

## Land Use

### Measure 56 – Community Smart Growth Incentives/Strategies

10 Points

Offer incentives/bonuses that support smart growth (such as incentives for development and redevelopment in existing downtown areas, transit oriented development, traditional neighborhood development, mixed-use development, and/or infill development).

#### Discussion:

Cobb County has realized the need to encourage development or redevelopment that provides for appropriate opportunities for citizens and businesses to live and work in proximity to existing development and transit opportunities. Accordingly, the County has for a number of years included in the County's Zoning Ordinance a Redevelopment Overlay District (ROD) for this purpose, as well as the purpose of encouraging redevelopment of vacant and underperforming activity centers/corridors.

The ROD ordinance was established to provide locations for mixed use development or redevelopment of commercial, office and residential properties that are pedestrian oriented and developed at a community or regional activity center scale and intensity. The County has identified specific development "corridors" via the Cobb County comprehensive plan that are eligible for development or redevelopment as an Overlay District. This is intended to encourage compatible mixed uses within the boundaries of these properties, revitalize the county's aging commercial stock, create a mixture of uses in our activity centers, and increase the county's tax base.

In addition to the new Redevelopment Overlay District ordinance, developers are able to avail themselves of the Commercial and Industrial Property Rehabilitation Incentive Program that provides tax abatement for redevelopment in many of the same "corridors". This ordinance is discussed in more detail in this submittal under Measure 55.

#### Documentation:

The following documentation is enclosed with this application:

- The recently adopted Redevelopment Overlay District ordinance that is incorporated in the Cobb County Zoning Ordinance (Sec. 134-221.2 of the Cobb County Zoning Code).
- The Board of Commissioners agenda item of February 24, 2009 adopting the program.
- Sample maps highlighting the boundaries of corridors eligible for the Redevelopment Overlay District Program.