**NAC-P9** Rural Residential

**NAC-P13** Transportation/Communication/Utilities

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Because of the unique circumstances associated with the Johnson Ferry Road/Waterfront Drive area of the East Planning District, a Board of Commissioners Resolution was approved establishing a planning district and its permitted uses.

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Parks subject to an assemble:

- The existing lake may be reconfigured to allow for better compliance and conformance with this conceptual Small Area Plan Boundary.

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All properties designated as subject to assemblage must be included in one rezoning application.

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The four (4) parcels with exclusive direct frontage on Waterfront Drive as one rezoning application. Buffer and site plan submitted and approved on a conceptual plan consistent with the Planning Division and Zoning Division of Cobb County.

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In recognition of the existing low-density residential cases and the medium-density residential cases planned or under construction in and around the intersection of Waterfront Drive and Waterfront Cir, the Board of Commissioners has established a NAD. These residential cases represent a unique opportunity to establish a transition in land use, consistent with the overall concept of commercial development. By adhering to such an ideal transition of land use and the related concept of commercial zoning, the proposed zoning will mitigate potential conflicts with the established transition zone and protect the unique character of the area.

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In order to limit protect these low-density residential cases and the recent transportation improvements, among other the rezoning center with only one public road, the land use center will be limited to the flyover zoning district.