena, Hiwassee, Louisa, Louisburg, Madison, Musella, Pacolet, Roanoke, Toccoa, Urban and Wilkes Series. These soils exist on topography that is mostly gently rolling to steep. The Soil Conservation Service Survey identifies soil types that are sensitive to development due to tendency to flood, steep slopes, and shallow depth to rock, or high shrink/swell potential. This survey is accompanied by a general county soil map that may be helpful in siting development.

In most cases, Cobb County does not protect sensitive soils on ridges and mountains from development, but does regulate and enforce erosion and sedimentation control measures. Sensitive soils in the flood plain are protected under the Cobb County Flood Damage Prevention Ordinance. Further protection of sensitive soils may be warranted in areas where ridges and mountain tops have yet to be developed. Pine Mountain and Lost Mountain in West Cobb are two sensitive areas in

which well-planned and managed growth policies may be necessary to protect these environmentally sensitive areas in the future.

The soils found in Cobb County are described below according to soil associations. According to the USDA Soil Conservation Service Soil Survey of Cobb County, an association normally consists of one or more major soils and at least one minor soil and is named for the most prevalent. The soils in one association may occur in another but in a different pattern. The associations are listed from that found on nearly level ground to that found on the slopes of small mountains.

Alluvial Soils along Floodplains

- Cartecay-Toccoa: This association includes nearly level soils on broad to narrow flood plains. These soils formed along streams that have more than a 20% chance of overflowing in any one year. They are found in the flood plains of streams and the Chattahoochee River. Frequent flooding severely constrains development on these soils, which are protected by local flood plain management regulations.
- Toccoa-Cartecay: Similar to the above, these soils are found along streams that have a 5% to 20% chance of flooding in any given year.

Gently Sloping to Sloping Shallow soils on Ridgetops

- Wilkes: This association consists of soils on narrow ridgetops, sloping from 6% to 15% in most places. Runoff is medium to rapid, and this soil is not well suited to cultivated crops or development because it is stony, severely susceptible to erosion and shallow over rock. Wilkes soils are found in the northwest corner of Cobb on

Sloping to Steep, Deep to Shallow Soils on Irregular Hillsides:

- Madison-Louisa-Pacolet: These soils are found on short slopes along drainage ways. They are well-drained to somewhat excessively drain with slopes from 10% to 60%. Runoff is moderately rapid to rapid, and these soils are steep, droughty and erodible.
- Gwinnett-Pacolet-Musella: These soils are found on hilly uplands and slopes with well-defined drainage ways. Slopes are from 10% to 45% and runoff is moderately rapid to rapid. These soils are well-drained and generally support pine trees and mixed stands of hardwoods.
- Louisburg-Applying-Wilkes: This association consists of soils on short side slopes that are dissected by many narrow, well-defined drainage ways. They are excessively drained to well drained. Slopes are steep at 10% to 45% and are shallow, droughty and stony.
- Madison-Gwinnett-Pacolet: Made up of soils on short slopes adjacent to drainage ways, this association has slopes from 10% to 25%. These soils are well drained. This soil type is suited for residential as well as commercial development.

Very Gently Sloping to Sloping, Deep to Moderately Deep Soils on Broad and Narrow Ridgetops:

- Applying-Cecil-Madison: This association is composed of well-drained soils on broad, uniform ridgetops sloping 2% to 10%. It is better suited to cultivated crops than any other association in the County. It is also suited to residential and commercial development.

- Madison-Gwinnett-Cecil: Found on fairly broad to narrow ridgetops, this association has slopes of 2% to 10% with well-drained soils. Most of the soils in this association were formerly cultivated or pasture land, but now most of it is wooded or developed.

Very Gently Sloping to Sloping, Deep to Shallow Soils on Narrow to Fairly Broad Ridgetops:

- Gwinnett-Hiwassee-Musella: These well-drained soils are also found on broad to narrow ridgetops with slopes of 2% to 10%. This soil association is found in primarily wooded or developed areas.
- Applying-Pacolet-Louisburg: This association consists of soils on ridgetops with slopes from 2% to 15%. The soils are well drained to excessively drained. These soils are shallow with high permeability and are generally wooded or developed.

Dominantly Steep, Stony Soils on Mountains and Slopes Adjacent to Some Streams:

- Pacolet-Musella-Louisburg: This association consists of soils on mountain slopes that rise 100 feet to 600 feet above the surrounding area and on slopes adjacent to some streams. The soils are well drained to excessively drained. A large area of this soil type is found in the Kennesaw Mountain National Battlefield Park, Lost Mountain, Pine Mountain, Blackjack Mountain and their surrounding ridges. The headwaters of Sope and Sewell Mill creeks also have these steep, stony soils. Slopes are 10% to 45%. These soils are unsuitable for most non-farm uses.

Borrow and Fill Areas

- Urban land and borrow pits: This association is comprised of cut and fill practices that consist of mixed sand, silt, clay and boulders. Found in urban and developed areas, the original soil profile has usually been severely modified by cutting, filling and shaping to accommodate community development. In places where cuts are deep, steep banks are severely eroded. The organic matter content and supply of available plant nutrients are very low.

Steep Slopes

Steep slopes are defined as those areas with changes in vertical datum equal to or exceeding ten percent. According to the 1973 Soil Survey of Cobb County prepared by the U.S. Department of Agriculture's Soil Conservation Service, Cobb is made up of broad, convex ridgetops that are divided by many drainage ways. The elevation is about 750 feet above sea level along the Chattahoochee River and ranges from about 900 feet to more than 1,800 feet on the ridgetops and mountains. Steep slopes are found on the small mountains in the County: Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw. Steep slopes are also found in sporadic locations throughout the County and along major streambanks such as Noonday Creek and Allatoona Creek.

Sweat Mountain and Blackjack Mountain in East Cobb have been developed residentially, as have many of the steep slopes rising from the Chattahoochee. Pine Mountain and Lost Mountain in West Cobb have also seen residential development in the past several years, but thus far, this development has occurred at a slower rate and lower density than in East Cobb. The steep slopes in West Cobb may require more environmentally sensitive developments in lower densities than are found on Sweat and Blackjack Mountains. One particular mechanism in place for the entire County is the Open Space

Community zoning overlay ordinance, which requires the preservation of steep slopes greater than 25%. Kennesaw and Little Kennesaw Mountains are protected from development because they are part of the Kennesaw Mountain Battlefield National Park.

Clearing steep slopes of vegetation in preparation for development often leads to erosion and sedimentation. On slopes that are determined to be suitable for development, erosion control measures are required in accordance with the Soil Sedimentation and Erosion Control ordinance. These requirements are intended to minimize the impact of construction upon potentially sensitive natural resources.

Prime Agricultural and Forest Land

Prime agricultural and forest land is identified as those areas where the soils and topography are most conducive to vegetative growth. The total acreage of both agricultural and forest land has decreased rapidly throughout the metro-Atlanta area as a result of commercial and residential development. The developments impact forests as well as valuable watershed resources. Additionally, the placement of infrastructure necessary to support growth has caused a decrease in forest acreage, particularly bottom land and ridges.

The Urban Forest

The term "urban forest" has been adopted to describe those forest lands that exist among a highly urbanized area, like the Atlanta metropolitan area. Although Cobb County is in the rural-urban interface of the Atlanta region, the urban influence on forest resources is reflected throughout the County to a growing extent almost daily. With East Cobb fully suburbanized, much of the hardwood forest has been removed or is under severe stress from construction damage during the development process. The young pine stands that have remained on residentially developed pastures and moderate slopes are

under pressure from Southern Pine Beetle infestations, tornadoes, thunderstorms and ice storms. This part of the urban forest is most likely characterized by small groups of pines, young native hardwoods, subdivision entrance and screen plantings and locally available ornamental species.

Further to the west, the cultivated and fallow pastures, livestock farms and upland forests of West Cobb have become a part of the suburban/rural interface, as well. As residential and commercial development expands along the various arterials into the low-density areas of West Cobb, there will be increased stresses upon the natural resources and their benefits, which include canopy cover, water quality, erosion control, storm water management, air quality, property values and economic and aesthetic consideration.

Developed Forests

The composition forests in the developed areas of the County varies with type and age of development. The older rural homes and residential areas around the cities contain mostly large, old shade trees in the 50 to 100 year age range. Longer lived shade trees are frequently planted by people who are likely to settle in one place as was once more common. Some typical trees found in older areas are Water oak, Willow oak, American elm, Southern magnolia and Pecan.

Established subdivisions (more than 20 years old) have remnants of the forest canopy that survived the construction process and pruning practices. Many of these trees continue to suffer from stresses experienced years before. Landscape plantings reflect ornamental species in vogue at the time the subdivision was built. Dogwood, Plum, Crabapple, Bradford Pear, Maples, Pin Oaks and Weeping Willows are still evident throughout the County.

Newer subdivisions are characterized by dead and dying pines and hardwood trees, which previously made up the forest canopy in the area, or are devoid of viable overstory trees, old or new. The smaller lot sizes of current subdivisions make it nearly impossible to avoid severely damaging the root system of any tree growing there, even when extra precautions are taken during construction. Planted trees are largely ornamental, which quickly enhance the resale value of the home, reflecting the transient nature of the market.

The tree cover on commercial and industrial projects also varies with the type and age of the project. Developers of large office and multi-family projects can usually work around existing terrain and trees. Cobb County's newest such developments have begun to devote more space and care in landscaping and maintenance of existing tree cover. However, with much of the flat and open space taken up by previous development, developers of large projects are finding that it takes considerably more planning to work around existing trees. Shopping centers and industrial sites typically maximize impervious surface cover, rarely maintain existing topography and trees or provide adequate space in landscape plantings to reestablish overstory trees that will reach mature size.

More competitive markets and environmental regulations have dictated a greater use of trees in landscape designs for all types of commercial and industrial projects in the County, but the sizes and types of trees used to replace the original landscapes are not generally as substantial as older trees that have plenty of space in which to grow.

Undeveloped Forest:

Much of what is left of the undeveloped land in Cobb County is covered by forests. The overstory forest resource in these areas range from 20-

year old successional species such as Pine, Sweetgum, Yellow-poplar and later successional species of Red Oak, Maple and Elm.

The more mature forests in Cobb range from 60-150 years old, although it is not difficult to find trees in excess of 200 years of age. These larger, older trees are found along wet undeveloped flood plains and riparian buffers, along ridges, on old home sites and along thoroughfares. While trees of this age may still be found throughout the County, many have been sacrificed due to road-widening projects and storm sewer replacements. On the driest sites, oaks prevail, with the dominant species being Chestnut oak, Post oak and Blackjack oak. On the moist, well-drained sites, other oaks are dominant, with hickory following. The species typifying these areas are White oak, Northern red oak, Southern Red oak, Scarlet oak, Black oak, Pignut hickory and Mockernut hickory. On the moist, northern slopes, beech may also be found. (*Georgia Forestry Commission*)

Protective Measure:

There are federal, state, regional, and local regulations that affect forest resources in Cobb County. Section 404 of the Federal Clean Water Act requires a permit for various impacts on wetlands over a predetermined acreage. Although much of the upland wetlands found in Cobb are tree covered, only limited protection for these forests is provided. The removal of trees from these areas may be permitted under certain circumstances that allow agricultural activities to take place.

At the state level, the Erosion and Sedimentation Act requires that a 25-foot buffer of "undisturbed" soil be maintained along all state waters, however the protection for vegetation in those buffers, including trees, has been removed. Along the Chattahoochee and its tributaries, vegetated buffers are still required by the Metropolitan River Protection Act.

On the local level, Cobb County adopted a Tree Preservation and Replacement Ordinance in 1988. The basic requirement of the ordinance is that any development project must maintain a prescribed minimum density of trees on the site. That density can be achieved by preserving existing trees, planting new trees or some combination of the two. The ordinance and associated administrative standards were written in a manner that minimizes impact on the project design while encouraging adequate protection of existing trees and appropriate selection and placement of new trees.

The other local ordinance that affords protection to the forest resource is the Cobb County Flood Damage Prevention Ordinance. Through restrictions of certain types of commercial and residential development activities in flood plains, this ordinance provides some degree of protection for forests growing in these areas.

Sensitive Plant and Animal Habitats

The development of agricultural and forest land has encroached on many natural ecosystems. While the threat to plant and animals may appear insignificant, every species has an essential place and purpose in nature. As a result of a growing concern over the conservation of the nation's native plants and animals, the United States Congress passed the Endangered Species Act of 1973. Shortly thereafter, the State of Georgia passed the Wildflower Preservation Act of 1973 and the Endangered Wildlife Act of 1973. As required by these Acts, the Georgia DNR began an effort to list native species of plants and animals that are considered endangered, threatened, rare or unusual and designate these as "protected species."

The Georgia DNR's Natural Heritage Inventory Program has compiled and refined its inventory of rare plants, animals and natural habitats that are threatened or endangered. These species and areas are particularly

vulnerable to the effects of development and should be recognized and protected to the extent possible. This inventory is available per each county in the state. For Cobb County, the inventory includes five significant natural areas: Sweat Mountain in East Cobb, Lost Mountain in West Cobb and Camp Timber Ridge near Smyrna, the John Ward Swamp in West Cobb and the Chattahoochee River. Sweat and Lost Mountains are mentioned as important scenic resources. The John Ward Swamp, the juncture of Noses and Ward Creeks and the Chattahoochee River are significant water formations and aquatic habitats. Camp Timber Ridge, a Girl Scout Camp, is listed as an urban natural area with some virgin timber, particularly magnificent poplar, beech and oak trees.

The Georgia DNR Natural Heritage Inventory has identified four plants and six animals that have either a federal or Georgia protection status. The following ranking system was used to describe the status of certain sensitive plant and animal habitats occurring in the County:

S1 = Critically imperiled in State because of extreme rarity (Five or fewer occurrences).

S2 = Imperiled in state because of rarity (six to 20 occurrences).

S3 = Rare or uncommon in State (on the order of 21-100 occurrences).

Animals:

- Henslow's Sparrow (*Ammodramus henslowii*) – S2: Grassy areas, especially wet grasslands, pitcher plant bogs, pine flatwoods, power line corridors. Requires open vegetation at ground level with grass canopy above
- Chattahoochee Crayfish (*Cambarus howardi*) – S2: Riffle areas of streams; in rocks with swift-flowing water

- Bluestripe Shiner (*Cyprinella callitaenia*) – S2: Flowing areas in large creeks and medium-sized rivers over rocky substrates
- Delicate Spike (*Elliptio arctata*) – S2: Creeks and rivers with moderate current: mainly in crevices and under large rocks in silt deposits
- Cherokee Darter (*Etheostoma scotti*) – S2: Small- to medium-sized creeks with moderate current and rocky substrates
- Gulf Moccasinshell (*Medionidus penicillatus*) – S1: Large rivers to small creeks; found in a variety of substrates

Plants:

- Monkeyface Orchid (*Platanthera intergrilabia*) – S1, S2: Red maple-gum swamps; peaty seeps and streambanks with *Parnassia asarifolia* and *Oxypolis rigidior*
- Dwarf Sumac (*Rhus michauxii*) – S1: Open forests over ultramafic rock
- Sun-loving Draba (*Draba aprica*) – S1, S2: Granite and amphibolite outcrops, usually in red cedar litter
- Bay Star-vine (*Schisandra glabra*) – S2: Rich woods on stream terraces and lower slopes

From the above information, it is evident that most of the species that have been determined rare, endangered or threatened in Cobb County can be found in protected areas such as stream buffers, Kennesaw Mountain and the Chattahoochee River National Recreation Area. It is also evident that many of these species are found in accordance with other plant types and that one without the other may cause the endangerment of more species.

Rare species found throughout Cobb County are not protected by local measures, but certain species are protected by state and federal law. The federal Endangered Species Act applies to the Red-Cockaded

Woodpecker, the Bald Eagle, the Indiana Bat and Dwarf Sumac. State-protected species include Pink Lady's Slipper, Yellow Lady's Slipper and Bay Star-Vine, in addition to some of the species described above.

Scenic Views and Sites

As Cobb County is contained by portions of both the Piedmont Plain and Blue Ridge regions of Georgia, the topography and natural resources of the County provide beautiful landscapes for residents and visitors. The Chattahoochee River, Lake Acworth, Kennesaw Mountain and other high ridges and the rolling hills of Cobb are valuable scenic resources. The historic aspects of these natural landforms are equally important as most played a role in Civil War battles and/or in the industrial development of the County in the late nineteenth and early twentieth centuries.

Lake Allatoona Reservoir and Lake Acworth are areas of natural beauty enjoyed through boating, fishing, camping, swimming and hiking. The Chattahoochee River National Recreation Area, with its gorges, woods and trails, is a large, scenic area on the eastern border of Cobb County. Ruins of the old Marietta Paper Mills and other industrial structures can be seen in the Sope Creek Mill Ruins, located in a scenic landscape reported to be one of the few remaining undisturbed rock gorges of a Chattahoochee River tributary.

Concord Covered Bridge Historic District is a very scenic residential district containing natural resources such as rolling hills, densely wooded areas and Nickajack Creek. Adding to the natural beauty of this district, there are many historic homes, the historic covered bridge and antebellum mill ruins. The southeastern part of Cobb is like an oasis among new development. The district is currently on the Cobb County Register of Historic Places with three structures listed in the National Register of Historic Places.

Hyde and Powers family farms are another island in the midst of a suburbanized eastern Cobb County. Hyde Farm, which has not changed since the early 1900s and was a working farm into the early 2000s, was purchased by Cobb County in 2008 with the goal to open it to the public as a recreational and educational resource. Today, almost 200 acres of this land is still preserved as part of the families' and the County's heritage. The Power Cabin, now owned by Cobb Landmarks & Historical Society, is occupied by Ms. Morning Washburn, a notable steward of preservation. Other particularly scenic rural landscapes include sections of Old Lost Mountain, Old Villa Rica, Mars Hill Church, Old Stilesboro and Old Sandtown Roads.

Kennesaw and Little Kennesaw Mountains are protected from development as part of the 2,800 acre Kennesaw Mountain National Battlefield Park. The viewsheds from the summit of Kennesaw Mountain encompass the eastern portion of the County and the Atlanta skyline. The ten miles of hiking trails, meadows and ridges within the park and the historic character of the site make it a beautiful place for residents and visitors of Cobb County.

HISTORIC AND CULTURAL RESOURCES

Historic Resources is synonymous with historic property. The National Historic Preservation Act defines "*Historic Property*" as: Any prehistoric or historic district, site, building, structure or object included on, or eligible for, inclusion on the National Register, including artifacts, records and material remains relating to the district, site, building, structure or object.

Cobb County has been known in the past for its abundance and variety of historic resources. Physical evidence of the County's rich Native American, Civil War, agricultural, industrial and commercial heritage can

still be found today. Each resource helps piece together a story about the evolution of Cobb County, which contributes to its unique identity today.

Creek Native Americans settled in Cobb County as early as the mid-1700s, with the Cherokees arriving after the treaty of 1819. The Native Americans were the dominant inhabitants of Cobb County until the mid-1830s. Cobb County was established in 1832 by the State Legislature and by 1838, many communities of settlers had been established. Cobb's Native American heritage can be discovered not only in certain archaeological sites and the artifacts recovered from these sites, but in certain names throughout the County. Kennesaw, Sope, Nickajack, Noses and Allatoona are all Native American names or derivatives of these names. Additionally, the Lost Mountain community and militia district was named after Native American lore.

Cobb County's role in the Civil War is also a major part of its history. The series of actions taking place here during the march on Atlanta have the highest level of significance of any events in the County's past. Not only does Kennesaw Mountain National Battlefield Park bring visitors from all over the country and the world, but other unprotected properties contain earthworks and fortifications from the war that are still very clearly seen. Examples of antebellum architecture and community development also exist in small numbers. Farmhouses, factories and mills used to produce supplies for Confederate troops, while early railroads and early road systems are still a part of the fabric of the County's landscape. The abundance of railroads and early industrial development in Cobb County helped to develop a reputation as a prime location for business.

With the industrialization of Cobb County between the 1880s and 1940s, came the development of towns as centers for commerce,

education, politics and social life. Cobb's towns began to grow up around the railroads and were incorporated between 1838 and 1912. The grid street pattern following railroad tracks is evident today in Cobb's historic downtown districts and surrounding neighborhoods. Marietta was by far the most significant population center and the town square is evidence of its historical importance to commerce in the late 1800s. These historic central business districts in these cities endured many changes as growth and industrialization occurred throughout the County, but remained an important part of the cities' fabric by offering a physical depiction of the heritage on which the entire County was built.

For inventory purposes, the historic resources within Cobb County can be separated into several categories according to use or type.



Hyde Farm Barn (after restoration)

Residential Resources

Historic homes in Cobb County include a wide array of architectural styles dating back to the 1840s. As an example of the earliest rural architecture in the County, the Hyde and Powers farm cabins in East Cobb are the last surviving home places that date back to 1840. Other residential resources include some antebellum and Civil War period homes, which are relatively few in number and scattered throughout the County. Examples of this period home can be found in the Kolb House at Kennesaw Mountain and the William Gibbs McAdoo House on U.S. Highway 5. During the period of time between 1832 and the 1870s, most homes were part of large farms; therefore, the homes that have survived are, in most cases, not a part of an historic district, but located in the midst of newer development. The Concord Covered Bridge Historic District is one exception. Its residences are on large acreages with very few unfitting intrusions. There are some historic residential districts in Cobb County that are more densely developed and contain homes built between the 1840s and 1930s. Church and Cherokee Streets, as well as Washington and Whitlock Avenues, contain a variety of architectural styles including Italianate, Queen Anne, Dutch Colonial, Classic Revival, Craftsman, Greek Revival and Colonial Revival. A few of these homes are now operated as offices or bed and breakfasts, but the majority still serve as private residences.

The homes of the upper class of Cobb County are not the only significant historic residential resources. The Clarkdale Mill Village Historic District is a pure example of early 20th century industrial community planning. Built in the 1930s, the mill houses in this community range in style and size according to the hierarchy of mill employees, from small duplexes to larger single-family supervisors' cottages. These are all modest homes but represent a typical type of housing built around an industry that is no longer built in most communities.

Historic residences in Cobb County offer a character that sets their neighborhoods apart from others and the increasing rarity of these homes only increases their demand among home buyers.

Commercial Resources

As mentioned earlier, Cobb County has commercial districts and resources that date back to the mid-1800s. Most of the surviving historic commercial resources within Cobb County exist within the city limits of the six Cobb cities. The very first central business districts to develop in Cobb County sprang up around the railroads. Acworth, Austell, Kennesaw, Marietta and Powder Springs each have unique downtown districts that reflect the culture of the cities' pasts. Due to Sherman's march on Atlanta in 1864, Smyrna does not have an historic central business district today. Upon incorporation, most cities simply chose a central point and extended the city boundary a certain distance from that point. It happens that in Cobb County, four of the seven cities to ever be incorporated had original boundaries that formed a circle around the central business district. Powder Springs was one exception; their original boundary included only the single land lot in which "downtown" was located. Marietta was another exception in shape, but downtown Marietta remains the core of Cobb County. Lastly, Mableton was incorporated in 1912 but asked to have their charter repealed in 1916 as the idea of better government with less government appealed to citizens. The Historic City Boundaries Map in Figure 83, shows original city limits, including historic downtowns and dates of incorporation.

Industrial Resources

Cobb County's industrial history has been prevalent since the mid-1800s. Various mill ruins such as Ruff's Mill in the Concord Road Historic District and the Sope Creek Mill ruins in Marietta attest to the

importance of industry from the earliest days of Cobb County's development. Ruff's Mill was a grist mill built around 1850 and operated throughout the duration of the Civil War, surviving the Battle of Ruff's Mill. Also in the vicinity are the ruins of the Concord Woolen Mill. Built around 1850, this mill did not survive the 1864 Battle of Ruff's Mill. The structure was rebuilt and resumed operation in 1869. In 1889, the woolen mill was again lost to fire. It was rebuilt once more and remained in operation until about 1912 when competition from the industrial north caused its decline. Over the years, the structure has deteriorated and crumbled due to neglect and the forces of nature. In the mid 2000s, a stabilization effort of the Concord Woolen Mill took place as part of the development of a Heritage Park for the historic district.

The Brumby Rocking Chair Company is also an example of Cobb's early role in manufacturing. Built in Marietta in 1879, the rocking chair factory off Kennesaw Avenue was in production for almost 100 years. The Brumby rocking chair is still around today, but the historic factory building has a new function. A construction company purchased the two large buildings in the early 1990s and began a very successful adaptive reuse project. The Brumby buildings now make up 167 apartment units, 131 of which are loft apartments with fifteen foot ceilings. Much of the original machinery from the factory is still seen throughout the building and on the property. Adjacent to "the Square" in downtown Marietta, this project is a fine example of the economics of preservation at work.

Later in Cobb's industrial history, the Coats & Clark Thread Mill stands as an example of 1930s construction and technology. This mill was the driving force of the Clarkdale Mill Village Historic District, as previously discussed with residential resources. The mill is an example of Cobb County's move toward industrial and commercial importance in the

twentieth century. The 230,000-sq. ft. thread mill was in operation until 1983. Today the structure is structurally sound and has been redeveloped to serve as the Threadmill Outlet Mall and City of Austell Government offices.



Clarkdale Mill Village Historic District

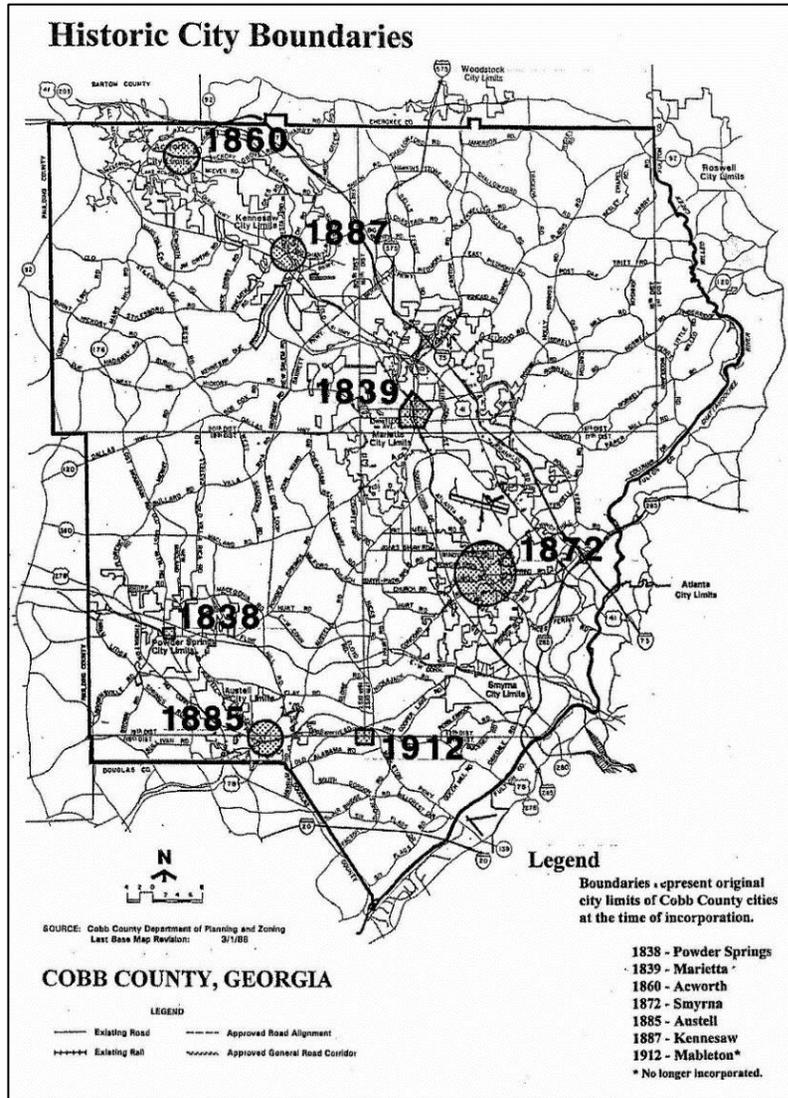


Figure 82
 Source: 2006 Comprehensive Plan

Institutional Resources

As historic industrial resources can reveal something about the development of Cobb County's economy, historic institutional resources communicate the social and cultural heritage of the County through their architecture, location within the community or history of use. Most of the historic institutional resources in Cobb County are churches or church-related buildings. Midway Presbyterian Church, located on Dallas Highway in the western part of Cobb, is on the National Register of Historic Places. Its congregation dates back to September 8, 1849. The historic church building was built in 1904 and is believed to have been preceded by at least two frame structures. The most noted feature of Midway Presbyterian Church is the heavy Norman arched front entrance tower which is supported by five columns.

Zion Baptist Church is also on the National Register and is a significant part of Cobb's heritage. It was created in 1866 by newly freed blacks who petitioned to leave a white congregation in order to create their own. In 1888, the congregation bricked in the wooden church they had been using and added a bell tower in 1897. The church contains a baptismal pool, which is a faith-specific feature found only in Baptist churches. Zion Baptist is the oldest black Baptist church in Cobb County.

Downtown Marietta contains many historically significant churches. Within a few blocks of each other, there are the First Baptist Church of Marietta, St. James Episcopal Church, First United Methodist Church and First Presbyterian Church. The architecture of these buildings reflect their city location and historically larger congregation than the rural churches. Their location in the historic downtown business district, adjacent to two historic residential districts, reflects the importance that the church held in society.

The Log Cabin Sunday School located on Log Cabin Drive in Smyrna is one of Cobb County's oldest surviving structures. The cabin was built in the late 1840s as a private residence and was later moved to its current location in 1868. It transformed from residence to Sunday school in 1912. As attendance grew, the school moved into a larger cabin, which was later replaced by a stone structure. The original building is still in use on a weekly basis.

Historic Archaeological, and Cultural Sites

While many of Cobb County's historic resources are under private ownership, there are also historic archaeological and cultural sites under public ownership serve as an educative tool for the public, young and old. These special sites also help to tell a story about the evolution of Cobb County throughout the years.

The Gilgal Church Battlefield site is on the National Register of Historic Places. It is a 20-acre hardwood forest west of Marietta, which contains many remnants of the skirmishes and battles that took place between Sherman and Johnston's troops from June 10 until July 3, 1864. The area has held its integrity well and is in very similar condition to what it was in 1864.

The Chattahoochee River Line is another National Register site that tells the tale of events that took place in Cobb County during the march on Atlanta in 1864. One of the few surviving portions of this most significant line of earthworks is owned by the County and is part of the 2016 SPLOST Tier 1 projects with \$1,000,000 dedicated to the area for improvements. This portion of the line is significant in that it contains well-preserved examples of a "shoupade." The shoupade was a unique fort, designed to be manned by 80 riflemen. Shoupades were designed for the Chattahoochee River Line by Brigadier General Francis Asbury Shoup of Tennessee.

The Robert Mable House and Cemetery is a County-maintained cultural center on a 16-acre tract of land, which contains a two-story antebellum house, a smokehouse, a detached kitchen and a family cemetery. The property also features significant archaeological aspects, such as a former encampment of federal soldiers during the Civil War. This site qualified as a National Register site based on its distinctive characteristics of a rural farm complex.

Kennesaw Mountain National Battlefield Park is a complex of historic resources. Within the park are the grave of an unknown Union Soldier, the Fellows, Illinois and McCook Monuments, the Kolb House and sites of archaeological significance such as Civil War earthworks. As of 2015, the park is the most visited Civil War battlefield site in the country (2,174,870). This statistic alludes to the fact that this cultural resource is an income producer for the County. Tax revenue from visitors' purchases benefits local communities. Battlefields and other conservation areas also increase the value of adjacent land. On January 26, 1998, the Board of Commissioners adopted the *Kennesaw Mountain National Battlefield Lost Mountain to Brushy Mountain Earthworks Preservation Plan* as an addendum to the Comprehensive Plan. The study, sponsored by the National Park Service, identified 13 areas of existing earthworks that represent extant portions of the Brushy Mountain Confederate defense line. From Lost Mountain, across Pine Mountain, to Brushy Mountain at Barrett Parkway, the study analyzes integrity and interpretive value and recommends preservation of significant sites in concert with the development process. The study is on file with the County Clerk and the Planning Division.

Lastly, Cobb County considers its cemeteries to be important archaeological, cultural and institutional sites. Cemeteries can tell as much about the history of a place as historic buildings, structures or archaeological resources. Not only do historic grave markers serve to

relay something about the identity of the deceased, they also help to trace the heritage of Cobb's people. The passage of the Cemetery Preservation Ordinance of September, 1993, provides for the protection, preservation and maintenance of family, community cemeteries, graveyards and burial grounds. The ordinance also created the Cobb County Cemetery Preservation Commission, which is charged with the responsibility of maintaining an inventory and assessment of such cemeteries. As overseers of cemetery protection, the Commission works with the Zoning Division to provide comments on zoning and variance applications, permits for land disturbance activities, as well as annexation applications from the cities.

The National Register of Historic Places

The National Register is our country's official list of historic buildings, structures, sites, objects and districts worthy of preservation. Listing in the National Register helps preserve historic properties by providing recognition of a property's architectural, historical or archaeological significance. By doing this, properties are identified for planning purposes, so that they may be taken into account when state or federally funded projects are developed. Owners of National Register properties may qualify for federal historic preservation grants or State tax benefits gained through the charitable contribution of preservation easements to nonprofit organizations. Owners of income-producing properties listed in the National Register are eligible for federal tax credits for rehabilitation work that meets preservation standards. Listing on the National Register automatically puts properties on the Georgia Register of Historic Places, qualifying owners for state preservation tax incentives, as well.

Listing on the National Register does not place obligations or restrictions on the use or disposition of property. National Register listing is not the same as local historic district zoning or local landmark

designation, nor does the listing encourage public acquisition of or access to property.

The table below (Figure 84) is a list of the Cobb County Register of Historic Places and the National Register of Historic Places within Cobb County to date. There are certainly many other buildings, structures and districts throughout the County that may be eligible for National Register and/or Cobb Register designation.

Cobb County Register of Historic Places	National Register of Historic Places (Unincorporated Cobb County)
Blackwell Family Cemetery	Braswell-Carnes House
Heights of Kennesaw Apartments Earthworks Trail (a segment of the Brushy Mountain Line)	Israel Causey-Maxham House
Israel Causey-Maxham House	Andrew J. Cheney-Newcomer House
Andrew J. Cheney-Newcomer House	Clarkdale Historic District
Clarkdale Mill Village Historic District	Gigal Church Battlefield Site
Concord Covered Bridge District	Glover-McLeod-Garrison House
Gann-Love-Hill House	Johnston's River Line (updated 2015)
Fowler-Corey-DeGrasse House	Discovery Boulevard Tract
Gantt House	Henderson Road Tract
Gilgal Church Battlefield Site	Kennesaw Mountain National Battlefield Park
Hill-Pike House	Robert Mable House and Cemetery
Johnston's River Line (southern end-Discovery Boulevard)	William Gibbs McAdoo House
Kennesaw Mountain National Battlefield Park	Midway Presbyterian Church
Lost Mountain Store	George A. Power Cabin
Robert Mable House and Cemetery	John W. Rice Summer Cottage
William Gibbs McAdoo House	Riverview Carousel at Six Flags
Midway Presbyterian Church	Ruff's Mill and Concord Covered Bridge
Pace House, Yarbrough House and Old Pavilion	Sope Creek Ruins
George A. Power Cabin	Solomon Pace House
Hooper-Turner-Presley House (demolished 2015)	
Sewell Mill Ruins	
Sherar-Skelton House	
Sope Creek Ruins/Marietta Paper Mill	
Moss-Sibley Cabin	
Old Dallas Road Bridge	
New Friendship Baptist Church	
Shoupade Park	

Figure 83

Source: Cobb County Planning Division

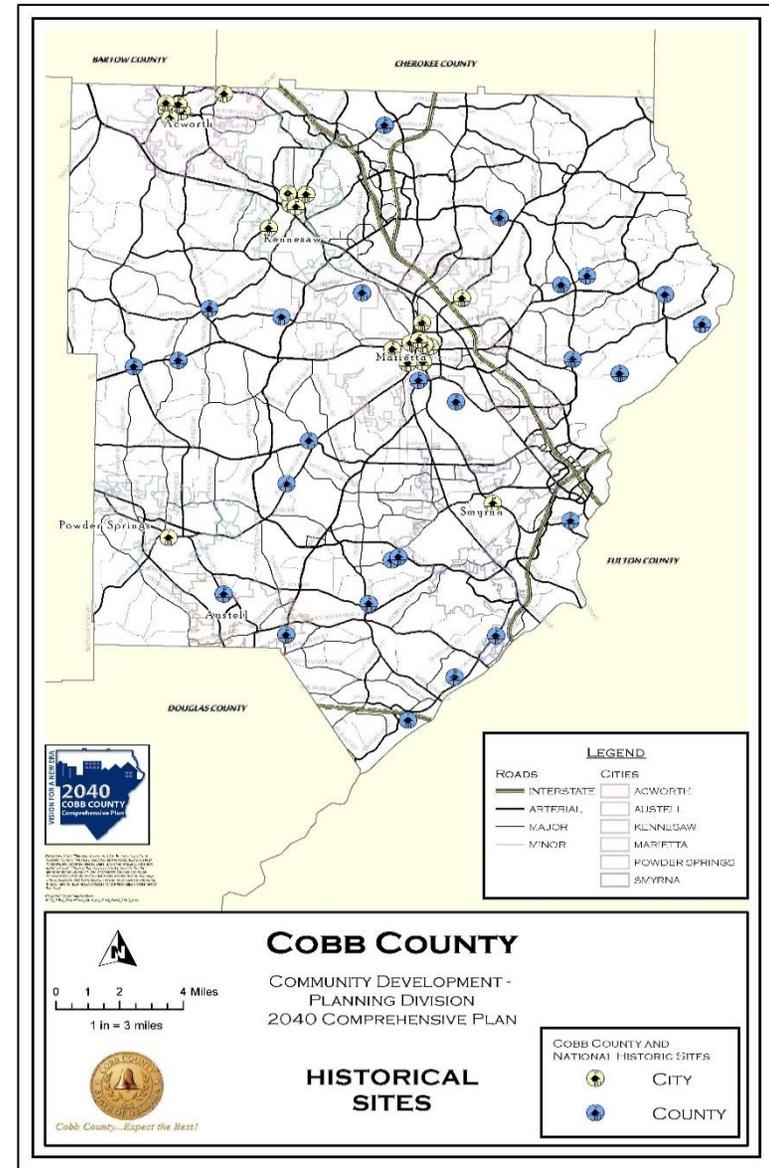


Figure 84



Cheney-Newcomer House

Local Education, Recognition, and Protection

In 1984, Cobb County took a major step toward protecting its past with the passage of a county-wide historic preservation ordinance, the first in Georgia. The ordinance established a five-member Cobb County Historic Preservation Commission (CCHPC). Appointed by the Board of Commissioners, its members recommend specific buildings, districts, sites, structures or works of art to receive historic designation.

To further promote the preservation of Cobb's heritage while allowing for growth, the County adopted a Landmark Historic Property Tax Abatement Program in 1992. Property that is listed on the National Register or Georgia Register of Historic Places and the Cobb County Register may qualify for "preferential classification and assessment of property taxes." For the first eight (8) years in which the property is classified as a landmark, the value is determined as equal to the greater

of the acquisition cost or the appraised fair market value of the property at time of acquisition. On the ninth (9) year, the value is determined as in the first eight years plus one half the difference between previous and current fair market values. The tenth and subsequent years, the value is determined as the current fair market value.

Historic Preservation Projects:

In 2005, the Cobb County Board of Commissioners initiated the creation of a Historic Marker Program and set aside \$50,000 for the program. The purpose of the program was to highlight historic sites around the County.

The Cobb County Historic Resources Survey was completed in August 2007. Historic properties throughout unincorporated Cobb County were surveyed. The Historic Resources Survey Report is found on the County's website; information, including photographs, about each of the properties surveyed (approximately 875) was entered into a web-based database called NAHRGIS (Natural, Archaeological and Historic Resources, Geographical Information Systems). The database is operated by the Georgia Department of Natural Resources' Historic Preservation Division.

Cobb County recently completed a digital version of its Cobb County Historic Driving Tour Brochure, which consists of three separate routes, virtually taking travelers throughout historic Cobb County. The digital brochure can be viewed from a home computer or used with a mobile device while physically taking the tour. The historic map journal includes maps, pictures and information about the historic sites.

In order to aid in the preservation of Cobb County's history, the County has sought to mitigate the demolition of historic structures for development. In instances when a historic building has been

present on property subject to new development and the building cannot be saved, Cobb required developers to properly document the structure before it is demolished. This includes hiring a cultural resource consultant to produce a history of the building and its occupants, along with archival-quality photographs of the building and its setting. The reports are submitted to the County's historic preservation planner.

COMMUNITY FACILITIES

For the purpose of the Cobb 2040 plan, the Community Facilities element includes sub-elements: Parks & Recreation, Water, Libraries, Technology and Solid Waste.

WATER

Water Supply & Treatment

The Cobb County-Marietta Water Authority (CCMWA) handles water treatment for all of Cobb County. The distribution of water is the responsibility of Cobb County and the Cities of Marietta, Smyrna, Kennesaw, Powder Springs and Austell. The CCMWA is a regional wholesaler of water. In addition to selling water to the Cobb County Water System (CCWS) and the five municipal systems in Cobb, it serves portions of Fulton, Douglas, Cherokee and Paulding Counties. The sources of water are the Chattahoochee River and Lake Allatoona.

The CCMWA takes water from the Chattahoochee River from its Quarles Treatment Plant. Capacity at this plant is currently 86 million gallons per day (MGD). CCMWA is planning a \$40 million upgrade for the Quarles plant to meet the growing community's water needs. The CCMWA also takes water from Lake Allatoona for its Wyckoff Treatment Plant; capacity at this plant is 72 MGD. Due to new regulatory limits

from the United States Environmental Protection Agency (EPA), CCMWA approved an \$80 million improvement project in 2010 to ensure that Wyckoff continues to process clean and safe water for drinking and fire protection from Lake Allatoona. The Wyckoff improvements were completed in 2012, which allowed the facility to meet the stricter EPA requirements. In addition to treatment plants, the CCMWA maintains water storage tanks across the County.

To provide Cobb County with clean drinking water, the Cobb County Water System purchases water from CCMWA. The water system then distributes the drinking water to more than 180,000 homes and businesses through more than 2,900 miles of water mains ranging in size from 6-14 inches in diameter.

Sewerage & Wastewater Treatment

A community has a responsibility to its own citizens and to those living downstream to provide wastewater treatment in a manner that will protect their health and environment. Cobb County's ability to meet the wastewater treatment demand contributed to its significant population and employment growth in recent years. CCWS operates and maintains approximately 2,500 miles of sanitary sewer and 38 wastewater lift stations. Continued growth, changing hydrologic conditions and age put a strain on this infrastructure. In addition, new regulations could impose additional issues and constraints.

Cobb County currently has two Wastewater Conveyance Tunnels and four wastewater treatment plants that are owned and operated by the Water System.



Wastewater - Max Monthly Flow (MGD) Projections				
Facility	Capacity	2020	2030	2040
Noonday Water Reclamation Facility	20	12	13	15
Northwest Water Reclamation Facility	8	9	10	11
South Cobb Water Reclamation Facility	40	32	35	38
RL Sutton Water Reclamation Facility	60	35	39	42

Figure 85

Source: Cobb County Water Systems, Metropolitan North Georgia Water Planning District 2017 Water Plan Update.

Based on information provided by the Cobb County Water Systems (Figure 86), the Noonday and RL Sutton reclamation facilities' current capacity exceeds maximum monthly flow projections out to 2040. However, the Northwest facility has a current capacity of eight Million Gallons per Day (MGD) with projections of nine MGD in 2020, 10 MGD in 2030, and 11 MGD in 2040. While the South Cobb facility should remain sufficient to meet the needs of increasing growth out to 2040, projection numbers are increasingly closing in on the current capacity of 40 MGD. It also must be noted that for planning purposes, wastewater projected flow allocations are based upon a fixed percentage of flow in each service basin. It is anticipated the actual plant capacities may vary.

In addition to the treatment plants, there are five separate intergovernmental agreements with neighboring jurisdictions that Cobb either sends sewer to or receives sewer for treatment. The facilities, intergovernmental agreements and sewer basins are noted on the below map in Figure 87.

Most of the County is accessible to sewer. However, there are four areas in Cobb that lack a high concentration of sewer. Three of the four areas have sewer available on a widely scattered basis and one particularly small area in northeast Cobb lacks sewer all together. Most areas where sewer is not available is due to the topography of the land and may never need sewer service based on large lots that could handle septic systems. The following map (Figure 88) shows areas of the county where sewer is prevalent and where it is lacking.

Stormwater Management (SWM) continuously updates the limits, magnitude and frequency of the 100-year frequency flood hazard in the County, to determine the extent that flood hazard areas have been augmented by human activity (i.e. dams and development). This is done to determine at what extent possible should certain lands be excluded from future development and what lands could be publicly owned, preserved and reclaimed as major floodplains and used as natural flood storage areas to the maximum extent practical.

In addition to the floodplain management, SWM maintains stormwater infrastructure dedicated to and accepted by Cobb County for perpetual maintenance according to our current County Code utilizing best management practices and complies with federal and state mandates regarding clean water laws and regulations. SWM monitors a wide spectrum of non-point source pollutants within the major streams in Cobb County and implements plans to improve the aquatic habitat and quality of streams. SWM also monitors the biological diversity of streams as an indicator of the long-term water quality health of our major streams.

PARKS, RECREATION AND CULTURAL AFFAIRS

The Cobb County Parks, Recreation and Cultural Affairs Department (P.A.R.K.S) is a branch of Cobb County Government, under the jurisdiction of the Cobb County Board of Commissioners. A volunteer Recreation Board and Cultural Affairs Board serves as the Department's policy-making body, which provides programs, services and facilities.

The Department includes the following divisions: Administration, Business Management, Park Service, Recreation Services and Cultural Affairs. Park administration and business management is responsible for the basic infrastructure management and overall parks maintenance. The Operations division also includes site improvements, support to facility staff and event management. Park Services is responsible for the maintenance, design, development and construction of new and renovated parks and facilities. The Cultural Affairs division includes the arts and cultural programs and facilities offered by Cobb County.

P.A.R.K.S currently operates 44 facilities and has 1,350 developed acres. The department provides a wide range of athletic, artistic, therapeutic and educational services. Specialized facilities include the following: Cobb County Civic Center complex, which was just recently renovated, Al Bishop and Lost Mountain Softball complexes, four recreation centers, four community centers, three arts centers, 112 tennis courts, four indoor aquatic centers and two outdoor pools, 20 miles of trails, two golf courses and the fairgrounds at Jim Miller Park. The department also serves as a resource for more than 70 volunteer groups, assisting them in areas such as park use, scheduling, incorporation, by-laws and technical expertise.

P.A.R.K.S provides instructional, competitive and social activities for people of all ages. Cobb's facilities provide the opportunity for Cobb County citizens to use their leisure time in a constructive, healthy, gratifying and expansive manner. They also give the County's youth the body-building and mind-expanding opportunity to pursue the recreational activity of their choice. Over 7,230,000 participants took advantage of these programs and facilities during 2015, and with continued growth of Cobb's population, the challenge to provide and maintain that high standard of service to its citizens is even more challenging.

The County park system developed and redeveloped over time in accordance with the recommendations from the 1966, 1986 and 2002 Parks and Recreation Master Plans. As part of the 2016 SPLOST, an update to the 2002 Master Plan was approved by the Board of Commissioners. The updated Parks Master Plan is a comprehensive long-range plan that incorporates senior services and includes an inventory analysis and needs assessment. The Plan contains park system and senior services recommendations, including a 10-year P.A.R.K.S and Senior Services Capital Improvement Plan, plan implementation and funding analysis, facility phasing and cost estimates. The plan time frame projects recommendations for the 10 years following the completion and acceptance of the Parks Master Plan.

The Parks Master Plan is typically completed during the same time frame as the completion of the Cobb 2040 plan. The findings and recommendations will likely become a major component to 2040 Community Work Program as annual updates to Cobb 2040 occur.

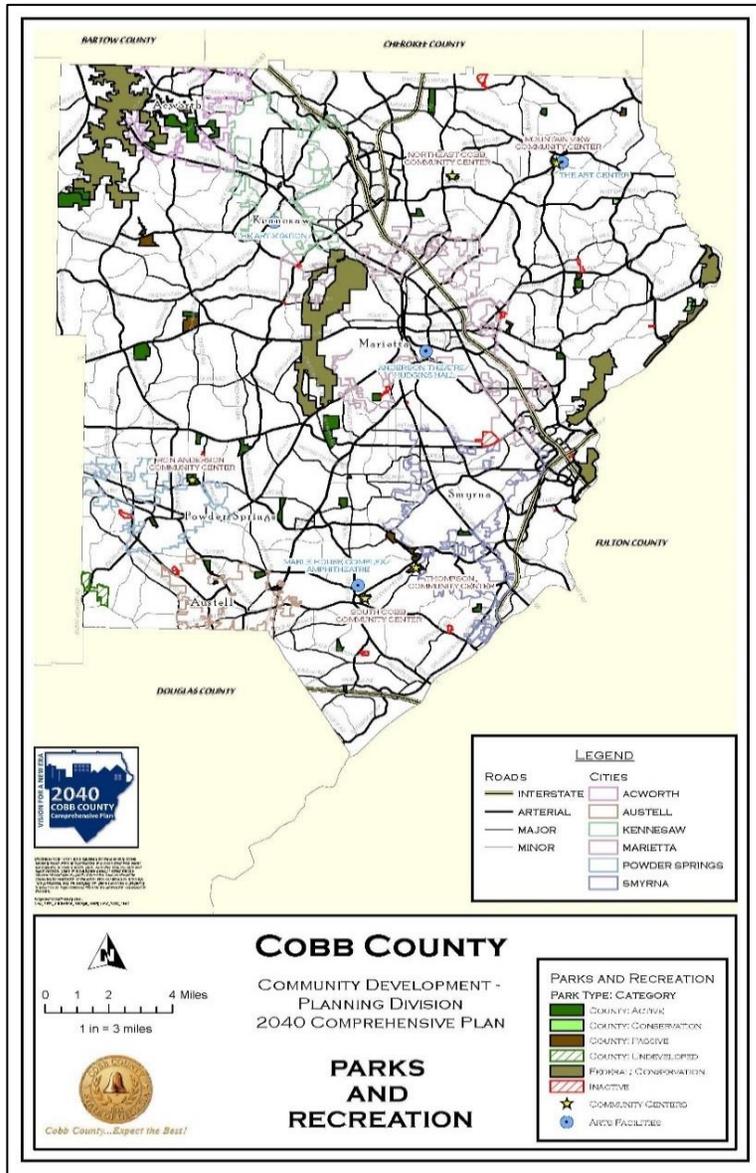


Figure 88

LIBRARY

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

The Cobb County Public Library System (CCPLS) is a 16-branch system headquartered in Marietta, Georgia with 112 full-time employees and 104 part-time employees serving a diverse population of more than 700,000 people.

System-wide services include reference and information, interlibrary loans, programs for children and adults, free library cards to Cobb County residents and property owners, a general collection that includes books, magazines, newspapers, audio and video resources and an increasing virtual library of digital books and magazines. The Georgia Room, which is located at the Switzer Library in Marietta, contains local history and genealogical materials for Cobb County, the State of Georgia and the southeastern United States. The City of Smyrna is the only municipality in Cobb County that runs an independent, municipal library. The Smyrna Library offers many of the same programs and services as the County library system.

In 2014, the CCPLS circulated 3.1 million books, movies, audio books, digital materials, zoo passes and other resources. There were 900 classes devoted to digital training on basic and advanced computer skills that resulted in 1,300 people attending library webinars. Library patrons signed up for more than 2,000 free online continuing education classes, and 834 patrons attended a total of 137 library programs for special needs individuals. Digital downloads in 2014 totaled 229,048, which was up from 43,620 in 2010. Patrons, many without computer or

other digital device access at home, logged more than 240,000 hours on library computers in 2014.

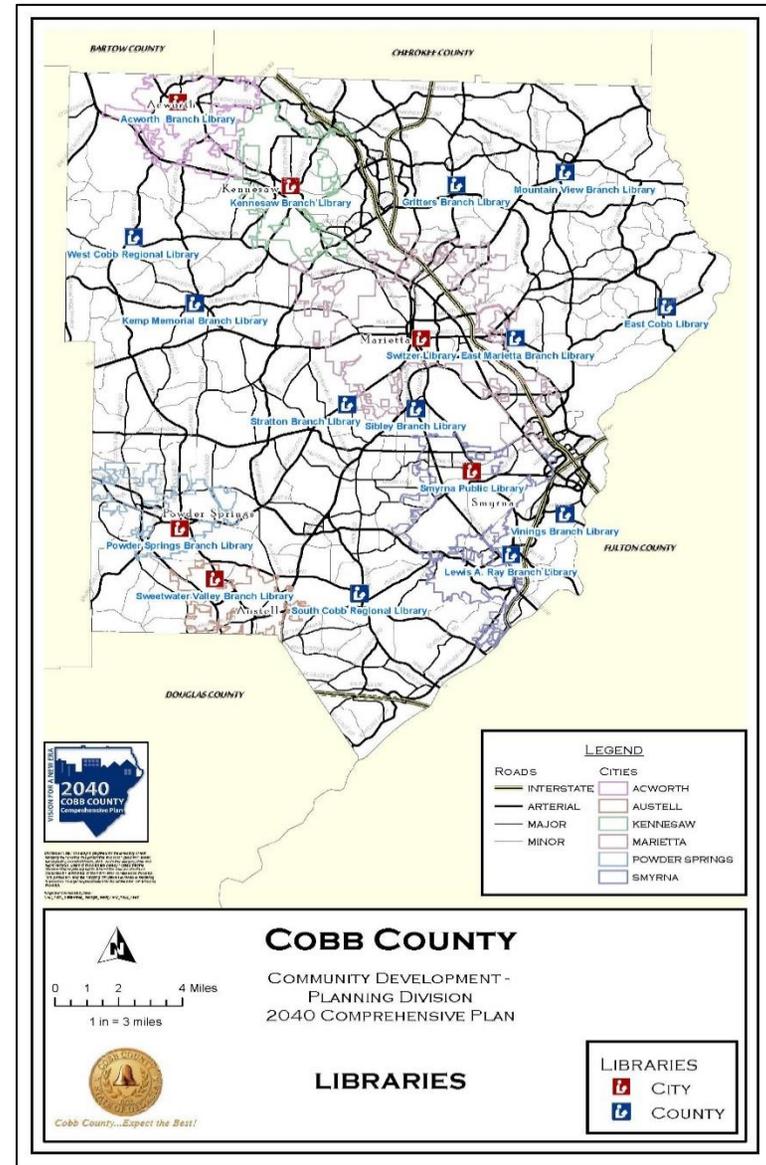


Figure 89

TECHNOLOGY

New opportunities and business ventures presented by ever-changing technological advances, particularly in the communication field, challenge communities with creative ways to adapt long term to these advances. From an economic development and communications stand point, it will be necessary for Cobb's success to address and take advantage of the evolving world of rapidly changing technology.

There are several new technologies being implemented or utilized throughout Cobb County that will or already have improved the functions of communications and economic development like faster internet speeds in small selected areas for more productivity and easier, more efficient communication of information. The County is also utilizing geographical information systems, social media and innovative ways for citizens to connect with the County on road maintenance issues through smartphone tools.

Still, there are other technical advances that may shape the way people interact with each other and businesses. There are a series of services and start-ups that enable people to exchange goods and services with other people through technology. This particular socio-economic system is in its infancy and is currently unregulated. Known businesses that are currently operating in Cobb County include Uber and Lyft, which are ride sharing companies, and Airbnb, which allows people to list their homes for rent on a daily basis.

Existing technology being provided in parts of Marietta and Smyrna includes the continuing installation of fiber optic technology for residential and commercial uses by a multinational technology company specializing in internet-related services. The installation of

the fiber optic technology will allow for faster internet speeds for residents and an increase in employee productivity for businesses.

As part of Cobb County's Information Services Department, another high-tech advancement being utilized by Cobb County is Geographical Information Systems or GIS. The core GIS office is part of the Technical Operations Division under the Information Services Department, which updates and maintains the County's geographical mapping data. Most departments within Cobb County have staff dedicated to the operational use of GIS, which provides monumental data and visual information that can be easily accessed interactively through the County's website. Like a lot of the other advanced technologies, GIS is evolving and becoming more of a multimedia mapping technology. Other uses for GIS include research and analysis, scenario planning, and three-dimensional renderings, in addition to producing hardcopy maps with valuable information.

The Department of Transportation has taken an initiative to utilize advanced technology to allow the public to communicate with the Department of Transportation (DOT). A web-based work request tool that can be downloaded on smartphones allows citizens to submit non-emergency service requests directly to the DOT work management system. Citizens can photograph a problem and track progress of their request, as well as receiving automatic updates throughout the lifecycle of their request.

Examination and inclusion of recent trends keeps the Cobb 2040 plan relevant. Being that this is a long-range planning document, there are new technological trends that may possibly impact the County through 2040. There are two emerging issues in need of further consideration in subsequent updates: the sharing economy and autonomous vehicles.

The sharing economy is described as a range of activities, services, spaces and goods that represent an alternative to the individual ownership economy. For example, car sharing, bike sharing, cooperatives, community farms, shared housing and even shared workspaces have the potential to impact the character of areas, infrastructure, tax revenue and human interactions and relationships. In addition, autonomous vehicles could reshape transportation patterns, travel habits, as well as development patterns. While some manufacturers will likely have self-driving models within the next five years, widespread use of self-driving vehicles are years away. In fact, there have been several reputable investment firms that predict autonomous vehicles could represent a majority of auto sales by 2030.

As these trends take shape, they have the potential to be revolutionary and transformative to development patterns and everyday life. Cobb County will need to begin thinking about the implications for land use, economic development and transportation planning. For example, policies regarding parking and density will influence the economics of autonomous/car-sharing vehicles. Further, the incorporation of autonomous technology into transit vehicles would radically change the cost structure of that industry.

SOLID WASTE

Cobb County's solid waste disposal system is unique to the metro area and the State of Georgia. Private haulers, in addition to the County's six incorporated municipalities collect residential waste in Cobb County. Commercial waste is collected by the private haulers only. The mission of the Solid Waste Department is to provide leadership and support in overseeing the contracted daily operations of environmentally sound solid waste and recycling facilities, to

provide waste reduction programs in accordance with local, state and federal regulations and to promote stewardship of our communities through litter prevention, beautification, recycling and environmental education.

The department provides an integrated approach to the management of recycling, municipal solid waste (MSW), construction and demolition waste (C&D) and vegetative waste handling and disposal.

The Solid Waste Department is comprised of the following divisions/functions facilitated by County staff:

- Keep Cobb Beautiful
- Maintenance of Landfills
- Solid Waste Administration and Hauler Permitting
- Customer Service
- Solid Waste Management and Compliance
- Human Resources
- Accounts Payable
- Accounts Receivable
- Public Information
- Budget
- Business Services
- Procurement

The Solid Waste Department oversees the following division services that are outsourced and contracted to vendors;

- Recycling Center Operations facilitated by RockTenn Company Recycling

- Transfer Station and Material Handling Operation facilitated by Advanced Disposal Services (ADS)
- Vegetative Waste Recovery Operation facilitated by TAG Grinding Services

In accordance with the 1990 Comprehensive Solid Waste Management Act, Cobb County prepared and submitted an approved Comprehensive Solid Waste Management Plan in 2007. The plan includes waste management goals and an implementation strategy. The plan's goals focused on waste reduction, waste collection, waste disposal, land limitation and education.

INTERGOVERNMENTAL COORDINATION

The role of intergovernmental coordination among local governments is essential to, among many things, the effective delivery of services to the general public. Cobb County maintains working relationships with the six (6) municipal governments within the County, as well as several other authorities and agencies serving the public. The purpose of this section is to inventory existing intergovernmental relationships and procedures that will impact success of the overall goals and initiatives mentioned within this document.

Municipalities in Cobb

As previously mentioned, there are six (6) municipalities within Cobb County: the cities of Acworth, Austell, Kennesaw, Marietta, Powder Springs and Smyrna. Each of these cities has their own local governing bodies in place, consisting of an elected mayor and city council. With the exception of Austell for which the Mayor performs the administrative functions, each has an appointed city manager that oversees the day-to-day operations of the respective city's functions.

These include zoning, code enforcement, building permits, site inspections, business licenses, public safety and others. These all mirror the functions overseen by the County Manager in terms of unincorporated areas in Cobb.

House Bill 489 and House Bill 2

State House Bill 489 mandates coordination between local governmental entities on issues such as public utility/service delivery, public safety coverage and emergency response, future land use, annexation and others. The last update to the local House Bill 489 agreement was drafted and approved in 2004. Per the first article of House Bill 489, the County holds a Service Delivery Agreement with each of the cities that ensures no duplication of services by cities and counties, resulting in timely emergency response by police, fire and emergency medical personnel. This is vital due to the vast overall area of the County, and because of the unincorporated islands that are surrounded entirely by municipal boundaries and are not contiguous with any other portion of unincorporated Cobb. Article 2 of House Bill 489 established procedures for annexation of property by the cities. House Bill 2 of 2007 was the last update to the procedures established by House Bill 489. It refined the dispute resolution process.

As a part of the Service Delivery Strategy mentioned above, the County holds Intergovernmental Land Use Agreements (LUAs) with each of the six cities. The LUAs are intended to ensure consistent land use patterns in the fringe areas of each of the cities. These agreements are especially significant in the annexation and rezoning process and help ensure the character of neighborhoods and communities remain intact should they be annexed and rezoned into a city. They also help to foster communication and positive working relationships between the cities, County staff and elected officials.

Other Agencies/Jurisdictional Bodies

Other than intergovernmental agreements facilitated and maintained by the Cobb County Water Systems (CCWS), Cobb County has no formal agreement with any other jurisdictional body. There are several entities with which divisions of the Community Development Agency interact. Amongst these agencies are: CCWS, Cobb/Marietta Water Authority, the Cumberland Community Improvement District (CID), Gateway Marietta CID and the Town Center CID, to mention a few. CCWS and the Water Authority often provide vital input on potential impacts on water infrastructure caused by proposed developments, while working closely with the Zoning and Planning Division offices within the Community Development Agency. The CIDs work closely with offices such as the Planning Division, the Office of Finance and Economic Development and the Cobb Department of Transportation (DOT) regarding issues including, but not limited to the following: future land use/master planning, transportation infrastructure and redevelopment and economic development to mention a few.

Cobb County also works to establish and nurture a working relationship with the Cobb County Board of Education. A strong working relationship between the two entities will help in better addressing the issues pertaining to locations of new schools, as well as other issues having impacts on land use, transportation and water infrastructure. Additionally, they contend with issues such as a growing residential population and how to address an influx of new students.

As mandated by Federal law, Cobb County is under the jurisdiction of the Metropolitan Planning Organization (MPO) for the Atlanta region. The Atlanta Regional Commission (ARC) serves as the MPO. In accordance with state law, ARC reviews the County's Cobb 2040

updates, coordinates the review of Developments of Regional Impact, generates regional plans and projects to improve the quality of life of the region and other matters that impact both Cobb County and the Atlanta metropolitan area. Cobb is also a member of the Metropolitan North Georgia Water Planning District, which was created in 2001 via Senate Bill 130. The District, which consists of sixteen counties and the municipalities within, establishes policy, creates plans and promotes intergovernmental coordination for all water issues in the district. The District also facilitates multi-jurisdictional water related projects and enhances access to funding for water-related projects among local governments in the District area.

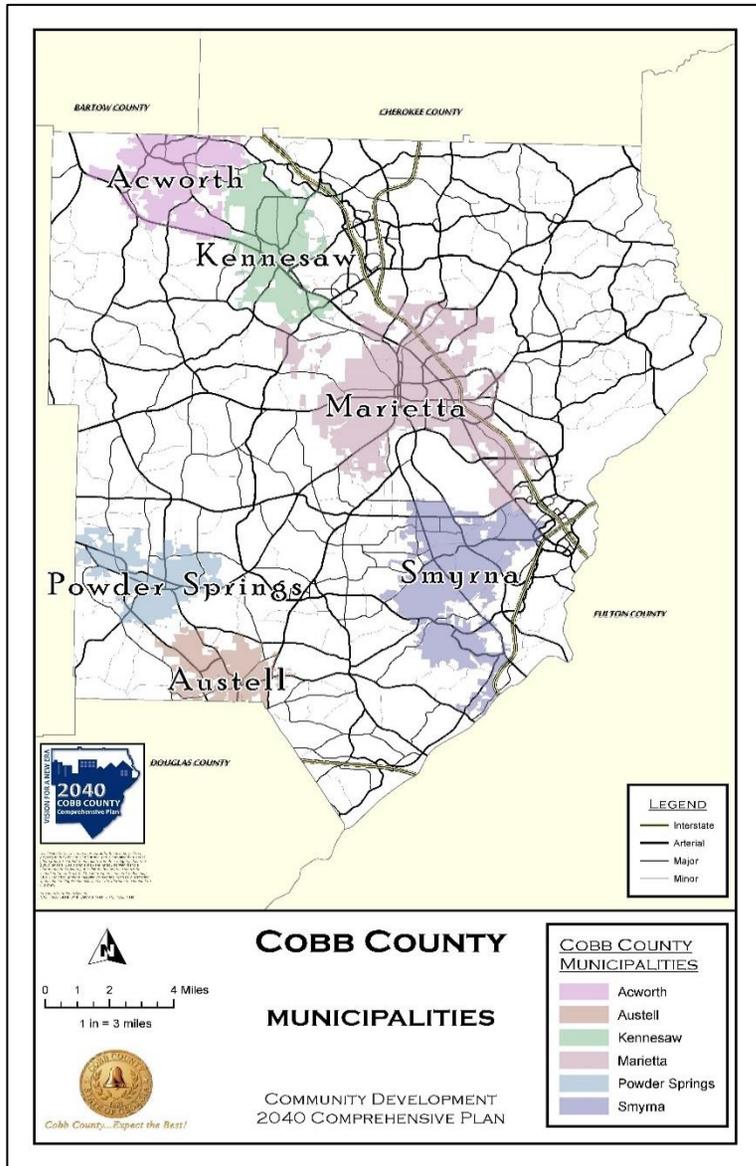


Figure 90

HUMAN SERVICES

For the purpose of Cobb 2040, the Human Services element includes sub-elements: Senior Services, Public Health and Education.

SENIOR SERVICES

As of 2010, Cobb County’s senior population (65 years and up) was more than 60,632 strong and growing. Cobb Senior Services provides an array of services to meet the needs of today’s seniors and searches for solutions to their challenges of tomorrow.

In 1972, the Marietta-Cobb Community Center Service was created by the Marietta Housing Authority. When the agency became a part of Cobb County Government in 1984, its name was changed to Cobb Senior Services. Cobb Senior Services’ mission is to improve the quality of life for the senior citizens through innovative programs and state-of-the-art facilities that meet their levels of need.

Today, Cobb County Government operates multiple centers around the County and provides a variety of services to all citizens age 55 and older, their families and care givers. Senior Services is staffed by 43 full-time and 38 part-time employees, as well as 800 community volunteers, whose objective is assisting the senior citizens of Cobb to remain independent through affordable transportation, nutrition, recreation, education, socialization and in-home services. Funding comes through federal grants, as well as state and County government funds. Staff provides support for a very broad spectrum of seniors, ranging from:

- The very active senior who drives and dances

- The less mobile individual, who is still able to take advantage of noonday meals, transportation, social and educational programs
- The homebound senior needing trained assistance at home.

Consistent with industry trends is the method by which senior citizens are provided care. Nationally, many services are facing budget cuts and increased health care costs. Most services now strive to allow for seniors to live and age in their own homes versus the more costly managed care, nursing/convalescent homes. As will other counties, Cobb’s Senior Service will need to investigate a “fee for service” cost sharing arrangement in the future for such services as “in-home” services, transportation and meals on wheels. Cobb Senior Services may also wish to expand volunteer services and increase cooperative efforts with the private sector.

Cobb County’s senior population will continue to increase in number and diversity. The senior population will also make up a larger percentage of the overall population. To ensure adequate service delivery, Cobb Senior Services may want to consider the possibility of renovating or expanding multipurpose centers where needed in the new Senior Services 10-Year Master Plan, as well as looking into programs that would serve a more diverse population.



SENIOR WELLNESS CENTER & MARIETTA NEIGHBORHOOD CENTER

AUSTELL SENIOR CENTER



FREEMAN POOLE SENIOR CENTER

NORTH COBB SENIOR & NEIGHBORHOOD CENTER



WEST COBB SENIOR CENTER

EAST COBB SENIOR CENTER



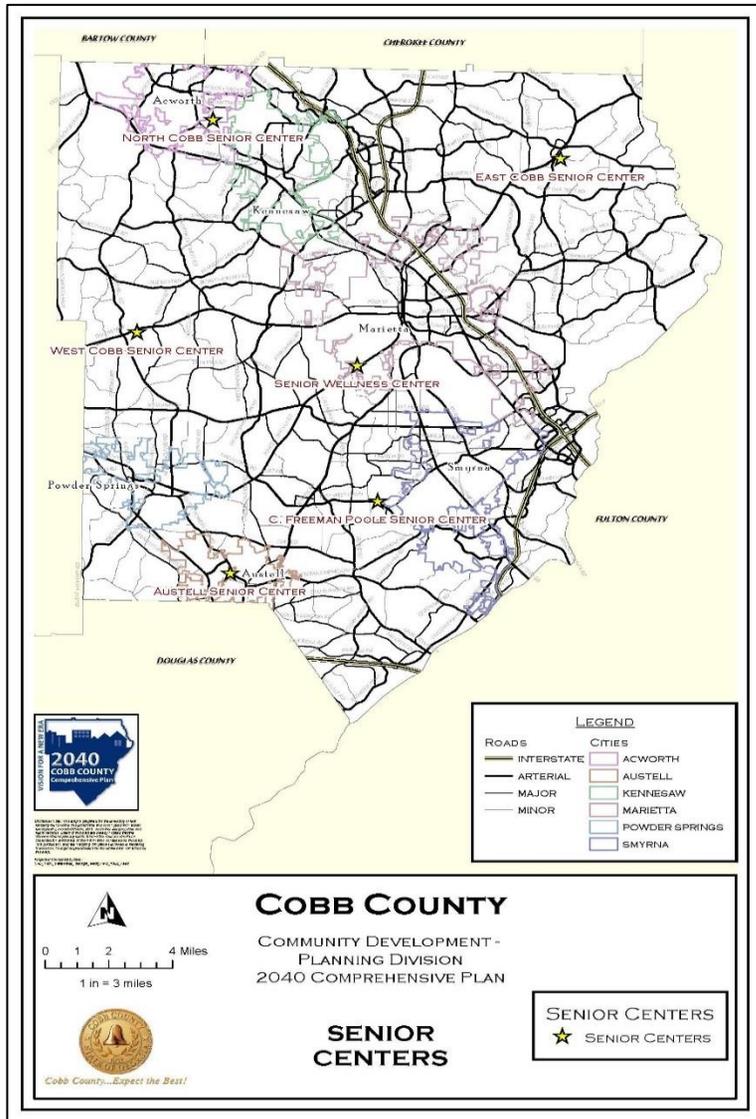


Figure 91

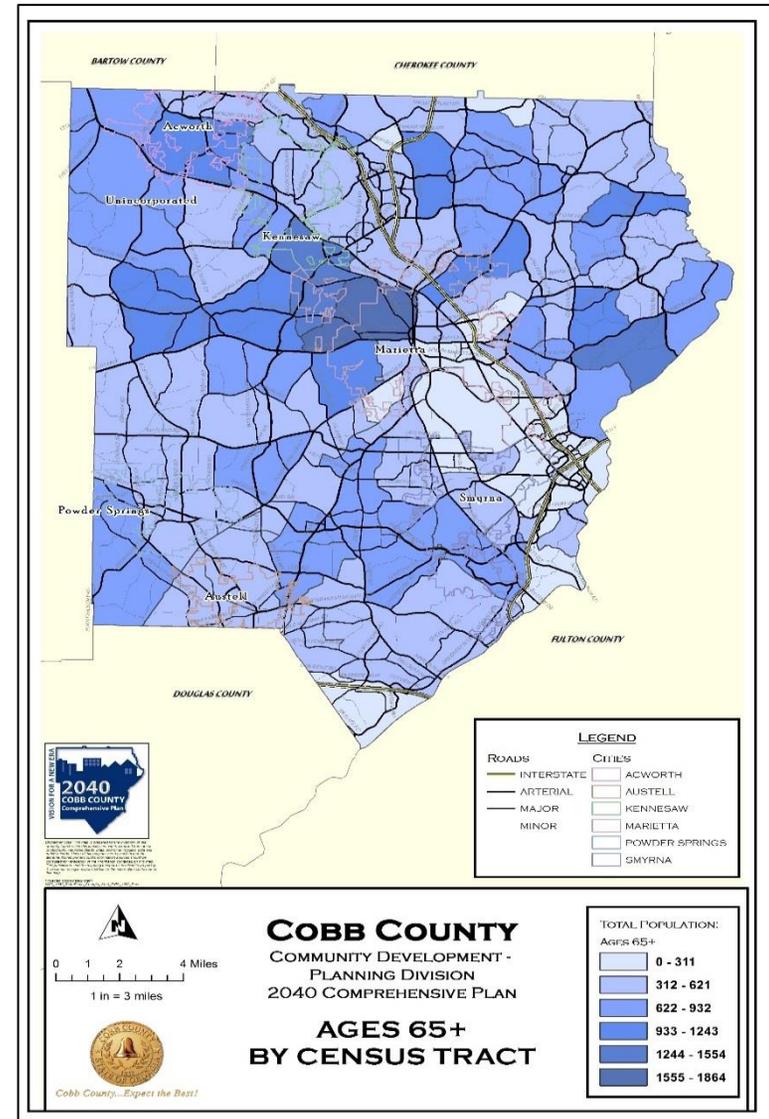


Figure 92

PUBLIC HEALTH

Cobb County's health care services, facilities and private health care systems are numerous. Cobb County Government's public health services are provided through Cobb & Douglas Public Health, the Fire Department, Emergency Medical Services and several Hospitals and Health Care Facilities.

Cobb & Douglas Public Health Services

The Cobb & Douglas Public Health (CDPH) is headquartered at 1650 County Services Parkway, Marietta, GA 30008 and governed by the Cobb Board of Health. The CDPH operates several programs at six different centers around the County, including an environmental health program. The mission of CDPH and its partners is to promote and protect the health and safety of the residents of Cobb and Douglas counties by the following:

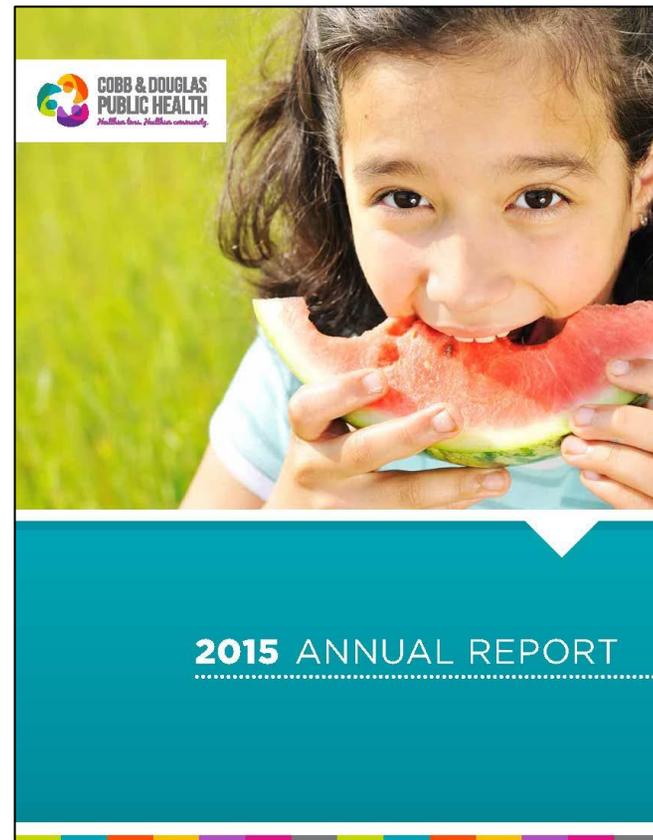
- Preventing epidemics and spread of disease
- Protecting against environmental hazards
- Preventing injuries
- Promoting and encouraging healthy behaviors
- Responding to disasters and assisting in community recovery
- Assuring the quality and accessibility of health care

In May of 2015, the national Public Health Accreditation Board (PHAB) announced it had awarded five-year accreditation status to CDPH, which was the first health department in Georgia to earn that status.

Historically, the State of Georgia has regulated health facility/service locations via the Certificate of Need (CON) process. Recently there have been unsuccessful efforts to revise this process and allow for more

market controlled/private sector decisions for location and provision of facilities and services. Throughout the 20-year planning process, it will be of paramount importance to ensure that costly, less profitable services are still available to the neediest of County residents.

Below are infographics and charts that detail the work performed in 2015, as well as statistics profiling the health of Cobb County. Information is provided from the 2015 Cobb & Douglas Public Health Annual Report.



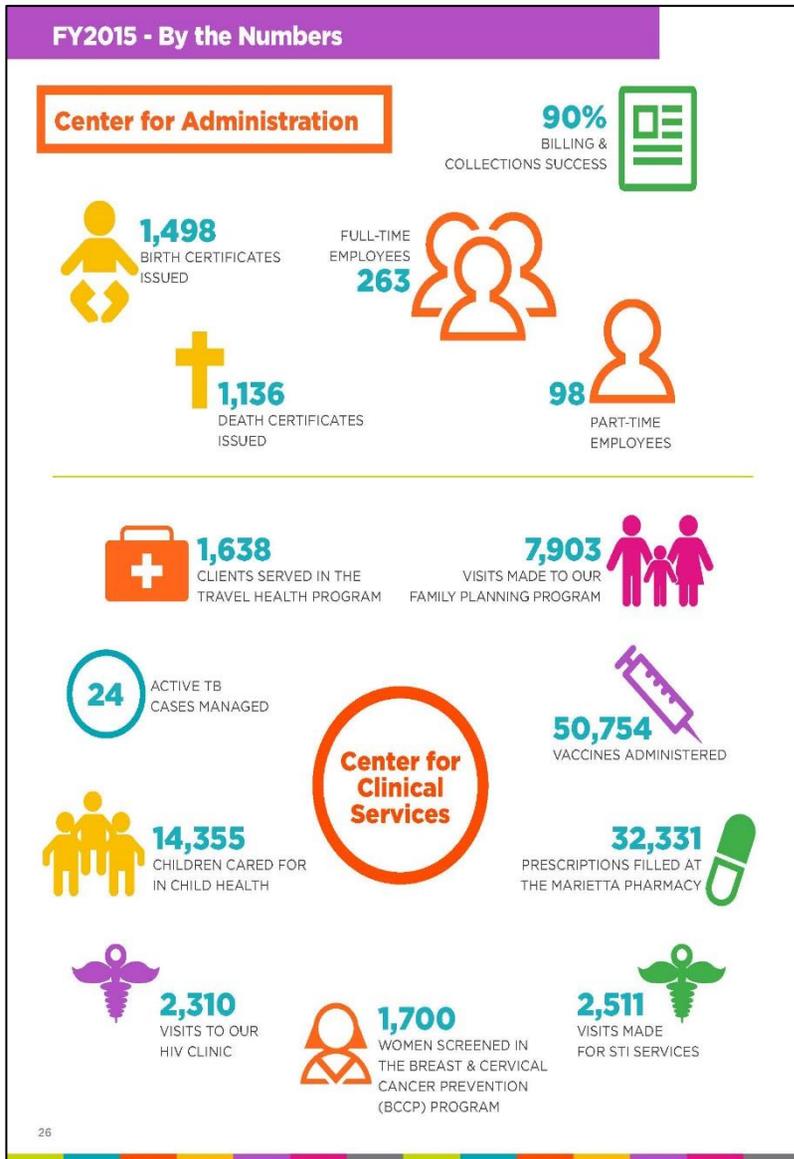


Figure 93
Source: Cobb & Douglas Public Health 2015Annual Report

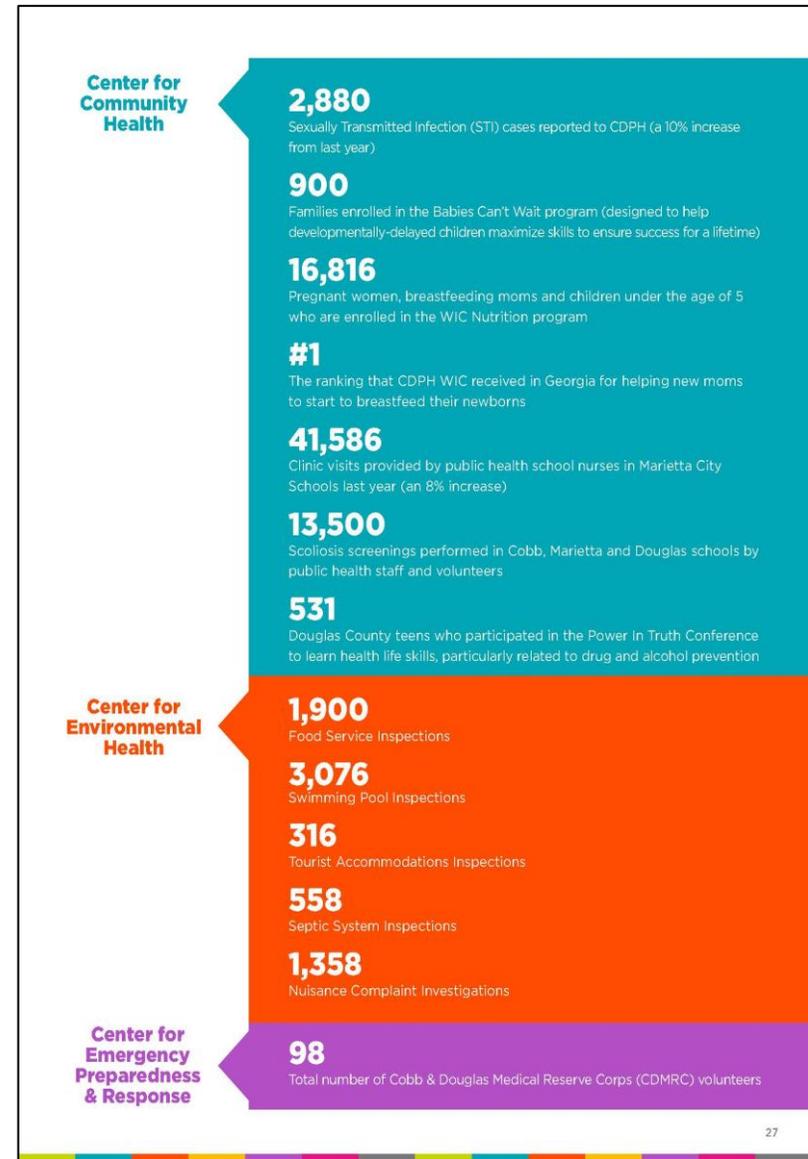


Figure 94
Source: Cobb & Douglas Public Health 2015Annual Report

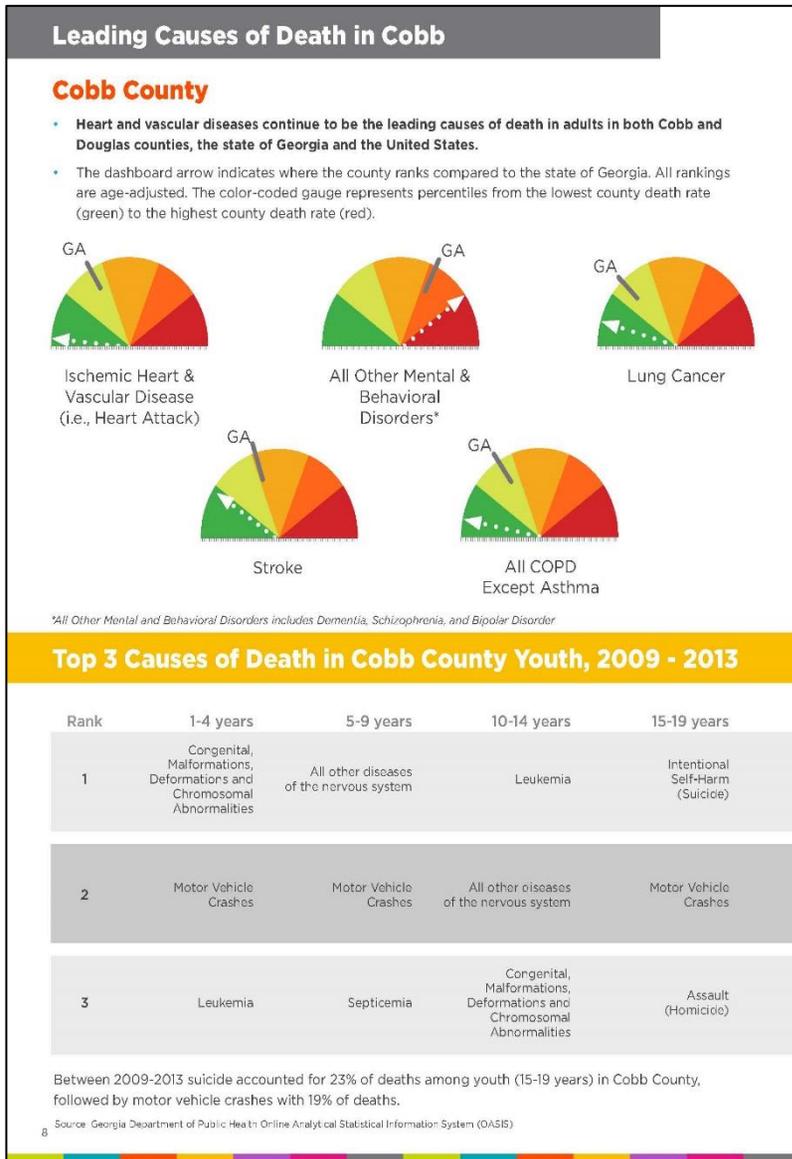


Figure 95
Source: Cobb & Douglas Public Health 2015 Annual Report

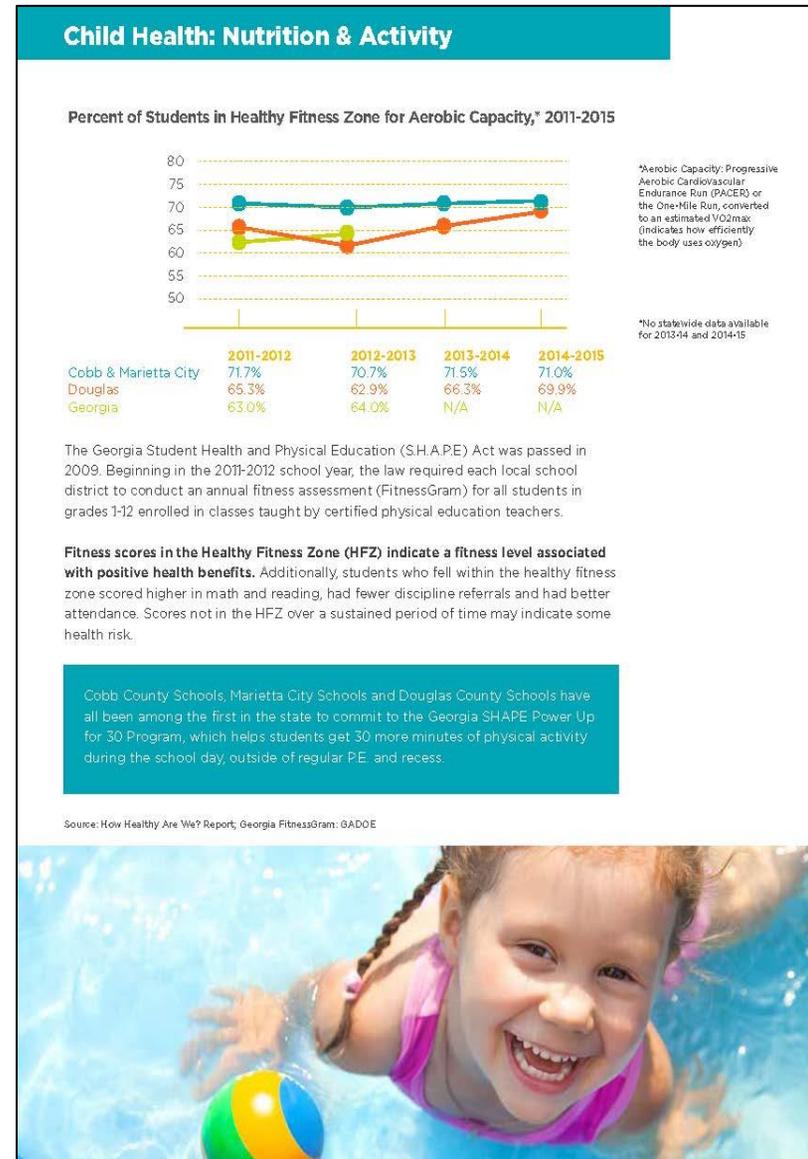


Figure 96
Source: Cobb & Douglas Public Health 2015 Annual Report



Figure 97
Source: Cobb & Douglas Public Health 2015 Annual Report

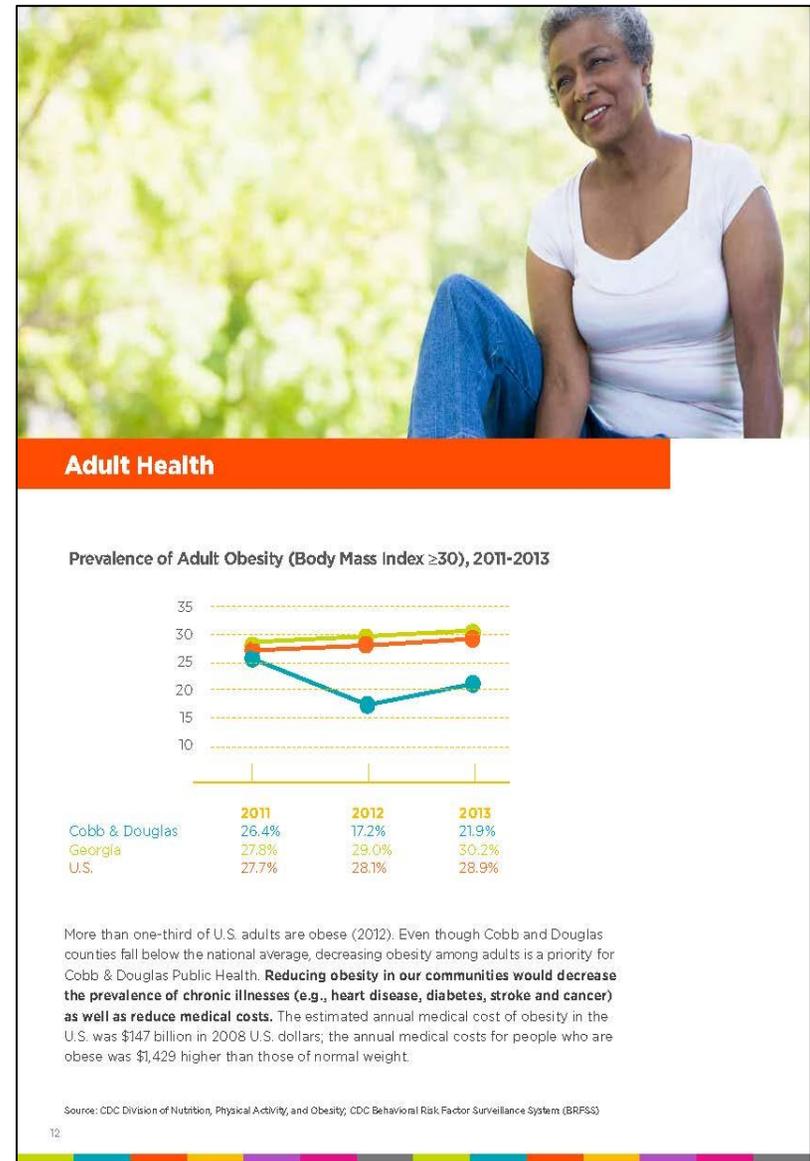


Figure 98
Source: Cobb & Douglas Public Health 2015 Annual Report

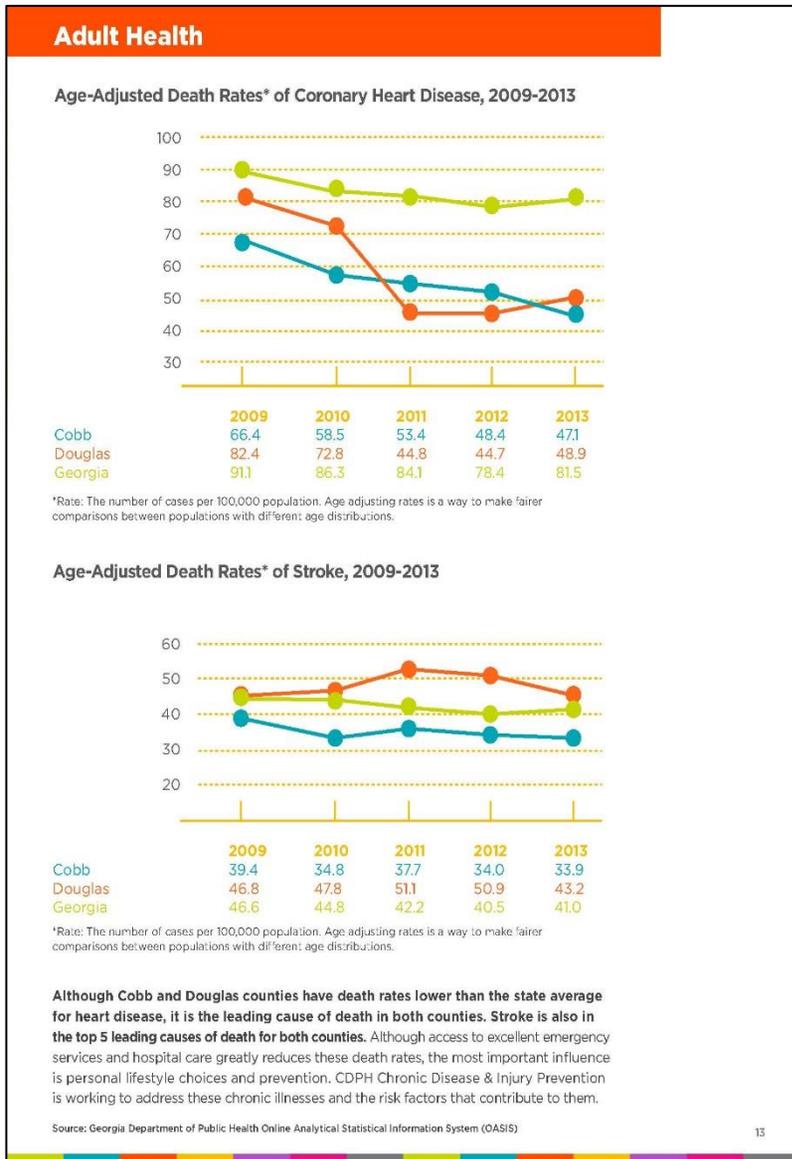


Figure 99
Source: Cobb & Douglas Public Health 2015 Annual Report

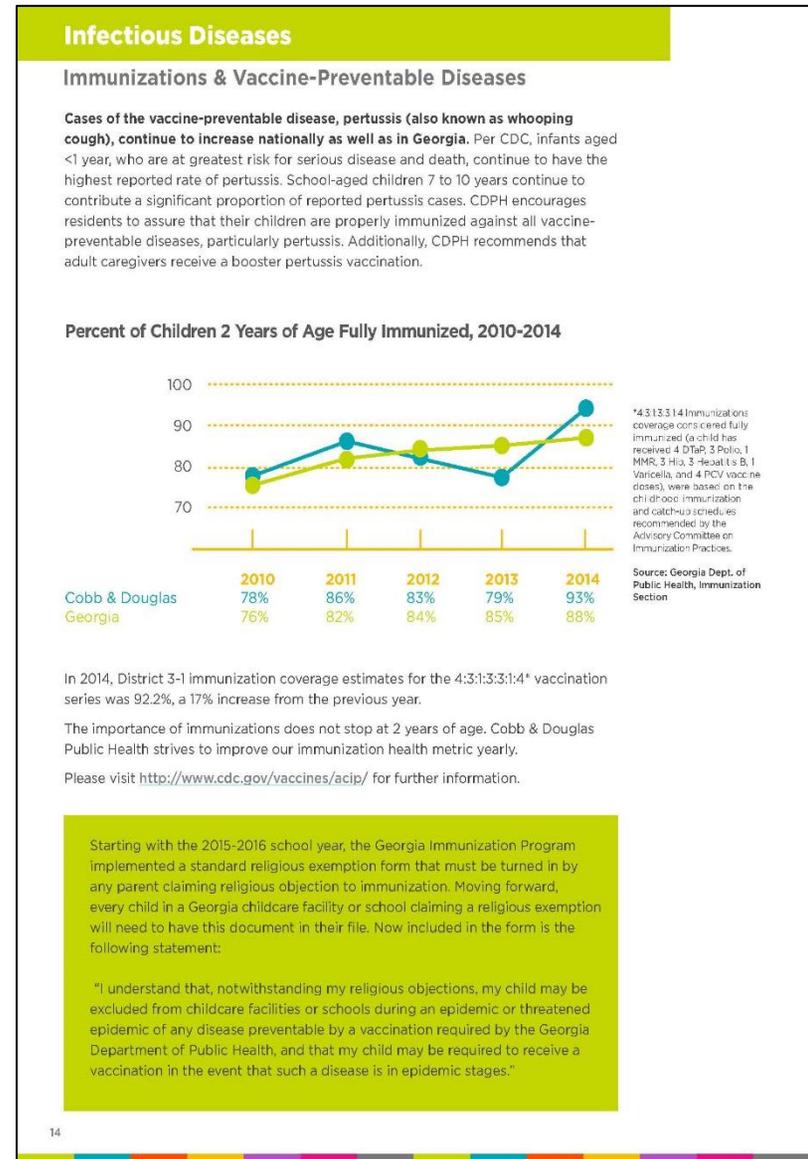


Figure 100
Source: Cobb & Douglas Public Health 2015 Annual Report

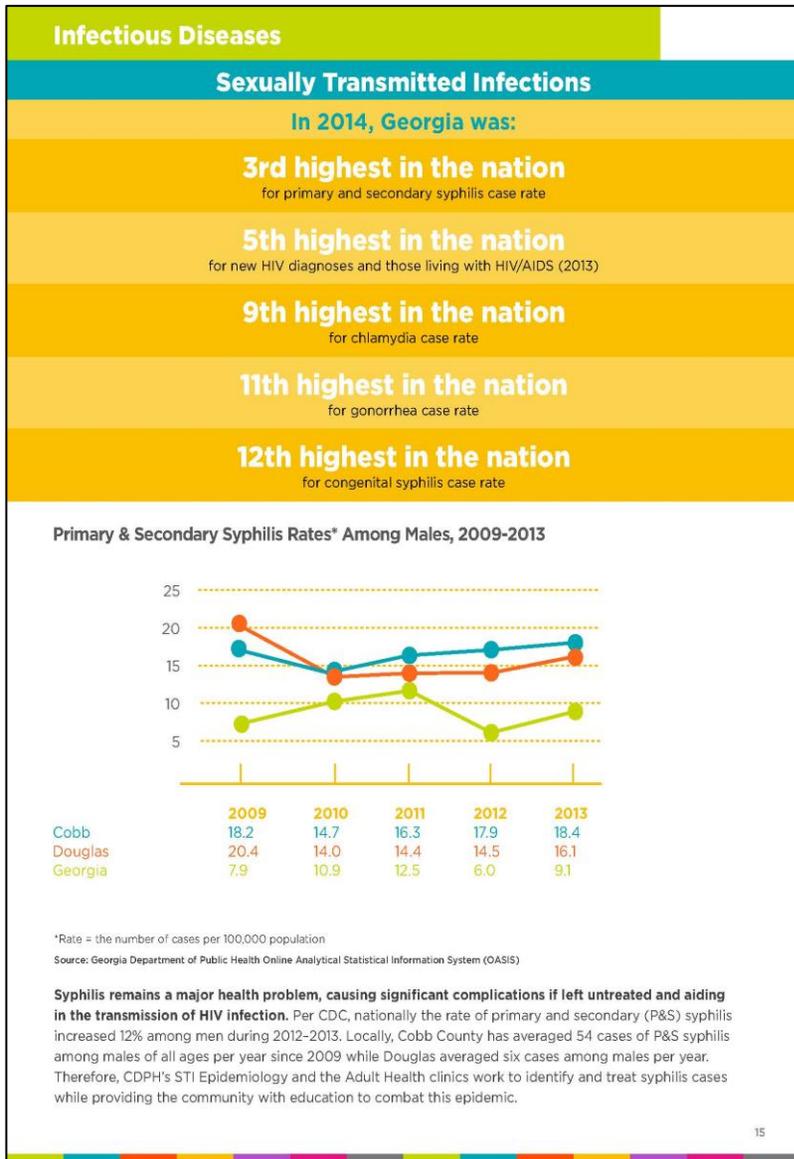


Figure 101

Source: Cobb & Douglas Public Health 2015 Annual Report

Hospitals/Health Care Facilities

Cobb County has state-of-the-art medical care facilities provided by nine hospitals or specialty care centers located within the County, including three psychiatric hospitals. In addition to the medical care facilities, there are several private pharmacy businesses scattered throughout Cobb, as well. Figure 103 shows all health facilities in Cobb County.

Although County-provided health services are present and available to all residents, it does not appear to have a strong presence in the south and western areas of Cobb. Within the next 20 years, the County may wish to investigate the establishment of a facility in this area.

Development and Healthy Living

Today, as public health concerns increasingly center on chronic disease and safety, it has been documented that past development patterns contributed to this national health problem. To assist in creating a healthier Cobb and to help reduce healthcare cost and taxpayer money, development policies could be revised to encourage more active communities. Neighborhoods with sidewalks, as well as biking and walking trails that connect to other neighborhoods, schools, parks and commercial centers, would facilitate opportunities for a healthy Cobb County. In addition, unique approaches in providing fresh food markets in "food deserts," health services to community schools and creating a sustainable network of local non-profit organizations with an emphasis on improving the health of all people should be a focus for Cobb County.

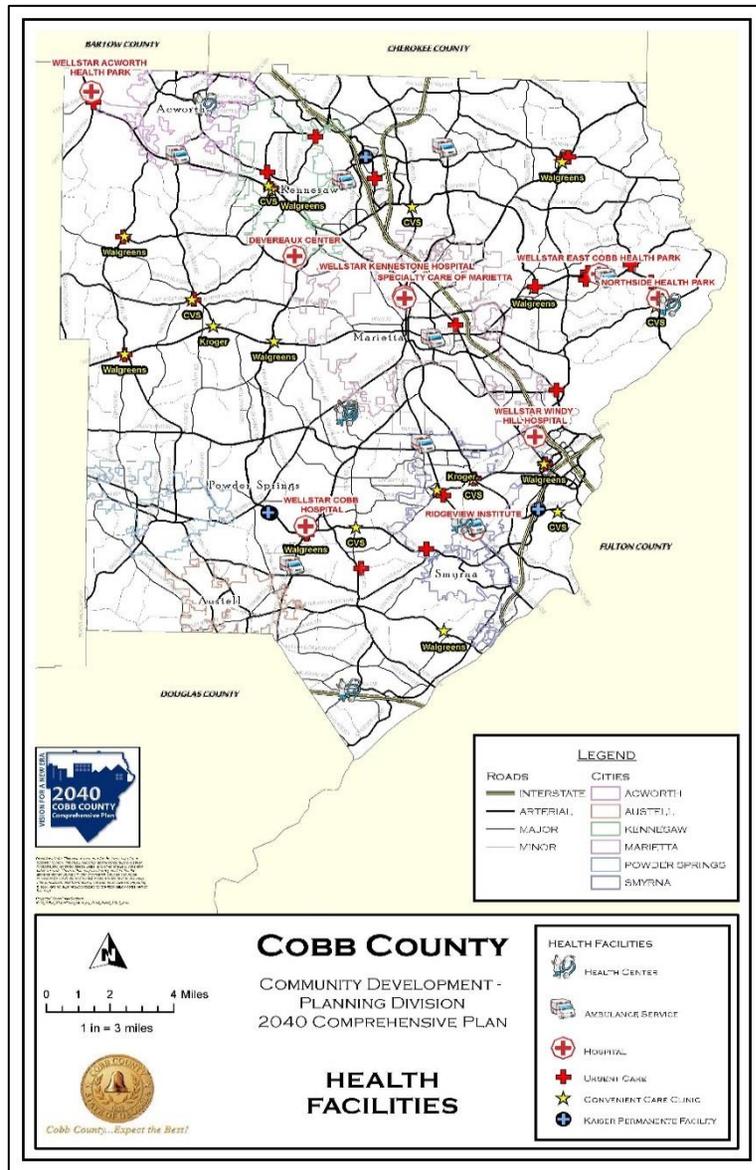


Figure 102

EDUCATION

Much of the growth in Cobb County over the last 20 years can be tied to the public and private education system and post-secondary education system that exist in Cobb County. Because of the many quality educational opportunities, residents and businesses are attracted to Cobb County. A major factor in the consideration of a community for potential residential and business locations is the quality of educational opportunities provided to the residents. Education is an important component of the culture and expectations of communities. The quality of educational opportunities found in Cobb County attract many new businesses and residents.

Public School System

As the second largest school system in Georgia and the 23rd largest in the nation, the Cobb County School District (CCSD) is responsible for educating more than 112,000 students in a diverse, constantly changing suburban environment. In 2015, the graduation rate was 81.4% with a Transiency Rate of 15% in 2017, CCSD operates 114 schools:

- Elementary Schools – 67
- Middle Schools – 25
- High Schools – 16
- Charter Schools (independently managed) – 2
- Special Education Centers – 2
- Adult Education Centers – 1
- Performance Learning Center – 1

CCSD also has six high school magnet programs for advanced studies in:

- Math, Science & Technology

- International Studies
- Engineering & Biotechnology
- International Baccalaureate
- Performing Arts
- Medical Sciences & Research

Private School System

In addition to the public school system, there are more than 100 private schools that call Cobb County home. The private school system serves more than 30,000 students with a teacher ratio of 9:1. Below is the number of schools based upon type of school.

- Private Preschools – 50
- Private Elementary Schools – 72
- Private High Schools - 29

Post-Secondary System

A multitude of benefits impact communities and individuals when citizens have access to post-secondary education. The advantages of higher education for society as a whole are both monetary and non-monetary and include lower levels of unemployment and poverty and citizens less likely to depend on social safety-net programs. These advantages generate decreased demand on public budgets. From an individual standpoint, benefits include higher earnings across all racial/ethnic groups for both men and women and a significant income gap between high school graduates and college graduates.

Post-secondary educational opportunities available to the people of Cobb County range from a University to private technical schools to satellite campuses. However, the global economy is ever changing and the County and its partners must continue to encourage educational

service providers to establish new opportunities and skills for a changing job market.

The four higher education institutions that are located in Cobb County are:

- Kennesaw State University
- Chattahoochee Technical College
- Life University
- Lincoln College of Technology

School District Coordination

The relationship between the Cobb County Government and the Cobb County School District and other educational providers is vital to the continued evolution of the County. It is important that the school district and the County coordinate together on planning and zoning issues to ensure viable and active neighborhoods. It will also be imperative that staff from the Cobb County and school district share economic development, land use development and demographics information. By doing so, public service agencies can have more tools necessary to deliver services that contribute to the high quality of life that the citizens of Cobb County have come to enjoy.

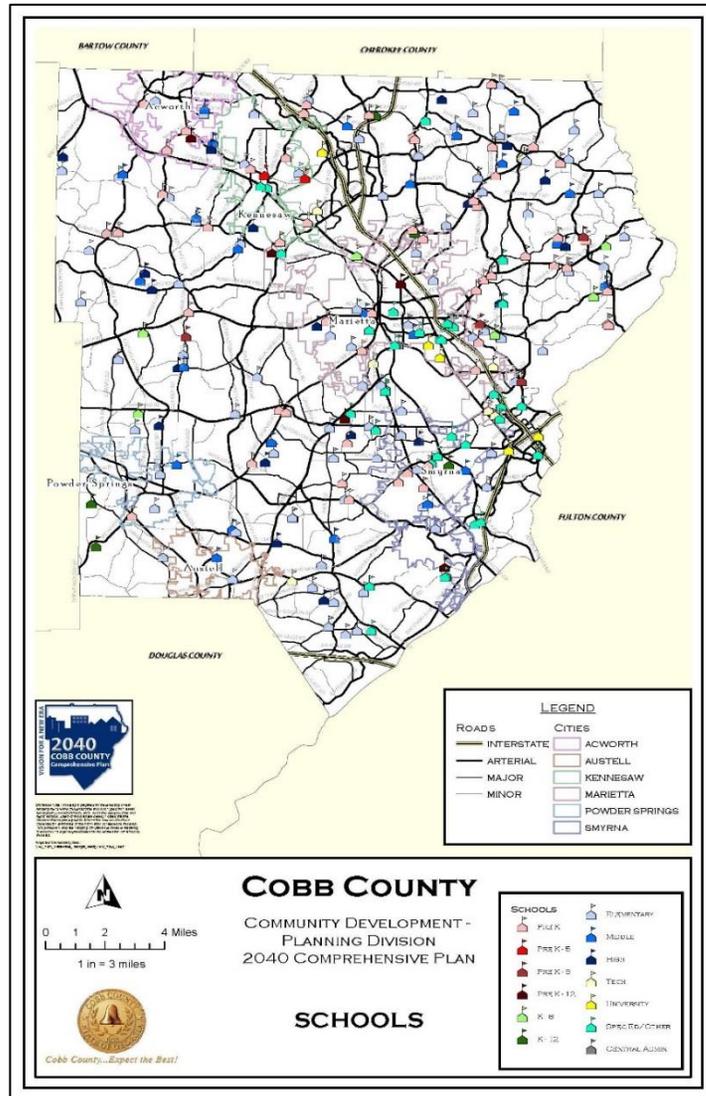


Figure 103



Cobb County Government
100 Cherokee Street
Marietta, Georgia 30090