



2040 Comprehensive Plan: *Vision for a New Era*

2018

Comprehensive Plan and Future Land Use Amendments

Public Hearing Dates:
January 4, 2018
January 16, 2018



COMMUNITY DEVELOPMENT AGENCY

P.O. Box 649
Marietta, Georgia 30061

www.cobbcounty.org/comdev

2018

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Cobb County Comprehensive Plan Amendment Process

Background on the Cobb County Comprehensive Plan

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

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

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

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

Elements of the Cobb County Comprehensive Plan

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

Procedure to modify and update the Comprehensive Plan

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

The annual plan amendment process begins at the end of each calendar year, starting in October and ending in January of the following year. During this time, staff members study proposed changes to the text and land use map that have arisen throughout the year. The changes may be the result of direction from the Board of Commissioners due to a rezoning action, approval of a study or master plan, and/or suggestions from the Planning Commission, residents, business community or staff. Any site which was not previously posted for a rezoning, land use permit, special land use permit or study/master plan hearing, is posted to notify the public of the proposed Comprehensive Plan amendments. The posting consists of general area notifications that alert the public about policy changes in the affected area. Additionally, letters are mailed to property

owners informing them of the impending changes to the Comprehensive Plan and the amendment package is posted online at www.cobbcounty.org for public review.

The process concludes with public hearings with the Planning Commission (PC) and the Board of Commissioners (BOC), respectively. These hearings serve as a forum to gather community input regarding the impending Comprehensive Plan amendments and for the PC and the BOC to vote on adoption of the amendments. The voting process involving the PC and the BOC is described as follows:

- After site visits and analysis, staff briefs the PC and BOC, respectively, on the facts surrounding each proposed amendment.
- The PC, serving in its official role as a recommending body to the BOC, makes its recommendations by way of a vote.

The BOC is briefed on the facts of each proposed amendment, and is informed of the recommendation from the PC. Subsequently, the BOC accepts the recommendation, rejects it, or modifies it by way of a vote. This BOC vote is the final action that confirms the amendments to the Comprehensive Plan.

Terminology Guide to Proposed Amendments

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

Cobb County Zoning Sections and Districts

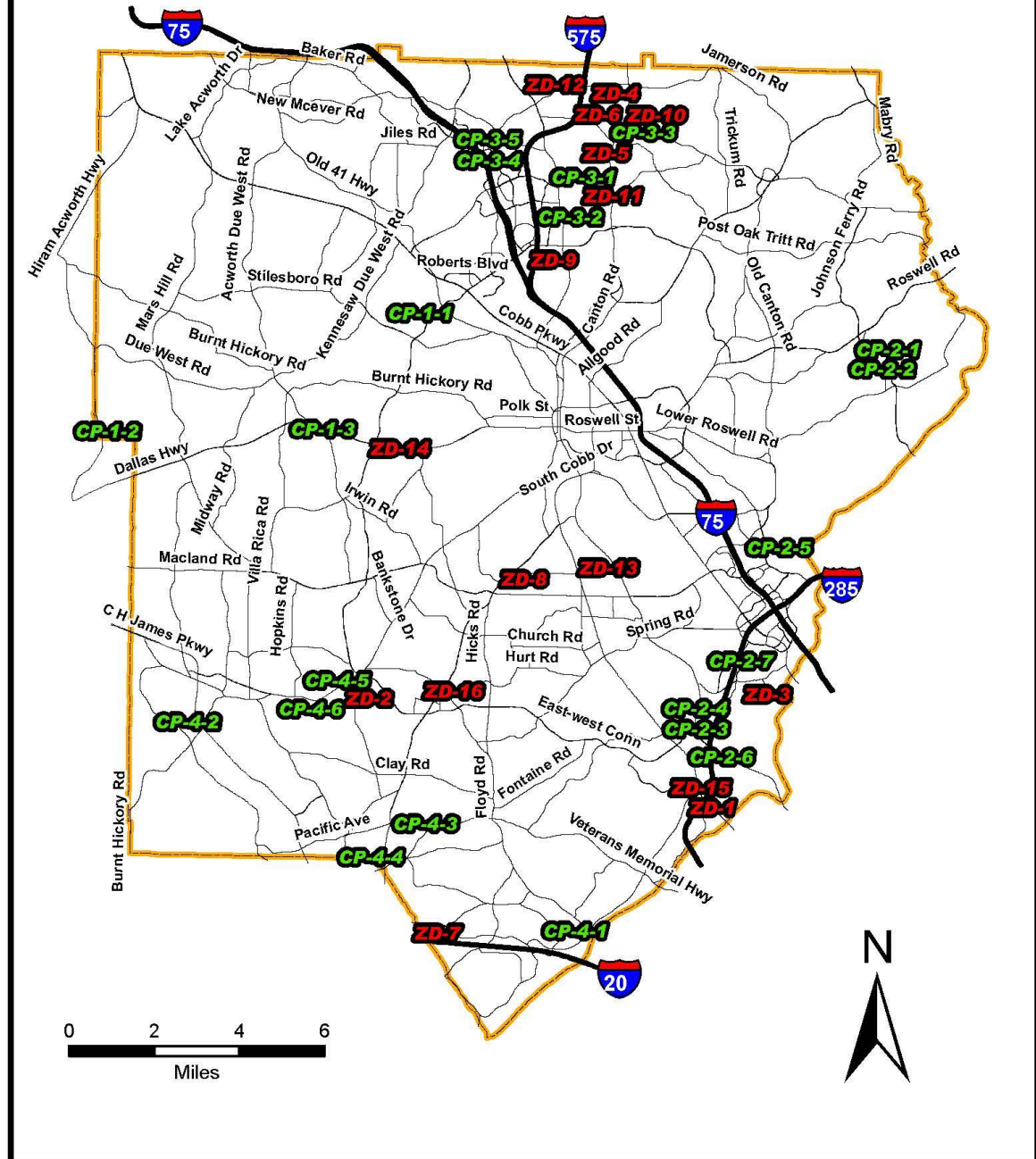
Sec. 134-193.	R-80	single-family residential district, Min. 80,000-square-foot lot size
Sec. 134-194.	RR	rural residential district
Sec. 134-195.	R-40	single-family residential district, Min. 40,000-square-foot lot size
Sec. 134-196.	R-30	single-family residential district, Min. 30,000-square-foot lot size
Sec. 134-197.	R-20	single-family residential district, Min. 20,000-square-foot lot size
Sec. 134-198.	R-15	single-family residential district, Min. 15,000-square-foot lot size
Sec. 134-198.1.	OSC	Open space community overlay district, preserve natural resources within residential development
Sec. 134-199.	R-12	single-family residential district, Min. 12,000-square-foot lot size
Sec. 134-200.	RD	residential duplex district
Sec. 134-201.	RA-4	single-family attached/detached residential district, Max. 4 units per acre
Sec. 134-201.1.	PRD	planned residential development district
Sec. 134-201.2.	RA-5	single-family attached/detached residential district, Max. 5 units per acre
Sec. 134-201.3.	SC	suburban condominium residential district
Sec. 134-202.	RA-6	single-family attached/detached residential district, Max. 6 units per acre
Sec. 134-203.	RSL	residential senior living district
Sec. 134-204.	RM-8	residential multifamily district
Sec. 134-205.	FST	fee simple townhouse residential district
Sec. 134-206.	RM-12	residential multifamily district
Sec. 134-206.	RM-16	residential multifamily district
Sec. 134-208.	MHP/S	mobile home subdivision district
Sec. 134-209.	RDR	recreational outdoor golf driving range district
Sec. 134-210.	MHP	mobile home park district
Sec. 134-211.	LRO	low-rise office district
Sec. 134-212.	CF	future commercial district
Sec. 134-213.	NRC	neighborhood retail commercial district
Sec. 134-214.	LRC	limited retail commercial district
Sec. 134-215.	O&I	office and institutional district
Sec. 134-216.	UVC	urban village commercial district
Sec. 134-217.	PVC	planned village community district
Sec. 134-218.	CRC	community retail commercial district
Sec. 134-219.	RMR	residential mid-rise district
Sec. 134-220.	OMR	office mid-rise district
Sec. 134-221.	RHR	residential high-rise district
Sec. 134-221.1.	UC	urban condominium residential district
Sec. 134-222.	OHR	office high-rise district
Sec. 134-223.	OS	office/service district
Sec. 134-224.	NS	neighborhood shopping district
Sec. 134-225.	PSC	planned shopping center district
Sec. 134-226.	TS	tourist services district
Sec. 134-227.	GC	general commercial district
Sec. 134-228.	RRC	regional retail commercial district
Sec. 134-229.	IF	future industrial district
Sec. 134-230.	LI	light industrial district
Sec. 134-231.	HI	heavy industrial district

Future Land Use and Zoning Compatibility

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

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD & CP LOCATIONS



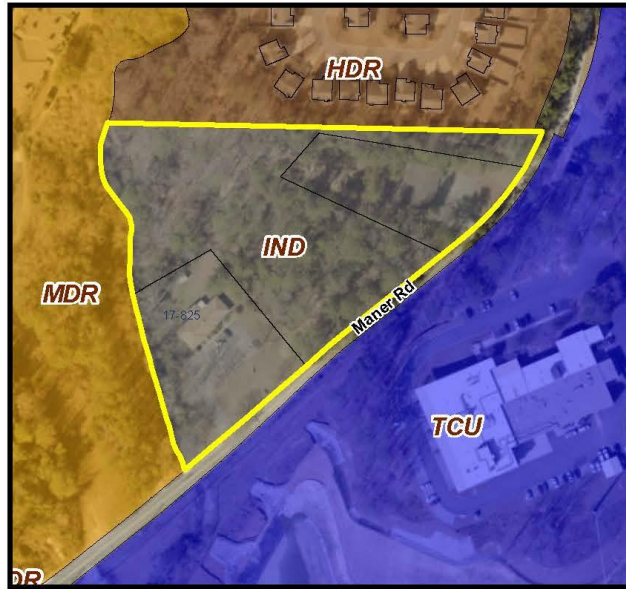
2018 Comprehensive Plan Amendments – Zoning Decisions (ZDs)

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
ZD-1	10/2016	Z-78/2016	IND	HDR	2	35 townhomes (8 upa)	Northwest side of Maner Road, south of Plant Atkinson Road	8
ZD-2	10/2016	Z-83/2016	IC	PI	4	church and private school	South side of Powder Springs Road, east of Sanders Road	11
ZD-3	10/2016	Z-90/2016	NAC	HDR	2	6 townhomes (7.2 upa)	Northwest side of Paces Mill Road, east of Paces Ferry Road	14
ZD-4	11/2016	Z-80/2016	MDR; LDR; IC	HDR	3	88 homes subdivision (5.8 upa)	Southwest intersection of Shallowford Road and Jamerson Road, north of Backwoods Court, and the eastern terminus of Hart Drive	17
ZD-5	11/2016	Z-95/2016	NAC	IC	3	warehouse and distribution facility	West side of Canton Road, north of Kensington Drive	20
ZD-6	12/2016	Z-105/2016	NAC	CAC	3	automotive paint and body repair shop	West side of Canton Road, north of Dover Street	23
ZD-7	12/2016	Z-106/2016	MDR	NAC	4	union hall and associated offices	North side of Blair Bridge Road, east of Bridgeport Court	26
ZD-8	2/2017	Z-6/2017	NAC; HDR	NAC	4	convenience store with fuel sales and retail	Southeast corner of Pat Mell and Favor Roads	29
ZD-9	4/2017	Z-7/2017	CAC; NAC	HDR	3	multi-family residence	South side of Ernest Barrett Parkway, east and west sides of Barrett Creek Boulevard; on the south side of Barrett Creek Parkway	32
ZD-10	4/2017	Z-11/2017	IC	MDR	3	single-family detached subdivision (3.5 upa)	Southeast side of Lee Waters Road (at its terminus), south of Jamerson Road	35
ZD-11	6/2017	Z-29/2017	NAC	LDR	3	2 single family lots	East side of Blackwell Circle, south of Chastain Corner	38
ZD-12	7/2017	Z-33/2017	LDR	MDR	3	2 single family lots	Northwest corner of Shallowford Road and Shallow Farm Drive	41
ZD-13	7/2017	Z-25/2017	CAC; IC	HDR	3	53 townhomes	West side of Atlanta Road, south of Ledford Street	44
ZD-14	9/2017	Z-48/2017	LDR	NAC	1	convenience store with fuel sales	North side of Dallas Highway, east of Martin Ridge Drive	48
ZD-15	9/2017	Z-55/2017	MDR	NAC	2	retail	South side of Church Road, east of South Cobb Drive (This rezoning involved two separate parcels. Only the parcel on Church Road is proposed for a future land use change.)	51
ZD-16	9/2017	Z-43/2017	CAC	HDR	4	51 townhomes	North side of Hurt Road, east side of Floyd Road	54

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-1

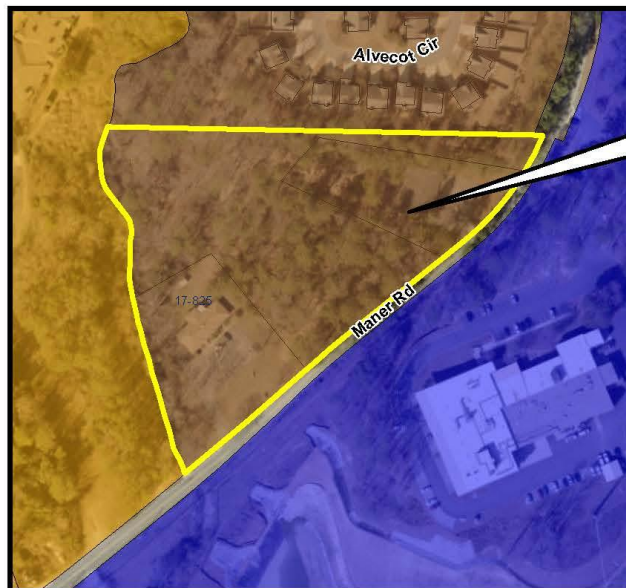
District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-1
Industrial
to
High Density Residential**



Cobb County...Expect the Best!

0 150 300
Feet



ZD-1

REZONING CASE: Z-78 (Date Effect: October 2016; Changed from R-20/LI to RM-8)

COMMISSIONER DISTRICT: 2

ACREAGE: 5.3

PARCEL ID NUMBER: 17082500070, 17082500090, and 17082500100 (D 17/LL 825)

EXISTING FUTURE LAND USE: Industrial (IND)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: Northwesterly side of Maner Road, south of Plant Atkinson Road

ADDRESS: 2525 Maner Road; 2483 Maner Road; Unaddressed parcel on west side of Maner Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-8) that was approved in October of 2016.

Definitions:

The purpose of the Industrial (IND) category is to provide for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into a finished product.

The purpose of the High Density Residential (HDR) category is to provide for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre.

Planning History:

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

ANALYSIS:

The property was rezoned from R-20 and LI to RM-8 for the purpose of a 35-unit townhome community. The current future land use is Industrial. Considering the approved rezoning and the residential nature of the proposed project, the future land use would be better-suited for High Density Residential.

The site has road frontage on Maner Road, and is located between apartment complexes and a single-family subdivision on the northwest side of Maner Road. Directly across the road from the site is the Georgia Power Company. The development has easy access to I-285, which is 0.5 miles away. Most of the

surrounding future land uses are MDR and HDR on the northwest side of Manor Road with TCU across Manor Road.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- b) Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- c) Encourage equal-housing opportunities for all persons
- d) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies

3) Consistency with existing Corridor Studies and Other Plans:

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

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

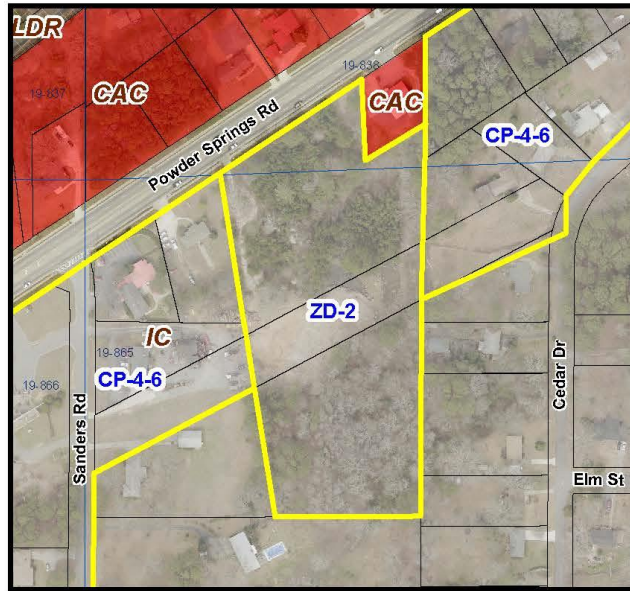
Not applicable

6) Adjacency to Cities:

Property is not directly adjacent to any city limits. It is a half mile away from the City of Smyrna to the west.

COMPREHENSIVE PLAN AMENDMENTS 2018

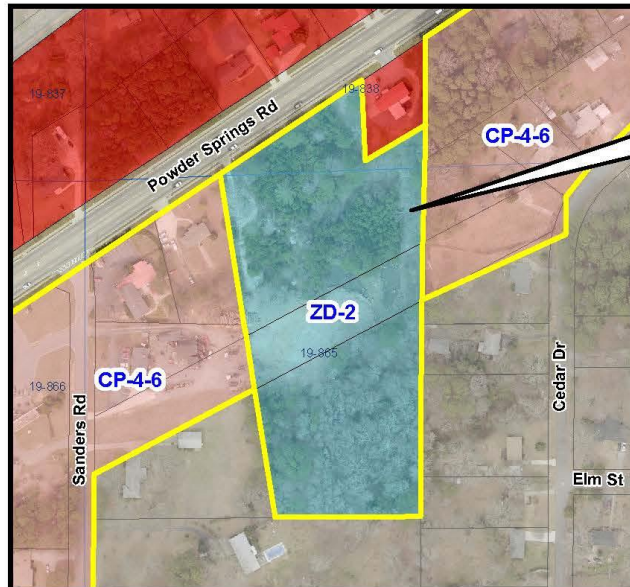
ZD-2 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-2
Industrial Compatible
to
Public Institution**



Cobb County...Expect the Best!

0 175 350
Feet



ZD-2

REZONING CASE: Z-83 (Date Effect: October 2016; Changed from GC/R-20 to CRC)

COMMISSIONER DISTRICT: 4

ACREAGE: 6.1

PARCEL ID NUMBER: 19086500290 (D 19/LL 865)

EXISTING FUTURE LAND USE: Industrial Compatible (IC)

PROPOSED FUTURE LAND USE: Public Institutional (PI)

GENERAL LOCATION: South side of Powder Springs Road, east of Sanders Road

ADDRESS: 2951 Powder Springs Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline applicable to the new zoning category (CRC) and use (Church and Private School) that was approved in October 2016.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject property was rezoned from GC and R-20 to CRC for the purpose of a Church and Private School use only. The former GC district was considered “grandfathered” due to its location within an IC future land use category. Therefore, the rezoning is necessary in order to develop the property for anything more than what currently exists. In addition, there was a Special Land Use Permit (SLUP 14) that was required for the private school component.

The current future land use is IC. Considering the approved rezoning to CRC and the specific use being a church and private school, Public/Institutional would be a more-suitable future land use designation, which provides for uses such as churches and schools.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Monitor current development practices to ensure that new development incorporates necessary enhancements on site to improve infrastructure
- c) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- d) Provide sufficient opportunities for each future land use designation

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Powder Springs, Flint Hill, and Ewing Road Land Use Study from September, 1999.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

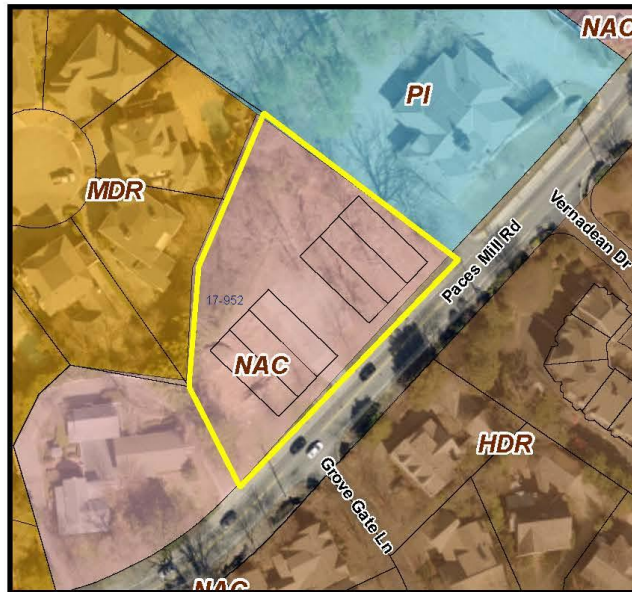
Not applicable

6) Adjacency to Cities:

The property is within a quarter of a mile of the boundary of the City of Powder Springs.

COMPREHENSIVE PLAN AMENDMENTS 2018

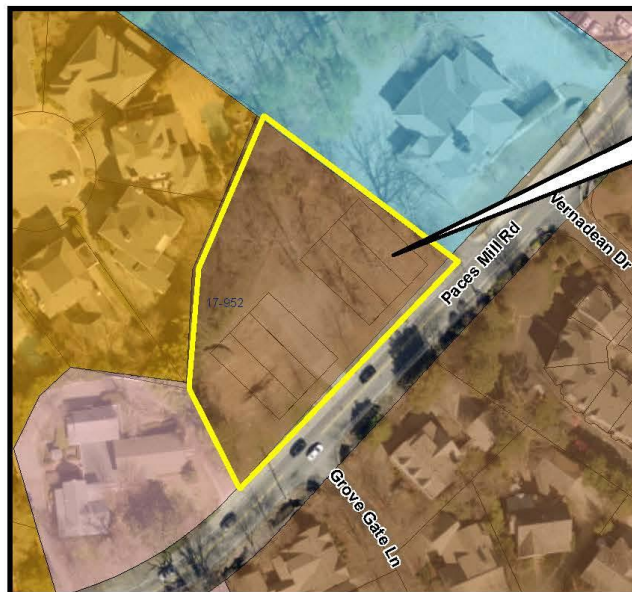
ZD-3 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-3
Neighborhood Activity Center
to
High Density Residential**



Cobb County...Expect the Best!

0 75 150
Feet



ZD-3

REZONING CASE: Z-90 (Date Effect: October 2016; Changed from LRO to RM-8)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.834

PARCEL ID NUMBER: 17095200110 (D 17/LL 952)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: Northwest side of Paces Mill Road, east of Paces Ferry Road

ADDRESS: Unaddressed parcel on Paces Ferry Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-8) that was approved in October 2016.

Definitions:

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

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

Planning History:

The subject parcel is currently included under a Small Area Policy Guideline (NAC-P42) that encourages no expansion of the existing Neighborhood Activity Center at the Paces Ferry Road and Paces Mill Road intersection.

ANALYSIS:

Property was rezoned from LRO to RM-8 for the purpose of six townhomes. The current future land use is Neighborhood Activity Center. Considering the approved rezoning, the proposed residential use, and the proposed density of 7.2 units per acre, High Density Residential may be a more suitable future land use designation.

The site has road frontage on Paces Mill Road and is located between a church and a historic property owned by the Vinings Historic Preservation Society. The surrounding future land use designations include Public/Institutional to the north, Neighborhood Activity Center to the south, Medium Density Residential to the west and High Density Residential to the east across Paces Mill Road.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- c) Provide sufficient residential capacity to accommodate projected household growth
- d) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Vinings Vision.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

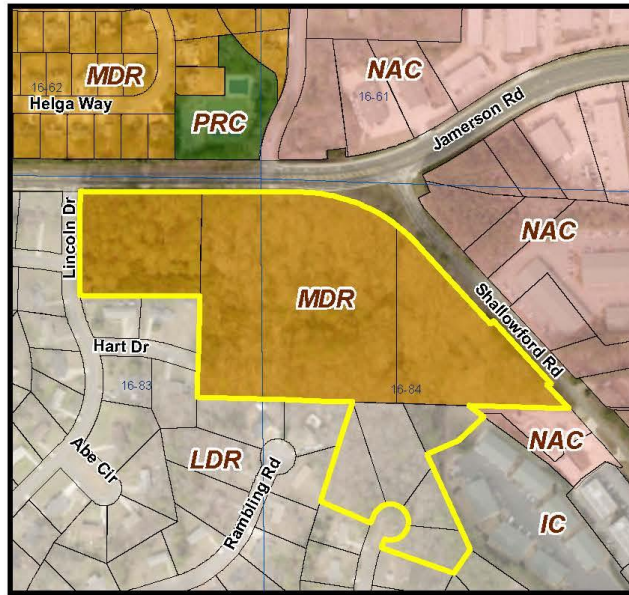
Not applicable

6) Adjacency to Cities:

The subject property is not directly adjacent to any city boundary.

COMPREHENSIVE PLAN AMENDMENTS 2018

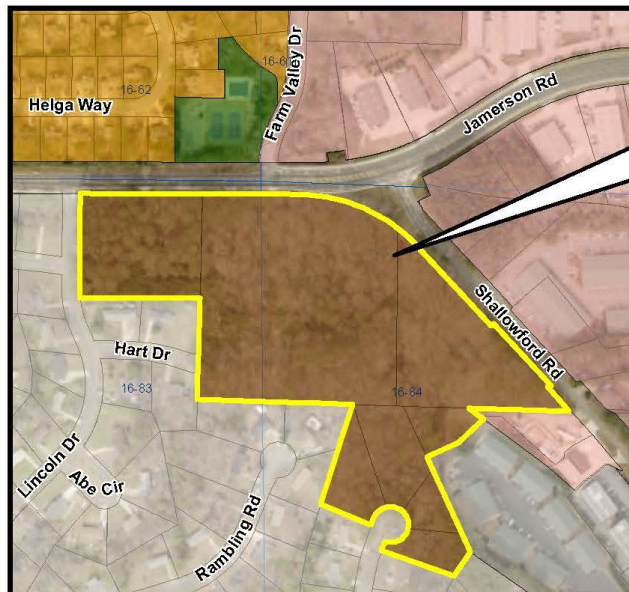
ZD-4 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-4
Medium Density Residential
Low Density Residential
Industrial Compatible
to
High Density Residential



Cobb County...Expect the Best!

0 250 500
Feet



ZD-4

REZONING CASE: Z-80 (Date Effect: November 2016; Changed from RA-6/R-15/OS to RA-6)

COMMISSIONER DISTRICT: 3

ACREAGE: 15.17

PARCEL ID NUMBER: 16008300010, 16008400020, 16008400090, 16008400370, 16008400380, 16008400390, 16008400310 (D 16/ LL 83 & 84)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR), Low Density Residential (LDR), Industrial Compatible (IC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: Southwest intersection of Shallowford Road and Jamerson Road, north of Backwoods Court, and the eastern terminus of Hart Drive.

ADDRESS: 682, 780, & 792 Shallowford Road; 4671, 4681, 4686, & 4682 Backwoods Court

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline that is consistent with the new zoning category and use that was approved in November 2016.

Definitions:

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

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

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

Planning History:

A large portion of the subject property (682, 780, & 792 Shallowford Road) was included in a Future Land Use amendment in 2015 (ZD-10).

ANALYSIS:

The subject property was rezoned from RA-6, R-15 and OS to RA-6 for the purpose of a gated residential subdivision. The current future land use is MDR, LDR and IC, surrounded by LDR to the west and south, NAC to the north and east and MDR and PRC to the north. The subject tract is located between commercial and light industrial uses to the east and detached single-family residential homes to the west. The approved zoning provides an ideal transition between incompatible uses. The density of the approved project is above the 5 units per acre defined by the MDR category. Therefore, the resulting development is most compatible with the HDR future land use category. However, establishing HDR along Shallowford Road could set a precedent for future proposals and disrupt the character of the surrounding area.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Guide growth to areas that have infrastructure in place
- b) Monitor current development practices to ensure that new development incorporates necessary enhancements on site to improve infrastructure
- c) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- d) Encourage housing construction in locations where necessary public facilities can be economically provided
- e) Encourage housing construction in locations accessible to services and employment

3) Consistency with existing Corridor Studies and Other Plans:

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

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

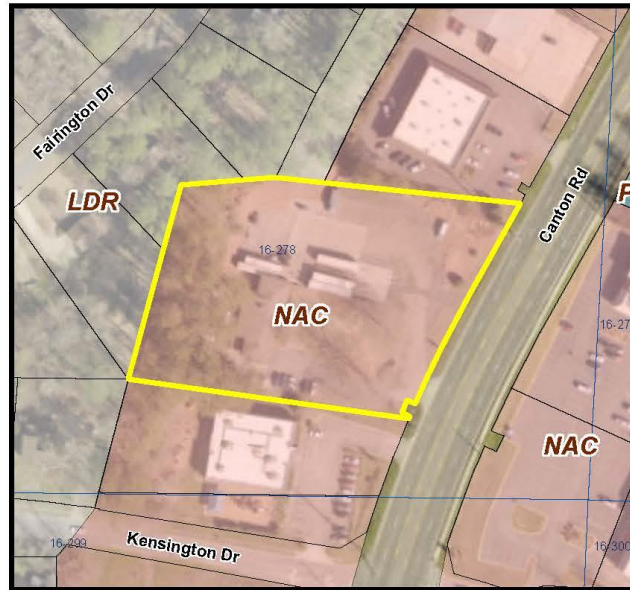
6) Adjacency to Cities:

The property is not located adjacent to a municipality.

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-5

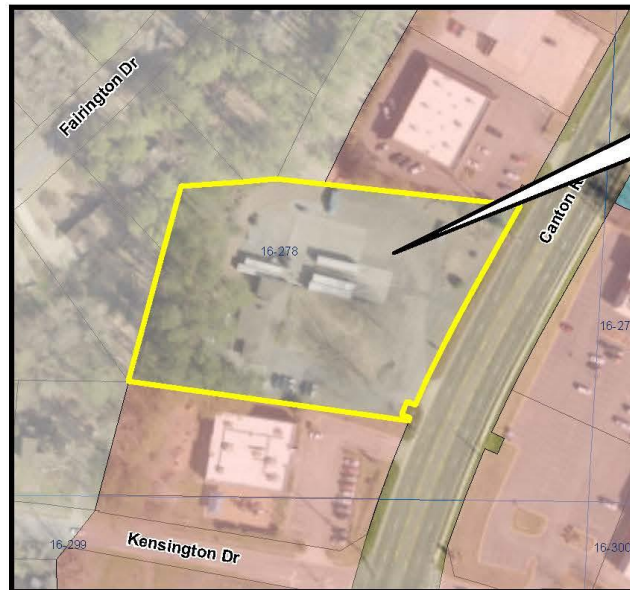
District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-5
Neighborhood Activity Center
to
Industrial Compatible



Cobb County...Expect the Best!

0 100 200
Feet



ZD-5

REZONING CASE: Z-95 (Date Effect: November 2016; Changed from O&I to OS)

COMMISSIONER DISTRICT: 3

ACREAGE: 1.89

PARCEL ID NUMBER: 16027800830 (D 16/LL 278)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Industrial Compatible (IC)

GENERAL LOCATION: West side of Canton Road, north of Kensington Drive

ADDRESS: 3929 Canton Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (OS) that was approved in November 2016.

Definitions:

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

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

Planning History:

The subject property was part of a larger Comprehensive Plan Amendment in 2005 that was recommended through the Canton Road Corridor Plan. The amendment converted all Community Activity Center (CAC) properties along Canton Road, outside of the area covered by the “Main Street” Design Principles, to Neighborhood Activity Center (NAC). [CPA 2005, CP-9, p. 113]

ANALYSIS:

Property was rezoned from O&I to OS for the purpose of a warehouse and distribution facility. Currently, the subject property is under the Neighborhood Activity Center (NAC) designation. Most of the surrounding properties are also under the NAC designation. Parcels west of the NAC are designated Low Density Residential (LDR).

The site has road frontage along Canton Road with other small retail/offices zoned NS, O&I, GC, and NS linearly aligned adjacent to the subject site along both sides of Canton Road. Single-family homes exist to the west.

This site is part of a larger commercial area that was amended to NAC after the adoption of the Canton Road Corridor Study. Considering the approved rezoning and the semi-industrial nature of the proposed project, the most compatible future land use would be Industrial Compatible (IC). However, given the circumstances surrounding the Canton Road Corridor Study and past future land use amendments, it may be necessary to keep the Neighborhood Activity Center intact so that future activity center redevelopment initiatives are not interrupted by another intrusion of industrial-oriented uses in the future.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Provide sufficient opportunities for each future land use designation
- b) Monitor land use policies with respect to zoning districts, transportation and water and sewer capacity to ensure compatible, adequate and desired mix of land uses in the future
- c) Enhance underperforming corridors or redevelopment sites

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of Canton Road Corridor Study and Design Guidelines area.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

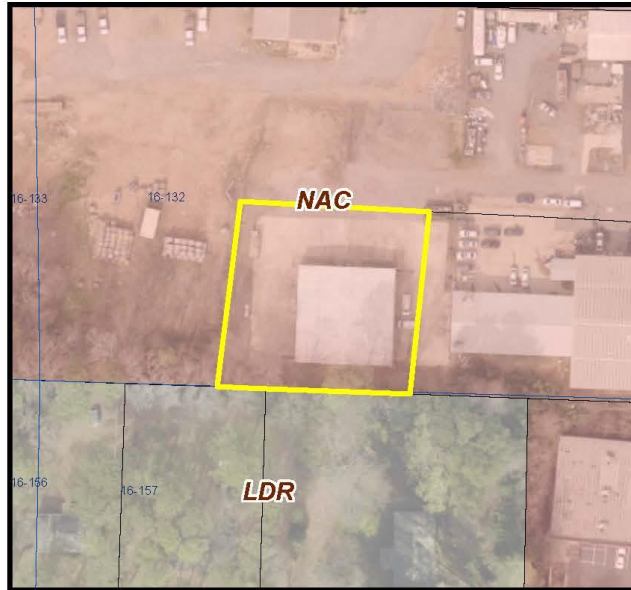
Not applicable

6) Adjacency to Cities:

The property is not directly adjacent to any city limits.

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-6 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-6
Neighborhood Activity Center
to
Community Activity Center**



Cobb County...Expect the Best!

0 75 150
Feet



ZD-6

REZONING CASE: Z-105 (Date Effect: December 2016; Changed from GC to CRC)

COMMISSIONER DISTRICT: 3

ACREAGE: 0.625

PARCEL ID NUMBER: 16013200340 (D 16/LL 132)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Community Activity Center (CAC)

GENERAL LOCATION: West side of Canton Road, north of Dover Street

ADDRESS: 4515 Canton Road, NE (out parcel)

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (CRC) that was approved in December 2016.

Definitions:

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

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

Planning History:

The subject property was part of a larger Comprehensive Plan Amendment in 2005 that was recommended through the Canton Road Corridor Plan. The amendment converted all Community Activity Center (CAC) properties along Canton Road, outside of the area covered by the “Main Street” Design Principles, to Neighborhood Activity Center (NAC). [CPA 2005, CP-9, p. 113]

ANALYSIS:

Property was rezoned from GC to CRC for the purpose of an automotive paint and body repair shop. The current future land use is NAC. Considering the approved rezoning and the more intense commercial nature of the proposed project, the CAC future land use designation would be more appropriate.

The site is accessed through a private easement to Canton Road. The future land use surrounding the property to the west, north and east is NAC. The future land use to the south is LDR. The CRC zoning is more appropriate for an area designated CAC. However, it should be noted that this particular site was part of a larger planning initiative in 2005 that amended this site and surrounding land uses to NAC. While the Planning Division is required to propose land use changes to rezoning cases that are incompatible with the 2040 Comprehensive Plan, this particular request is contrary to the Canton Road Corridor Study and its recommendations.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways
- b) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- c) Support efforts to revitalize and/or redevelop struggling commercial and residential areas

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Canton Road Corridor Study.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

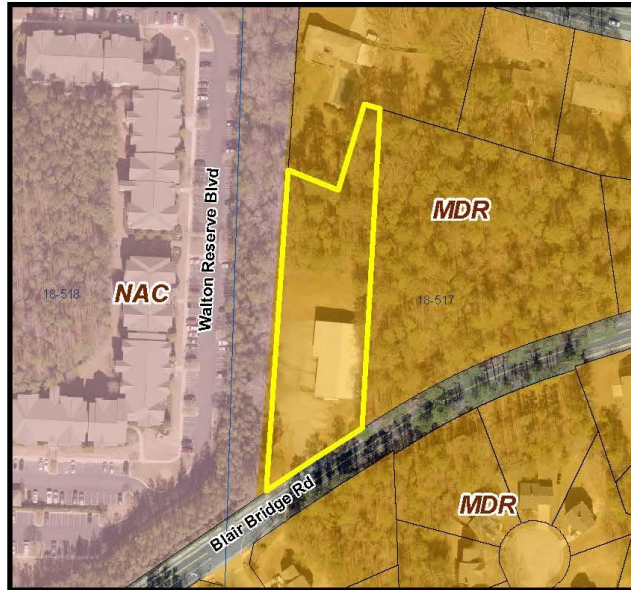
The property is not listed on the Redevelopment Site Inventory; however, it is located within the area identified for the Commercial and Industrial Property Redevelopment tTax Reduction program.

6) Adjacency to Cities:

The property is not directly adjacent to any city limits.

COMPREHENSIVE PLAN AMENDMENTS 2018

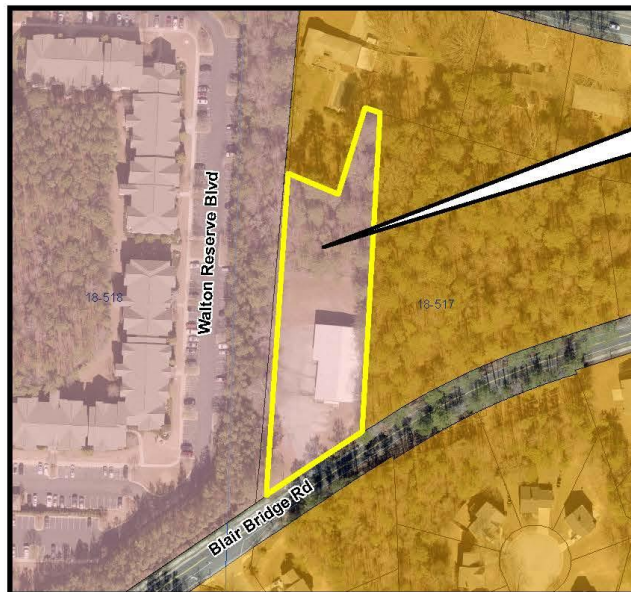
ZD-7 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-7
Medium Density Residential
to
Neighborhood Activity Center**



Cobb County...Expect the Best!

0 125 250
Feet



ZD-7

REZONING CASE: Z-106 (Date Effect: December 2016; Changed from GC to LRO)

COMMISSIONER DISTRICT: 4

ACREAGE: 1.285

PARCEL ID NUMBER: 18051700110 (D 18/LL 517)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: North side of Blair Bridge Road, east of Bridgeport Court

ADDRESS: 1492 Blair Bridge Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (LRO) that was approved in December 2016.

Definitions:

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

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

Planning History:

The subject parcel has been part of two different Comprehensive Plan Amendments. In 2011, the parcel was part of a larger future land use change from Community Activity Center to Neighborhood Activity Center. In 2015, the parcel was again part of a larger future land use change from Neighborhood Activity Center to Medium Density Residential focused at the Blair Bridge Road and Oak Ridge Road intersection.

ANALYSIS:

The property was rezoned from GC to LRO for the purpose of a union hall and associated offices. The current future land use is Medium Density Residential. Considering the approved rezoning and the proposed use, Neighborhood Activity Center would be a more-appropriate future land use designation.

The site has road frontage on Blair Bridge Road and is located between an apartment complex and a vacant lot. Residential is located to the rear of the subject property and across Blair Bridge Road. The surrounding future land use includes Medium Density Residential to the north, east and south across Blair Bridge Road. ~~Neighborhood Activity Center is located to the west.~~ To the west is designated Neighborhood Activity Center.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality

2) Applicable Policies from the Comprehensive Plan:

- a) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- b) Support efforts to revitalize and/or redevelop struggling commercial and residential areas

3) Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

The property is located within the South Cobb Enterprise Zone and is part of the Six Flags Area Tax Abatement Program.

6) Adjacency to Cities:

The subject property is not directly adjacent to any city boundary.

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-8 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-8
Neighborhood Activity Center
High Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!

0 100 200
Feet



ZD-8

REZONING CASE: Z-6 (Date Effect: February 2017; Changed from GC and RM-12 to NRC)

COMMISSIONER DISTRICT: 4

ACREAGE: 1.29

PARCEL ID NUMBER: 17013200390, 17013200360 (D 17/ LL 132)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC), High Density Residential (HDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: Southeast corner of Pat Mell Road and Favor Road

ADDRESS: 375 Pat Mell Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline that is consistent with the new zoning category (NRC) and use (convenience store with fuel sales and retail) that was approved in February 2017.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject property was rezoned from GC and RM-12 to NRC for the purpose of developing a convenience store with fuel sales and retail. The current future land use is NAC and HDR. The NAC portion of the tract, which is adjacent to the corner of Pat Mell Road and Favor Road, is an abandoned service station that is currently operating as a vehicle repair shop. The HDR portion of the property is undeveloped and part of a larger HDR multi-family development that is to the south and east of the subject tract. Across Pat Mell Road is HDR and across Favor Road to the west is NAC. Converting the entire tract to NAC provides

the most compatible future land use category. There would be a slight expansion of the NAC node; but, given the existing multi-family residential uses to the east, it is unlikely the NAC would extend further east along the south side of Pat Mell Road. In addition, the NAC provides an opportunity for redevelopment and infill development.

1) Applicable Goals from the Comprehensive Plan:

- a) Advocate and market the reinvestment and redevelopment of deteriorating uses and areas to increase the County's vitality

2) Applicable Policies from the Comprehensive Plan:

- a) Support efforts to revitalize and /or redevelop struggling commercial and residential areas
- b) Promote redevelopment of underperforming commercial areas and neighborhoods through incentivized regulatory strategies
- c) Strengthen underperforming activity centers by encouraging landscape and beautification efforts, façade programs, the introduction of new complementary land uses and business coordination to assist in filling vacant space

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:
















The property is consistent with Revitalization Goals and is in the Smyrna-Osborne Enterprise Zone area.

6) Adjacency to Cities:

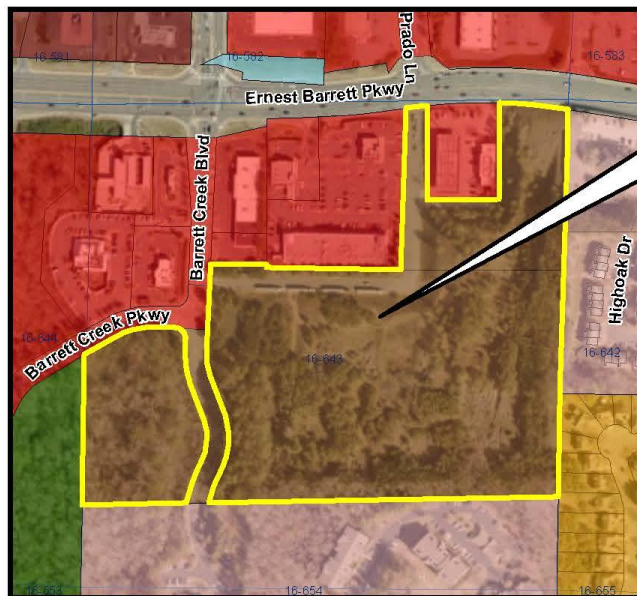
The property is not directly adjacent to any city limits.

The map displays the Ernest Barrett Pkwy area in St. Louis, Missouri. The highlighted area is located within the NAC (Neighborhood Commercial) zoning district. The surrounding areas include RAC (Residential Medium Density), PI (Professional Office), CAC (Community Commercial), PRC (Professional Residential), and MDR (Medium Density Residential). The map also shows Ernest Barrett Pkwy, Barrett Creek Blvd, and various lot numbers.

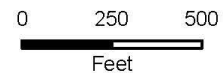
FUTURE LAND USE

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

CURRENT



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**PROPOSED**

ZD-9

REZONING CASE: Z-7 (Date Effect: April 2017; Changed from CRC to RM-12)

COMMISSIONER DISTRICT: 3

ACREAGE: 21.94

PARCEL ID NUMBER: 16064300050 (D 16/LL 643)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC) & Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: South side of Ernest Barrett Parkway, east and west sides of Barrett Creek Boulevard; on the south side of Barrett Creek Parkway

ADDRESS: Unaddressed parcel on Ernest Barrett Parkway and Barrett Creek Boulevard

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-12) that was approved in April 2017.

Definitions:

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

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

The purpose of the High Density Residential (HDR) category is to provide for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre.

Planning History:

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

ANALYSIS:

The property was rezoned from CRC to RM-12 for the purpose of a multi-family residential development. Currently, the subject property is split between the NAC and CAC future land use designations. Given the

approved rezoning and the residential nature of the proposed project, the HDR future land use designation would be more appropriate.

The site has road frontage on both Ernest Barrett Parkway and Barrett Creek Boulevard. The proposed development is within walking distance to entertainment, retail shops and potential jobs along Barrett Parkway. Properties in front of the subject site on Barrett Parkway to the north include a small shopping center and a gas station, which are zoned GC and CRC, respectively. Properties to the east include townhomes and single family homes with RM-8 and FST zoning codes, and to the south is an apartment complex zoned RM-12. There is a vacant site to the west zoned RM-8.

The surrounding properties along Barrett Parkway are in the CAC and NAC future land use categories. Properties behind the site to the south are in the NAC category. Properties to the east are in the NAC and MDR categories. Properties to the west are also in the NAC category.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- b) Encourage step-down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing
- c) Encourage equal-housing opportunities for all persons
- d) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Town Center Community Improvement District (TCCID). The TCCID has an active master plan that has been approved by both the TCCID Board of Directors and the Cobb County Board of Commissioners.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

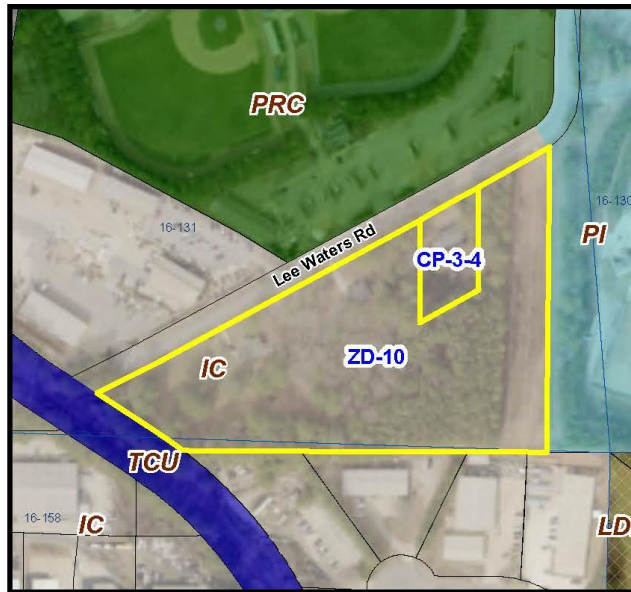
6) Adjacency to Cities:

The property is not directly adjacent to any city limits.

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-10

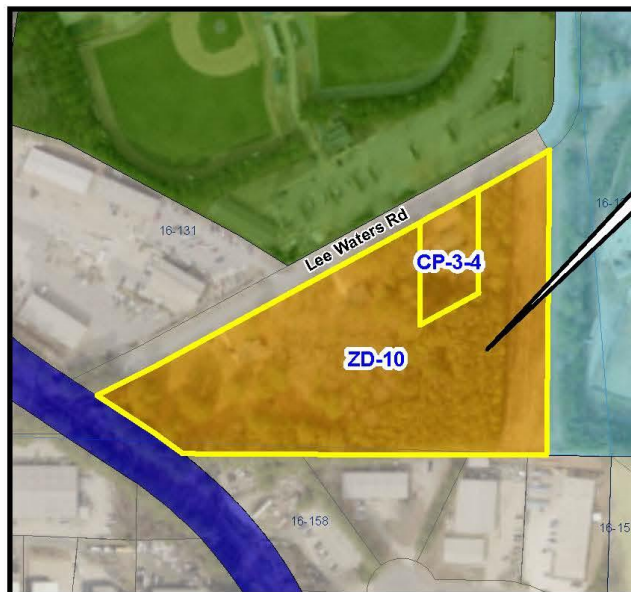
District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-10
Industrial Compatible
to
Medium Density Residential



Cobb County...Expect the Best!

0 175 350
Feet



ZD-10

REZONING CASE: Z-11 (Date Effect: April 2017; Changed from R-20 to RA-5)

COMMISSIONER DISTRICT: 3

ACREAGE: 6.3

PARCEL ID NUMBER: 16013100030 (D 16/LL 131)

EXISTING FUTURE LAND USE: Industrial Compatible (IC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: Southeast side of Lee Waters Road (at its terminus), south of Jamerson Road

ADDRESS: 4552 Lee Waters Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RA-5) that was approved in April 2017.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject property was rezoned from R-20 to RA-5 for the purpose of a single family detached residential subdivision. Currently, the property has a future land use designation of IC. Considering the approved rezoning, the proposed residential use, and the proposed density of 3.5 units per acre, MDR would be a more-appropriate future land use designation.

The site has road frontage on Lee Waters Road and is located between Kell High School, a privately-owned baseball facility, and industrial uses. The surrounding future land use includes Public/Institutional to the east, Parks/Recreation/Conservation to the north and Industrial Compatible to the north, west and south.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

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

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the Canton Road Corridor Study area.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

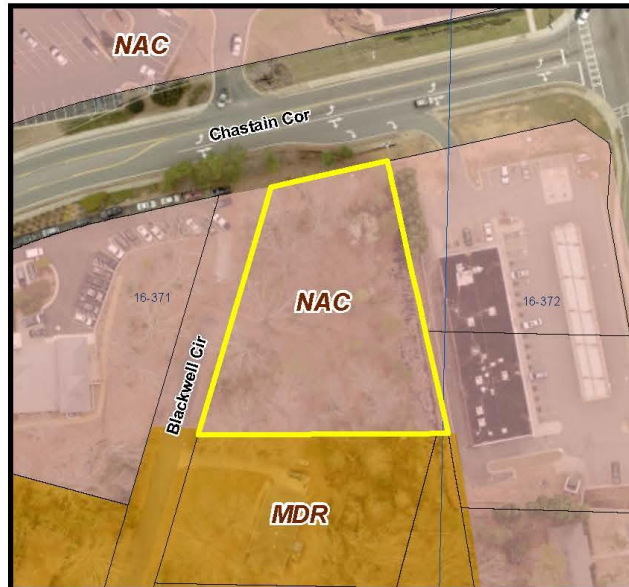
The property is within the Tax Abatement Program boundary.

6) Adjacency to Cities:

The property is not directly adjacent to any city boundary.

COMPREHENSIVE PLAN AMENDMENTS 2018

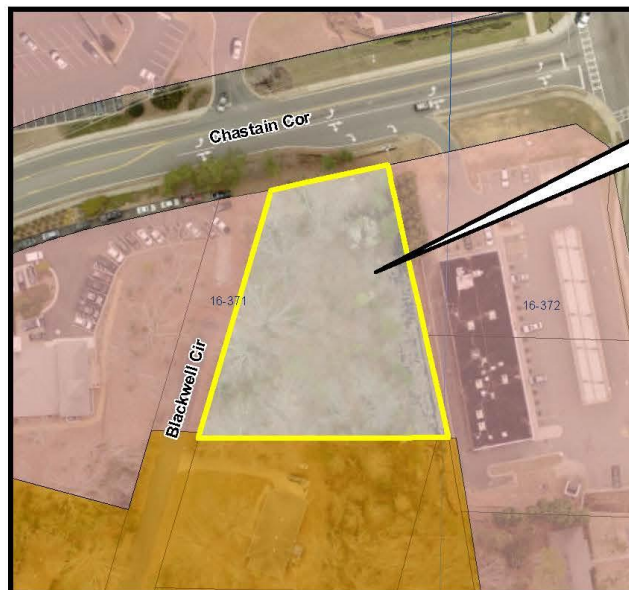
ZD-11 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

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



Cobb County...Expect the Best!

0 75 150
Feet



ZD-11

REZONING CASE: Z-29 (Date Effect: June 2017; Changed from LRO to R-15)

COMMISSIONER DISTRICT: 3

ACREAGE: 0.810

PARCEL ID NUMBER: 16037100100 (D 16/LL 371)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: East side of Blackwell Circle, south of Chastain Corner

ADDRESS: 717 Blackwell Circle

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-15) that was approved in June 2017.

Definitions:

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

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The property was rezoned from LRO to R-15 for the purpose of two single family lots. Currently, the property has a future land use designation of NAC. The rezoning of the property from commercial to residential, paired with the intended density of 2.47 dwelling units per acre, suggests that the LDR future land use designation may be more appropriate.

The site is a vacant lot that has road frontage on both Blackwell Circle and Chastain Corner. There are commercial buildings to the east and west, and a shopping center anchored by a grocery store to the north. There is MDR to the south with single family homes. The lots will be within walking distance to entertainment and retail shops along Canton Road and Chastain Corner as well as potential jobs.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmentally friendly elements
- c) Provide a wide array of housing stock for all residents
- d) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2) Applicable Policies from the Comprehensive Plan:

- a) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- b) Encourage land use strategies in applicable areas that allow for live-work opportunities
- c) Consider a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in activity centers and other places, which are in close proximity to services and public transit
- d) Encourage housing construction in locations accessible to services and employment

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Canton Road Corridor Study.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

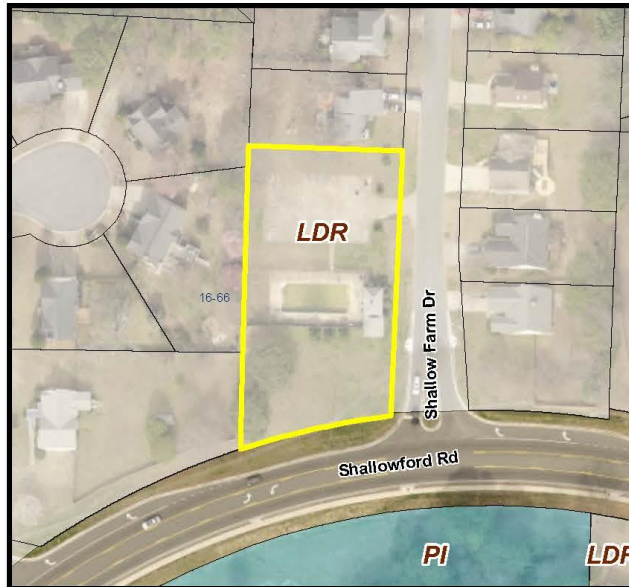
Not applicable

6) Adjacency to Cities:

The property is not directly adjacent to any city.

COMPREHENSIVE PLAN AMENDMENTS 2018

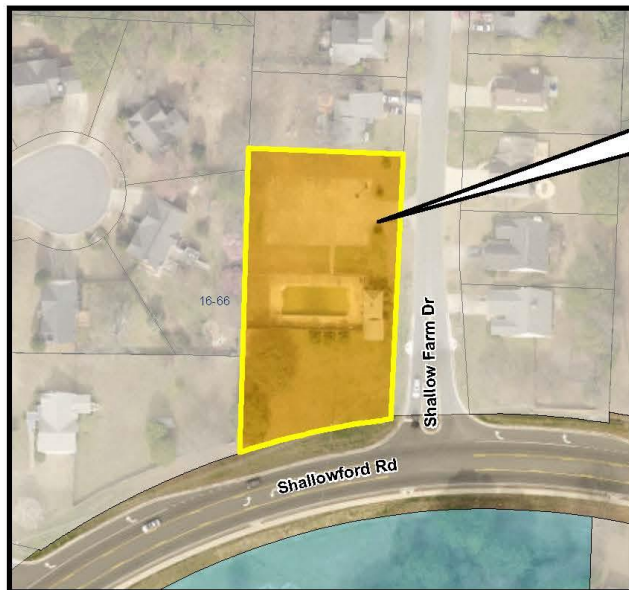
ZD-12 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-12
Low Density Residential
to
Medium Density Residential



Cobb County...Expect the Best!

0 75 150
Feet



ZD-12

REZONING CASE: Z-33 (Date Effect: July 2017; Changed from PD to R-15)

COMMISSIONER DISTRICT: 3

ACREAGE: 0.68

PARCEL ID NUMBER: 16066000250 (D 16/LL 660)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: Northwest corner of Shallowford Road and Shallow Farm Drive

ADDRESS: 4801 Shallow Farm Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (R-15) that was approved in July 2017.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The property was rezoned from PD to R-15 for the purpose of two single family residences. The property is currently under the LDR future land use designation. Given the approved rezoning and the density of the proposed project (2.94 du/a), the MDR designation may be more appropriate.

The site is surrounded by LDR to the east, west and north. To the south across Shallowford Road is a church that is under the Public Institutional (PI) future land use designation. While the density is above the LDR density threshold, the purpose of the rezoning was to build two single-family detached homes. Considering the lot sizes in the neighborhood and the character of the area, the LDR designation may

could remain in place, despite the actual density being within the recommended range for the MDR designation.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- b) Encourage equal-housing opportunities for all persons
- c) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plans.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

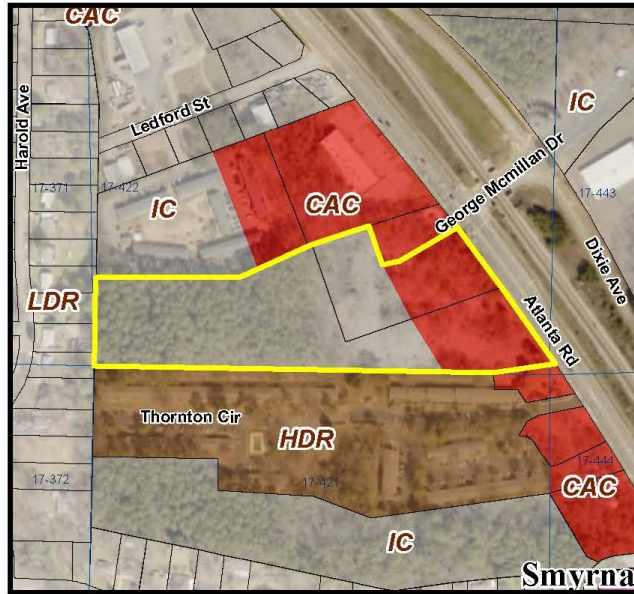
Not applicable

6) Adjacency to Cities:

The property is not directly adjacent to any city limits.

COMPREHENSIVE PLAN AMENDMENTS 2018

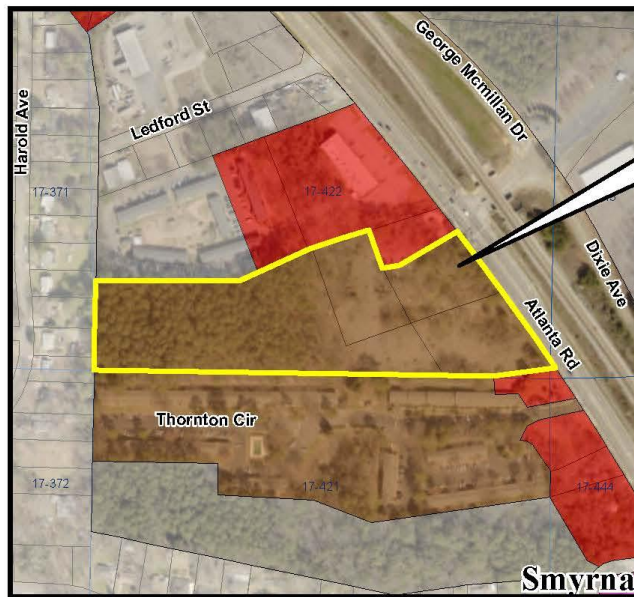
ZD-13 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

**ZD-13
Community Activity Center
Industrial Compatible
to
High Density Residential**



Cobb County...Expect the Best!

0 250 500
Feet



ZD-13

REZONING CASE: Z-25 (Date Effect: July 2017; Changed from CRC & LI to FST)

COMMISSIONER DISTRICT: 3

ACREAGE: 8.98

PARCEL ID NUMBER: 17042200160, 17042200170 (D 17/ LL 422)

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

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: West side of Atlanta Road, south of Ledford Street

ADDRESS: 1920 Atlanta Road, 1930 Atlanta Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline that is consistent with the new zoning category (FST) that was approved in July 2017.

Definitions:

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

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

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

Planning History:

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

ANALYSIS:

The subject property was rezoned from CRC and LI to FST for the purpose of a 53-unit townhome development. Currently, the property is split between the IC and CAC future land use designations, with about 2/3 of the site being under IC and the remaining 1/3 under CAC. The CAC portion of the tract is

adjacent to Atlanta Road. Properties surrounding the subject site carry comparable future land use designations; with the exception of HDR to the south. The site is currently undeveloped but was ~~once~~ a Mobile Home Park in the 1990's.

The site has road frontage along Atlanta Road. Across from the site along Atlanta Road are heavy industrial uses associated with Dobbins Air Reserve Base and Lockheed Martin. It is surrounded by multi-family residential uses to the north and south, as well as single-family residential uses to the west.

Higher density housing types are encouraged to locate near large employment centers and in locations where necessary public facilities can be economically provided. According to data, the subject site is outside of the Air Installation Compatible Use Zone (AICUZ) associated with Dobbins. However, it is within the Bird/Wildlife Air Strike Hazard (BASH) area, which is also associated with Dobbins. An HDR designation would expand the HDR area slightly northward along the west side of Atlanta Road. Considering the existing and changing conditions on the site, HDR would be a more appropriate future land use category.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality
- c) Provide a wide array of housing stock for all residents
- d) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate project growth while preserving and protecting existing stable neighborhoods and community character
- b) Guide growth to areas that have infrastructure in place
- c) Maintain adequate amounts of residential land uses that support all types of densities of housing needed to support a growing diverse population
- d) Provide sufficient residential capacity to accommodate projected household growth
- e) Encourage new and innovative housing types that meet the needs of an evolving, diverse community
- f) Locate higher density housing, including workforce units, in and around regional activity centers and large employment centers and provide appropriate land use transitions
- g) Encourage housing construction in locations where necessary public facilities can be economically provided
- h) Encourage quality, affordable housing options for all people

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the Atlanta Road Corridor Study area.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

The property is consistent with revitalization goals. The subject tract is located within the Smyrna-Osborne Enterprise Zone and the Atlanta Road Tax Abatement Program.

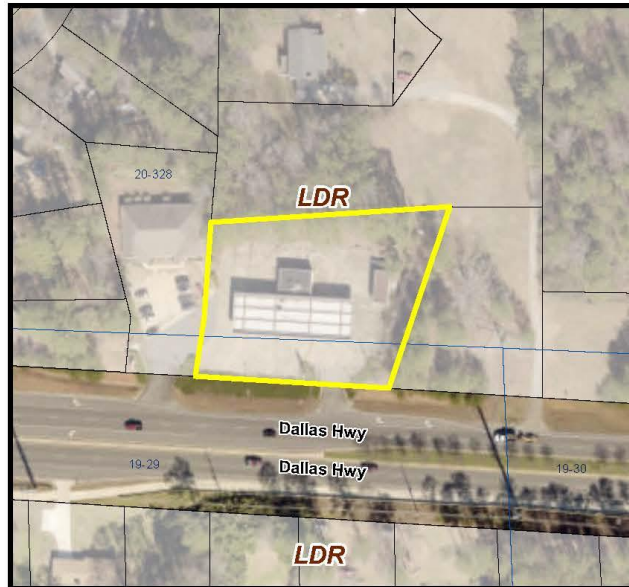
6) Adjacency to Cities:

The subject property is less than 1000 feet from the boundary of the City of Smyrna.

COMPREHENSIVE PLAN AMENDMENTS 2018

ZD-14

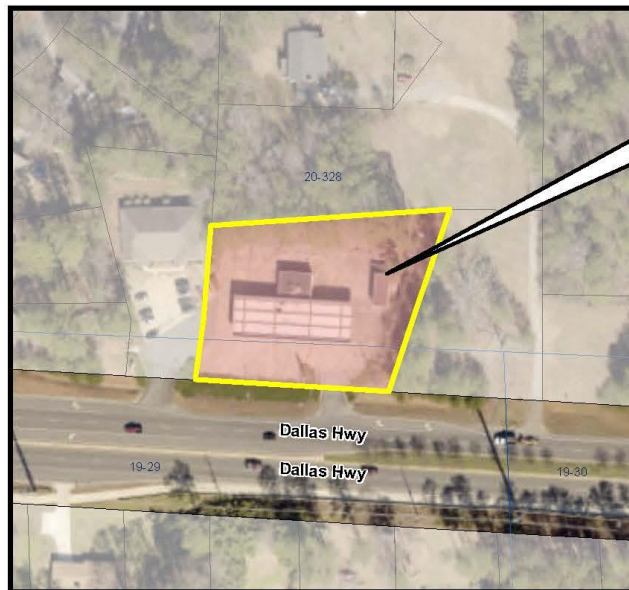
District 1



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-14
Low Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!

0 100 200
Feet



ZD-14

REZONING CASE: Z-48 (Date Effect: September 2017; Changed from GC to NRC)

COMMISSIONER DISTRICT: 1

ACREAGE: 0.95

PARCEL ID NUMBER: 20032801140 (D 20/LL 328)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: North side of Dallas Highway, east of Martin Ridge Drive

ADDRESS: 2140 Dallas Highway

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (NRC) that was approved in September 2017.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The property was rezoned from GC to NRC for the purpose of a convenience store with fuel sales. Currently, the property is under the LDR future land use designation. Considering the approved rezoning and the commercial nature of the proposed project, the NAC future land use designation would be more appropriate.

The site has road frontage on Dallas Highway and is located between a single-story office building and an undeveloped parcel that provides access to two land-locked residential parcels. The parcel is surrounded

by property under the LDR future land use designation. Additionally, there is a large area under the CAC designation approximately 700 feet to the west of the subject property along Dallas Highway.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Support efforts to revitalize and/or redevelop struggling commercial and residential areas

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plans.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

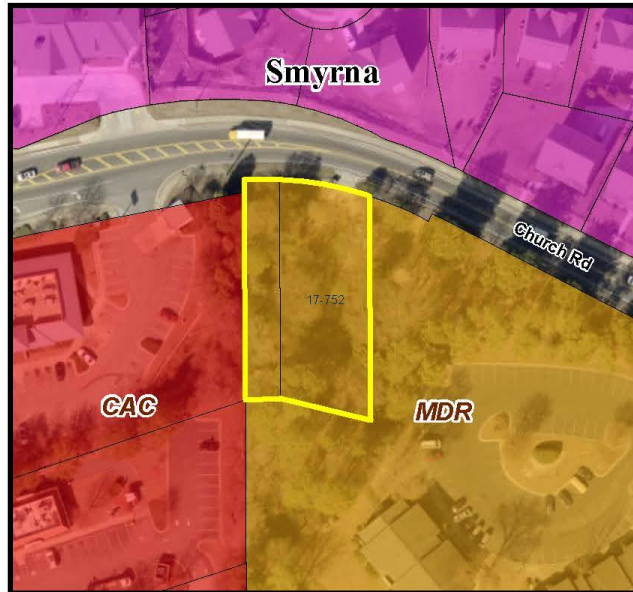
Not applicable

6) Adjacency to Cities:

The parcel is not directly adjacent to a city.

COMPREHENSIVE PLAN AMENDMENTS 2018

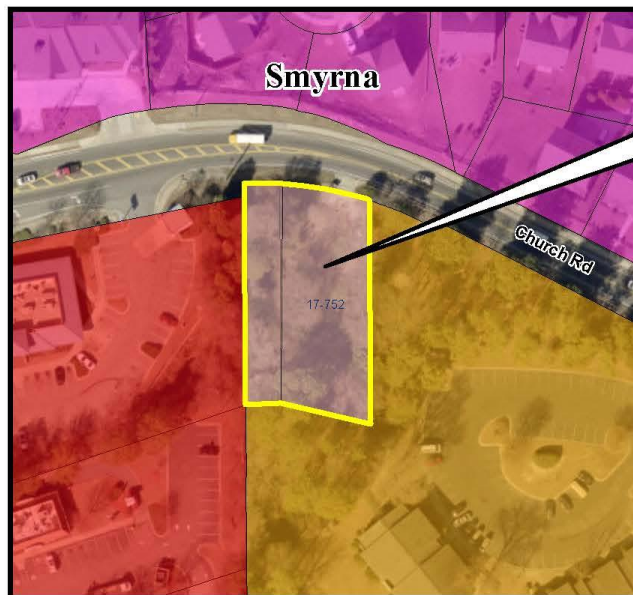
ZD-15 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-15
Medium Density Residential
to
Neighborhood Activity Center



Cobb County...Expect the Best!

0 75 150
Feet



ZD-15

REZONING CASE: Z-55 (Date Effect: September 2017; Changed from CRC to LRC)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.3

PARCEL ID NUMBER: 17075200420; 17075300010 (D 17/LL 752)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: South side of Church Road, east of South Cobb Drive

ADDRESS: 2198 Church Road; approximately .1 acre of 1600 Tibarron Parkway

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (LRC) that was approved in April 2017.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The property was rezoned from CRC to LRC for the purpose of retail. Currently, the property is under the MDR future land use designation. Given the approved rezoning and the proposed commercial use, NAC would be a more-appropriate future land use designation.

The NAC designation would provide a transition between the multi-family residential use to the east and the more-intense commercial uses to the west. A small strip of land between the subject parcel and the adjacent area under the CAC designation to the west is included in this proposed amendment. The

purpose of this is to create a transition between the more-intense commercial uses and the multi-family residential uses.

The site has frontage on Church Road and is located between an apartment complex and several restaurants. The surrounding future land use includes MDR to the east and south, and CAC to the west. The boundary of the City of Smyrna is located to the north of the site, across Church Road.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- b) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or small area plan.

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

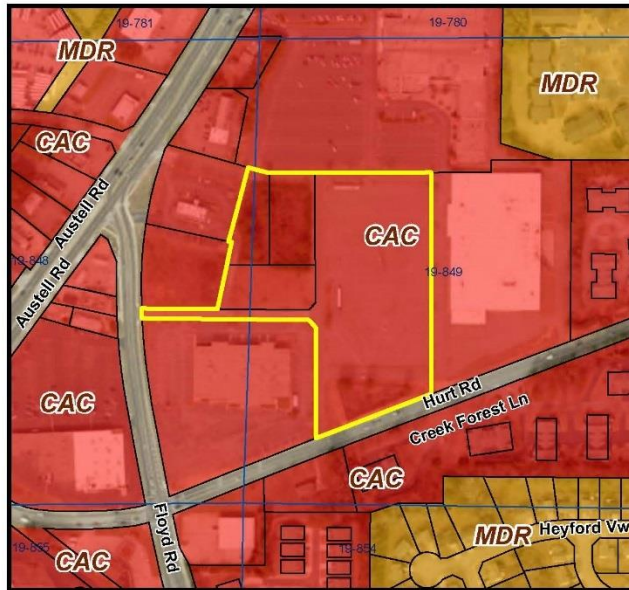
Not applicable

6) Adjacency to Cities:

The subject property is directly adjacent to the City of Smyrna, which is located to the north across Church Road.

COMPREHENSIVE PLAN AMENDMENTS 2018

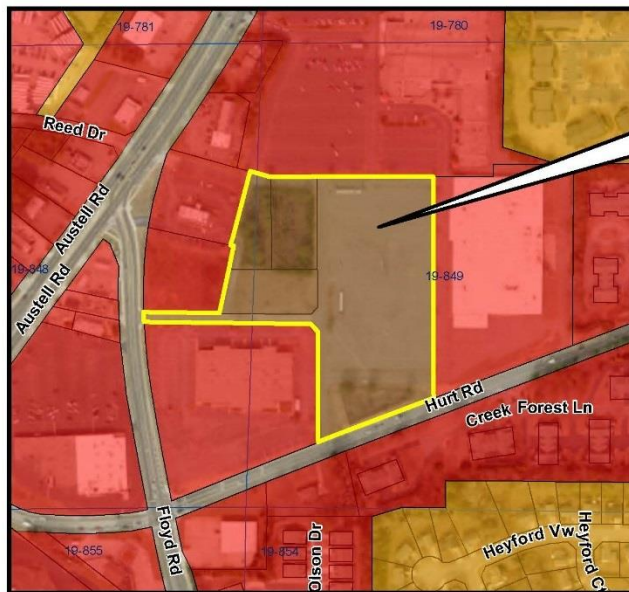
ZD-16 District 4



CURRENT

FUTURE LAND USE

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

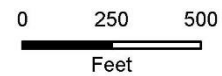


PROPOSED

**ZD-16
Community Activity Center
to
High Density Residential**



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ZD-16

REZONING CASE: Z-43 (Date Effect: September 2017; Changed from PSC to RM-8)

COMMISSIONER DISTRICT: 4

ACREAGE: 7.31

PARCEL ID NUMBER: 19084800200, 19084800380, 19084900050, and 19084900080 (D 19/LL 848, 849)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: High Density Residential (HDR)

GENERAL LOCATION: North side of Hurt Road, east side of Floyd Road

ADDRESS: 3751 and 3757 Floyd Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to establish a compatible future land use guideline to the new zoning category (RM-8) that was approved in September 2017.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The property was rezoned from PSC to RM-8 for the purpose of a 51-unit townhome development. Currently, the property is under the CAC future land use designation. Considering the approved rezoning and the residential nature of the proposed project, HDR would be a more-appropriate future land use designation.

The site has frontage on Hurt Road and has access to Floyd Road along a small strip of land. It is surrounded by apartment complexes to the east and south, and commercial retail to the north and west. The

development is within walking distance to entertainment, retail shops and potential jobs along Austell Road. The entire area surrounding the site is under the CAC future land use designation.

1) Applicable Goals from the Comprehensive Plan:

- a) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmental friendly elements
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality

2) Applicable Policies from the Comprehensive Plan:

- a) Guide growth to areas that have infrastructure in place
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- c) Promote infill development where appropriate and compatible with desirable future land use designations
- d) Encourage walkable, nodal developments at strategic locations

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Austell Road Livable Centers Initiative (LCI) Study.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

The property is listed on the County's Redevelopment Site Inventory. The development associated with the subject property will revitalize a property that has been on the Redevelopment Inventory for a number of years.

6) Adjacency to Cities:

The site is not directly adjacent to any city boundary.

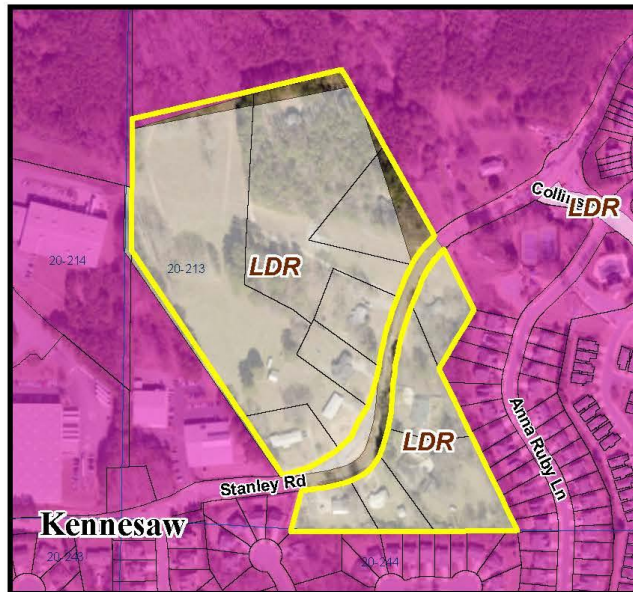
2018 Comprehensive Plan Amendments – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-1-1	LDR	MDR	1	Residential	Eleven parcels on the north and south sides of Stanley Road	59
CP-1-2	VLDR	PI	1	Church	One parcel on the east side of Hiram Acworth Highway and south of Sayre Drive	62
CP-1-3	RR	NAC w/text amendment	1	Residential	Two parcels located on the north side of Dallas Highway, east of Bob Cox Road	65
CP-2-1	CAC	LDR	2	Residential	Multiple parcels on the north side of Johnson Ferry Road and south of Karis Gate Drive	69
CP-2-2	LDR	MDR	2	Residential	Multiple parcels on the south side of Johnson Ferry Road and south of Woodlawn Parkway	73
CP-2-3	MDR	NAC	2	Commercial	Three parcels on the east side of Atlanta Road and the north and south sides of Cantrell Road	77
CP-2-4	MDR	NAC	2	Commercial	Three parcels on the west side of Atlanta Road, north of Cooper Lake Drive	81
CP-2-5	RAC/off	RAC/hdr	2	Residential	Parcel located on the east side of Windy Hill Road and south of Wildwood Parkway	84
CP-2-6	RAC/off; RAC/pi	RAC/hdr	2	Church	Two parcels on the east side of Beech Haven Trail, south of Gilmore Road	88
CP-2-7	RAC/osr	RAC/off	2	Office	One parcel on the west side of Cumberland Parkway, east of I-285 and north of Mt. Wilkinson Parkway	92
CP-3-1	HDR & LDR	PRC		Conservation	Two parcels on the south side of New Chastain Road	96
CP-3-2	LDR	PRC	3	Conservation	Five parcels on the east side of Bells Ferry Road and south of Lloyd Drive	99
CP-3-3	IC	MDR	3	Residential	Parcel located on the south side of Lee Waters Road, east of Canton Road	102
CP-3-4	CAC	NAC	3	Commercial	South of Shiloh Road, east of Frey Road	105
CP-3-5	HDR	MDR	3	Residential	South of Shiloh Road, east of Frey Road	108

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-4-1	PIA	PIA w/text amendment	4	Residential and Industrial	Six Flags Parkway, near Lee Industrial Boulevard	112
CP-4-2	LDR	NAC	4	Residential	Four parcels on the south side of Hill Road and west of C. H. James Parkway	116
CP-4-3	NAC	MDR	4	Residential	Portions of two parcels south of Spring Road and north of Veterans Memorial Highway	120
CP-4-4	LDR	PRC	4	Conservation	Two parcels on the west side of Maxham Road	124
CP-4-5	IC & PIA	NAC/text amendment	4	Commercial	Multiple parcels on the south side of Powder Springs Road	127
CP-4-6	IC & PIA	NAC/text amendment	4	Commercial and Industrial	Multiple parcels on the south of Powder Springs Road and Flint Hill Road	132

COMPREHENSIVE PLAN AMENDMENTS 2018

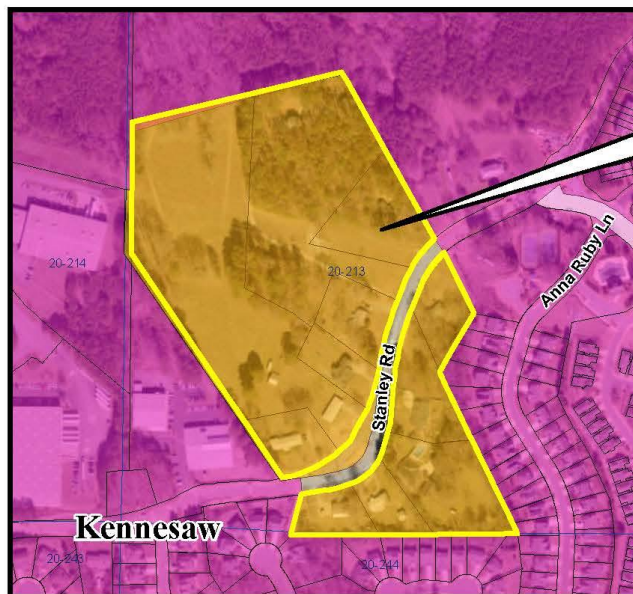
CP-1-1 District 1



CURRENT

FUTURE LAND USE

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



PROPOSED

**CP-1-1
Low Density Residential
to
Medium Density Residential**



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0 275 550
Feet



CP-1-1

COMMISSIONER DISTRICT: 1

ACREAGE: Multiple acres

PARCEL ID NUMBER: 20021300050; 20021305410; 20021300360; 20021300060; 20021300340; 20021300040, 20021300090; 20021300100; 20021300300; 20021300110; 20021300120

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: 1520, 1527, 1547, 1557, 1558, 1567, 1580, 1587, 1590, 1594, 1600 Stanley Road

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a better transition between the parcels located in unincorporated Cobb County and the surrounding future land uses in the City of Kennesaw.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The subject parcels, which include eleven lots, are located on the east and west sides of Stanley Road in unincorporated Cobb County. The parcels are completely surrounded by the City of Kennesaw. Residential uses within the City of Kennesaw are located to the south of the subject parcels, on the south and east sides of Stanley Road. A large, mostly undeveloped parcel, is located to the north of the subject parcels on the north side of Stanley Road. To the west of the subject parcels are industrial and office uses.

The City of Kennesaw's future land use map indicates that the residential uses to the south are within their Residential High future land use category. The large vacant parcel to the north of the subject parcels is within the City's Residential Low/Medium future land use category. The properties to the west are located within the City's Industrial future land use category. The proposed future land use change to MDR for these eleven parcels in unincorporated Cobb County would provide a better transition between the

higher-density residential uses to the south, the industrial uses to the west, and the lower-density residential uses to the north.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Provide sufficient residential capacity to accommodate projected household growth

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

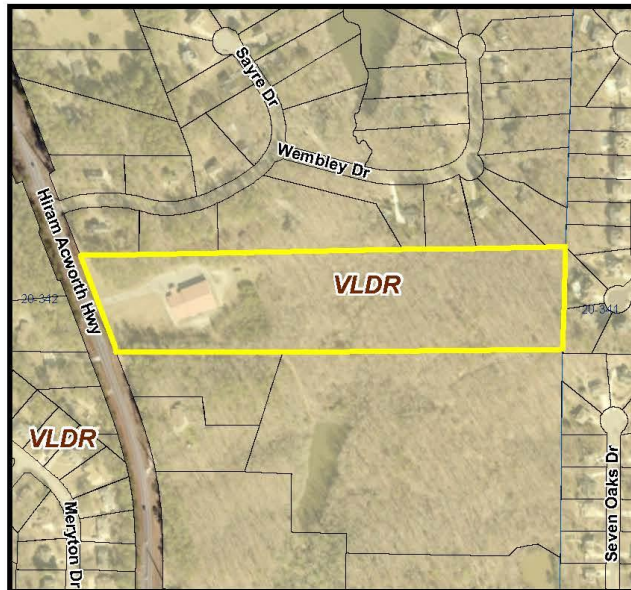
The subject parcels are completely surrounded by the City of Kennesaw.

8) Transportation Analysis:

Stanley Road	
Roadway Classification	Minor Collector
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	5,000- 9,999
Sidewalk	N/A
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

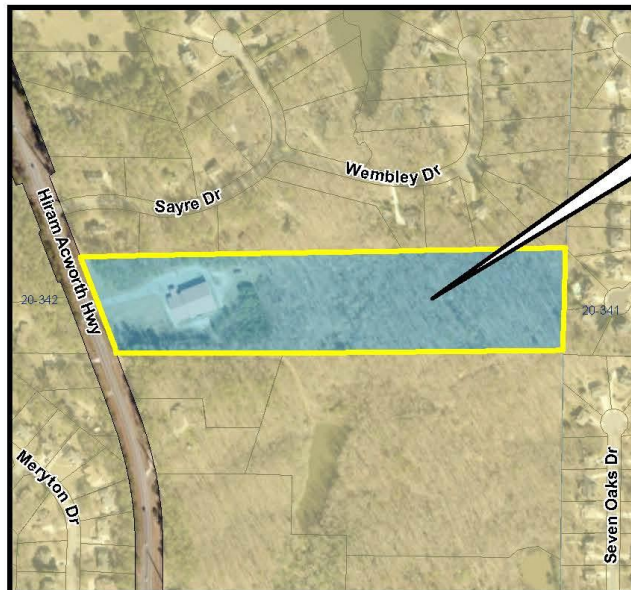
CP-1-2 District 1



CURRENT

FUTURE LAND USE

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



PROPOSED

**CP-1-2
Very Low Density Residential
to
Public Institution**



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0 325 650
Feet



CP-1-2

COMMISSIONER DISTRICT: 1

ACREAGE: 14

PARCEL ID NUMBER: 20034200160

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

PROPOSED FUTURE LAND USE: Public/Institutional (PI)

GENERAL LOCATION: 225 Hiram Acworth Highway SW

BACKGROUND:

Intent of Proposed Amendment:

The intent of the proposed amendment is to provide a more appropriate future land use category for a church property.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject parcel is a 14-acre church property with road frontage on Hiram Acworth Highway. The developed area, including the church building, parking, and other facilities, occupies one third of the property and is located on the western portion of the parcel adjacent to Hiram Acworth Highway.

The parcel is completely surrounded by VLDR. The parcels to the north, east and southwest across Hiram Acworth Highway are all single family residential uses. Parcels to the south and northwest across Hiram Acworth Highway are, for the most part, undeveloped vacant lots. The zoning map indicates that all surrounding parcels are zoned residentially under the R-20, R-30, and R-80 classifications. The subject parcel is zoned R-30.

This property has been developed and maintained. It is actively used by the community. These type of uses tend to remain in communities for years. Given these factors, amending the proposed future land use designation to PI would be appropriate.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- b) Provide sufficient opportunities for each future land use designation

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is not directly adjacent to any city boundary.

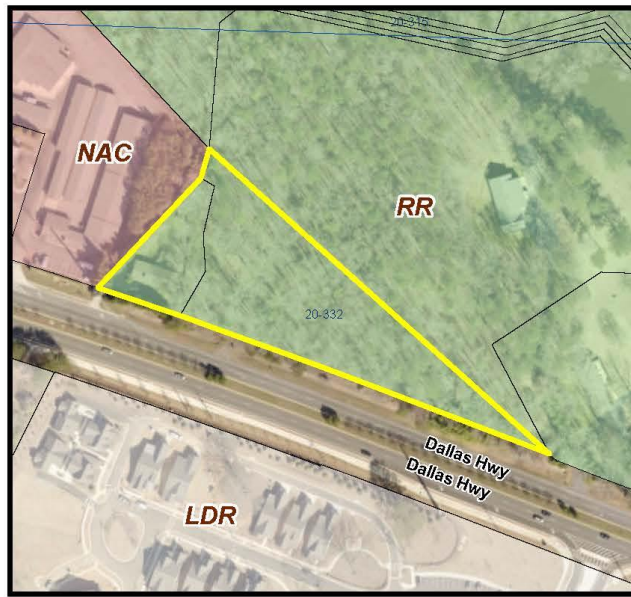
8) Transportation Analysis:

Hiram Acworth Highway	
Roadway Classification	Arterial
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	12,800
Sidewalk	N/A
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

CP-1-3

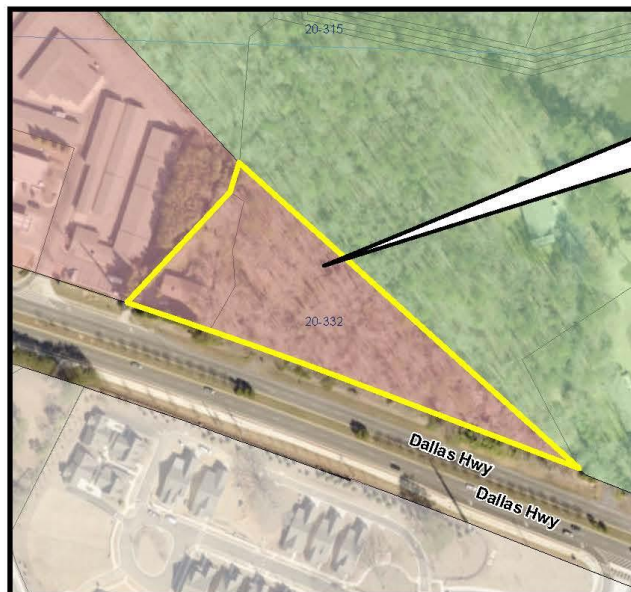
District 1



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-1-3
Rural Residential
to
Neighborhood Activity Center
with text amendment



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0 150 300
Feet



CP-1-3

COMMISSIONER DISTRICT: 1

ACREAGE: 2.90 acres

PARCEL ID NUMBER: 20033200020 and 20033200880

EXISTING FUTURE LAND USE: Rural Residential (RR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) with text amendment

GENERAL LOCATION: Parcels located on the north side of Dallas Highway, east of Bob Cox Road.

BACKGROUND:

Intent of Proposed Amendment:

Due to its location abutting a commercial area and being on an arterial highway, this amendment would allow for more suitable low-intensity commercial uses.

Definitions:

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

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

Planning History:

The subject property was included in a previous Comprehensive Plan Amendment (CP-1-3 of 2016).

ANALYSIS:

The subject properties, which contain 2.90 acres, are under the RR designation. They abut properties that are designated NAC to the west. Factors such as having road frontage on Dallas Highway and relatively small lot size make these parcels less desirable for residential use compared to the larger lots under the RR designation to the northeast. Across the street is property under the Low Density Residential designation that has been developed as a senior adult assisted living facility.

Changing these parcels to the NAC designation would extend the commercial node in a manner that would be consistent with the surrounding development pattern. The proposed text amendment is intended to address the need to buffer the abutting residential properties and mitigate potential impacts to the stream headwaters from future development. It is also intended to cover the three parcels currently under the NAC designation, southeast of Bob Cox Road and northeast of Dallas Highway.

Text Amendment:

Neighborhood Activity Center

In an effort to mitigate any future land use conflicts between surrounding residential uses and commercial uses, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on any development, or redevelopment, of tracts within the NAC on the northeast side of Dallas Highway and southeast side of Bob Cox Road. It is also recommended that they require any development of these parcels to be done in a manner cognizant of the need to mitigate impacts to the headwaters of the watercourse on the northeast side of parcel PID 200033200020. It is further recommended that the Planning Commission and Board of Commissioners encourage only low intense office uses for this parcel. This is intended to further protect the existing residential uses and natural resources of the County.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Protect sensitive natural resources while allowing for growth and development

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Guide growth to areas that have infrastructure in place
- c) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- d) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- e) Adhere to state and federal regulations related to environmental protection when considering development, redevelopment and transportation projects

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

The larger parcel has the headwaters of a stream leading into the lake to the east of the site. Site design for future development may need to include mitigation for potential impacts.

7) Adjacency to Cities:

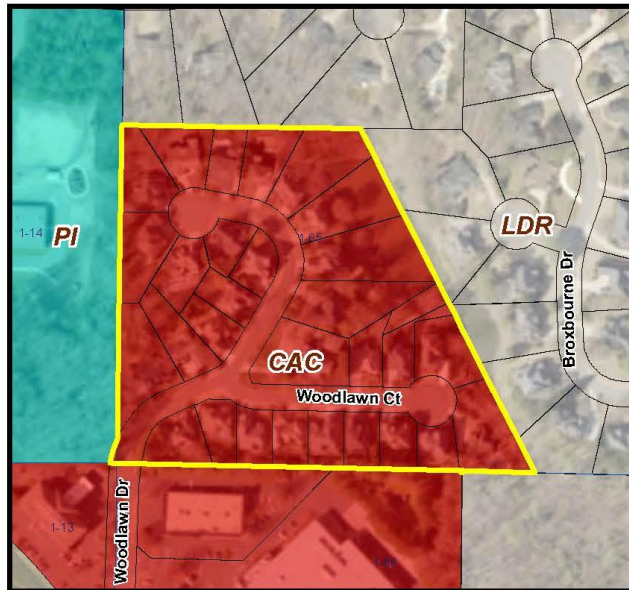
These properties are not directly adjacent to any city boundaries.

8) Transportation Analysis:

Dallas Highway CP-1-3	
Roadway Classification	Arterial
# of Lanes Existing	4
# of Lanes Proposed	0
Traffic Volumes (ADT)	20,000- 49,999
Sidewalk	N/A
Bicycle Lanes/Trails	Yes
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	Operational and intersection improvements from John Ward Rd to Paulding Co. Line

COMPREHENSIVE PLAN AMENDMENTS 2018

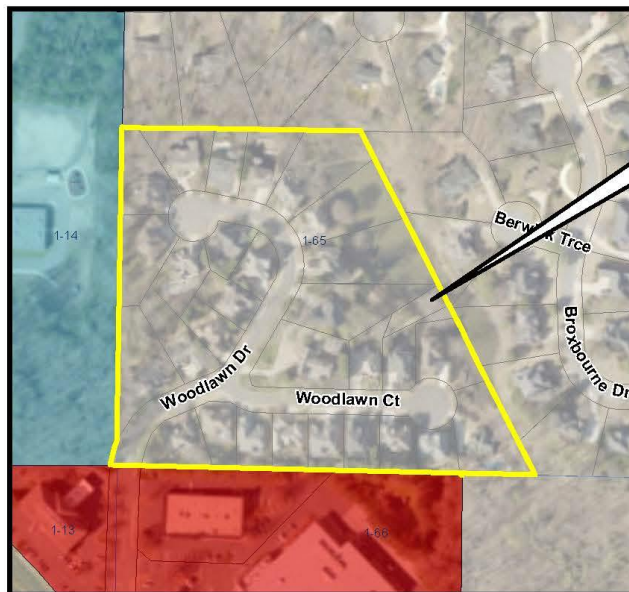
CP-2-1 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

**CP-2-1
Community Activity Center
to
Low Density Residential**



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0 175 350
Feet



CP-2-1

COMMISSIONER DISTRICT: 2

ACREAGE: 9.87

PARCEL ID NUMBER: 01006500600, 01006500610, 01006500620, 01006500630, 01006500640, 01006500650, 01006500660, 01006500670, 01006500680, 01006500690, 01006500700, 01006500710, 01006500720, 01006500730, 01006500740, 01006500750, 01006500760, 01006500770, 01006500780, 01006500790, 01006500800, 01006500810, 01006500820, 01006500830, 01006500840, 01006500850, 01006500860, 01006500870, 01006500880 (29 parcels)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: 1200, 1203, 1204, 1207, 1210, 1211, 1214, 1215, 1218, 1219, 1220, 1224, 1227, 1228, 1232, 1235, 1236, 1239, 1240 Woodlawn Dr., 4706, 4712, 4718, 4721, 4724, 4730, 4731, 4736, 4741, 4742 Woodlawn Ct.

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more appropriate future land use category for a residential neighborhood.

Definitions:

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

The purpose of the Low Density Residential category (LDR) is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

Planning History:

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

ANALYSIS:

The subject parcels, consisting of 29 residential lots, are located on Woodlawn Drive and northeast of Johnson Ferry Road. The area is a well-maintained residential neighborhood surrounded by a public school to the west, a bank to the southwest, a shopping center to the south, and other single family homes to the north and east.

The subject properties, along with the aforementioned shopping center and bank, are currently under the CAC future land use category. The public school to the west is under the PI designation, and other residential lots to the north and east are under the in LDR designation. The zoning map indicates that the subject parcels are zoned RA-4. The properties to west, north and east are zoned under various residential categories including R-15, R-20 and R-30. The parcels to the south are zoned NS and CRC.

While RA-4 is usually more compatible with the MDR category, amending the future land use to the LDR designation may be more appropriate given the residential character of the entire neighborhood and surrounding community.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

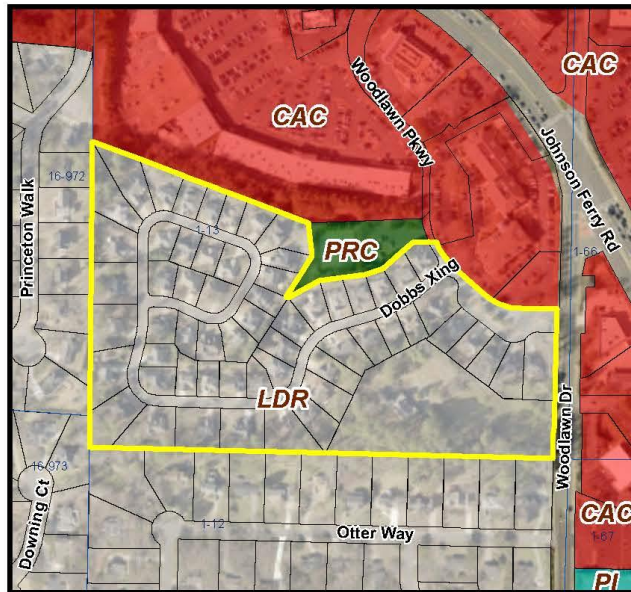
The subject parcel is not directly adjacent to any city boundary.

8) Transportation Analysis:

Woodlawn Drive NE and Woodlawn Court CP- 2- 1		
	Woodlawn Dr	Woodlawn Ct
Roadway Classification	Local	Local
# of Lanes Existing	2	2
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	N/A	N/A
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	N/A	N/A
Transit	N/A	N/A
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

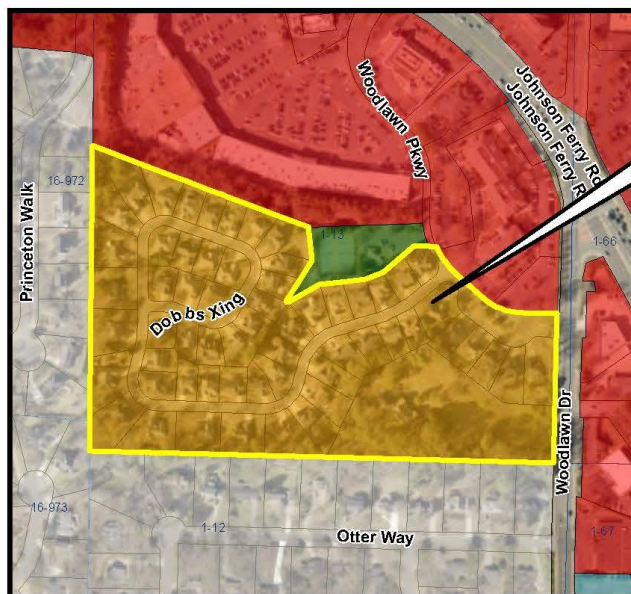
CP-2-2 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

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



Cobb County...Expect the Best!

0 250 500
Feet



CP-2-2

COMMISSIONER DISTRICT: 2

ACREAGE: 18.234 acres

PARCEL ID NUMBERS: 01001300020, 01001300090, 01001300100, 01001300110, 01001300120, 01001300130, 01001300140, 01001300150, 01001300160, 01001300170, 01001300180, 01001300190, 01001300200, 01001300210, 01001300220, 01001300230, 01001300240, 01001300250, 01001300260, 01001300270, 01001300280, 01001300290, 01001300300, 01001300310, 01001300320, 01001300330, 01001300340, 01001300350, 01001300360, 01001300370, 01001300390, 01001300400, 01001300410, 01001300420, 01001300430, 01001300440, 01001300450, 01001300460, 01001300470, 01001300480, 01001300490, 01001300500, 01001300510, 01001300520, 01001300530, 01001300540, 01001300550, 01001300560, 01001300570, 01001300580, 01001300590, 01001300600, 01001300610, 01001300620, 01001300630, 01001300640, 01001300650, 01001300660, 01001300670, 01001300680, 01001300690,

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: Parcels located on the west side of Woodlawn Parkway, southwest side of Johnson Ferry Road, and west of Woodlawn Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more appropriate future land use designation that better reflects the density of the existing neighborhood.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The subject properties, which contain a total of 18.2 acres, are in the LDR category on the current future land use map. The neighborhood has been developed at a density of 3.3 du/a. The subject tract is surrounded on three (3) sides by other LDR-designated properties. Both the CAC and PRC designations

are present north of the subdivision adjacent to Johnson Ferry Road. Since the subject property was built out at a density appropriate for the MDR future land use category and it is between LDR and CAC, a change to MDR would provide a better transition between the less intense single-family neighborhoods to the south and west, and the more intense commercial uses along Johnson Ferry Road.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- c) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

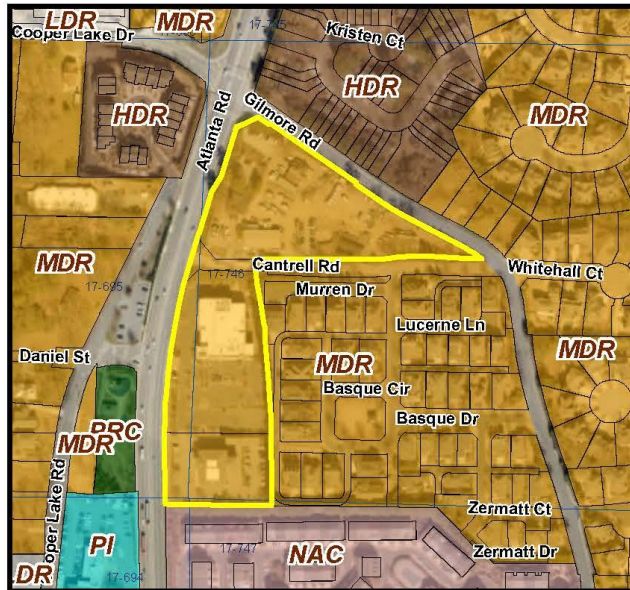
The subject properties are not directly adjacent to a city.

8) Transportation Analysis:

Woodlawn Drive CP-2-2	
Roadway Classification	Major Collector
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	10,000- 19,999
Sidewalk	Yes
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

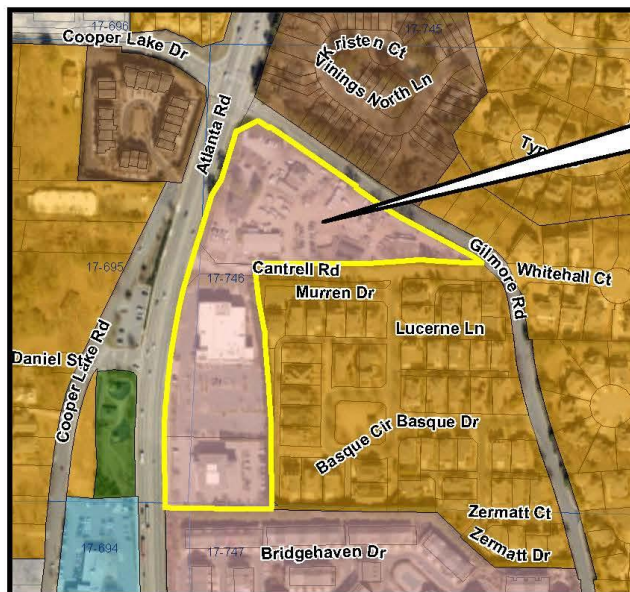
CP-2-3 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED



Cobb County...Expect the Best!

0 250 500
Feet



CP-2-3

COMMISSIONER DISTRICT: 2

ACREAGE: 8.31

PARCEL ID NUMBER: 17074600140, 17074601730, 17074601890

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: 4055, 4125, 4135 Atlanta Road

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more appropriate future land use category for commercial properties.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject parcels, which include a landscape company, an office complex and a bank, are located on the east side of Atlanta Road and both sides of Cantrell Road. The building and the site of the office complex and the bank are in good condition and well-maintained. The landscape company is an active operating business.

The subject parcels are surrounded by townhomes and single-family homes to the northwest, north, and east, which are under the MDR and HDR future land use categories. To the south is a townhome subdivision under the NAC future land use designation. To the west is a small community park under the PRC designation. To the southwest is a church under the PI designation.

The zoning map indicates that the subject parcels are zoned GC, UVC and LRO. The properties to northwest, north and east are all residentially zoned under various categories, including RM-8, RA-5, FST-8, and R-20. Parcels to the south are zoned UVC. Parcels to the west are zoned O&I and NS.

Given the commercial nature of these properties and the fact that this particular amendment was included in changes recommended through the 2040 Comprehensive Plan process, amending the future land use to NAC would be more appropriate for the commercial and office uses. A text amendment for the area is proposed in SP-1.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Ensure there is an appropriate jobs/housing balance and strive to maintain this balance

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

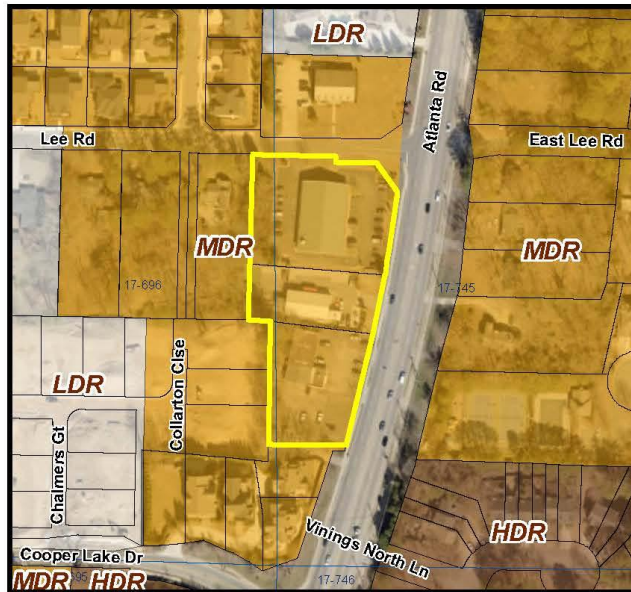
The subject parcel is not directly adjacent to any city boundary.

8) Transportation Analysis:

Atlanta Road/Gilmore Road CP- 2- 3		
	Atlanta Rd	Gilmore Rd
Roadway Classification	Arterial	Minor Collector
# of Lanes Existing	4	2
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	20,000- 49,999	Under 2,000
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	Yes	N/A
Transit	N/A	N/A
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	Intersection improvements, turn lanes, and sidewalks from Atlanta Rd to Cumberland Pkwy

COMPREHENSIVE PLAN AMENDMENTS 2018

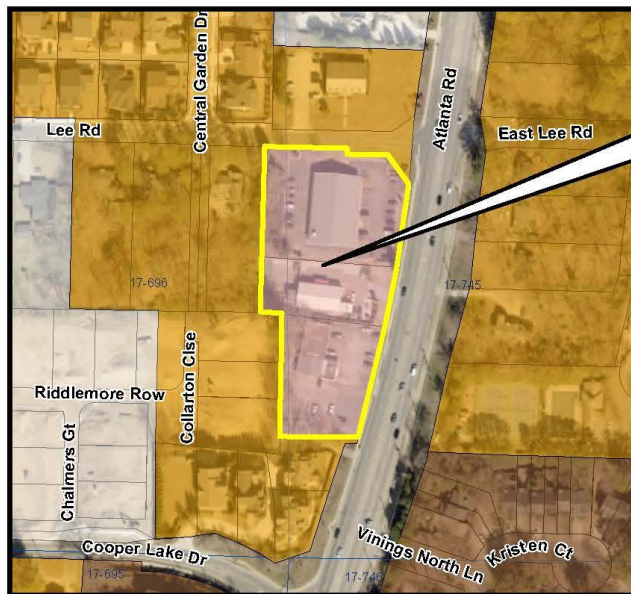
CP-2-4 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

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



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0 150 300
Feet



CP-2-4

COMMISSIONER DISTRICT: 2

ACREAGE: 2.068 acres

PARCEL ID NUMBER: 17074500200, 17074500270 17074500600, (D 17/LL 0745)

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: West side of Atlanta Road, north of Cooper Lake Drive.

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposal is to amend the future land use designation to NAC, which would more accurately reflect the existing use of the properties.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject properties, which contain 2.068 acres, are currently under the MDR future land use category. These properties are surrounded by land designated as MDR, except to the southeast, where there is an area designated as HDR. The properties are situated conveniently on Atlanta Road for commercial or office investment. In contrast to the surrounding properties, these three parcels currently carry active commercial uses. With this in mind, it may be more appropriate to change the future land use category from MDR to NAC. A text amendment for the area is proposed in SP-1.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- b) Provide sufficient opportunities for each future land use designation
- c) Encourage land use strategies in applicable areas that allow for live-work opportunities

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

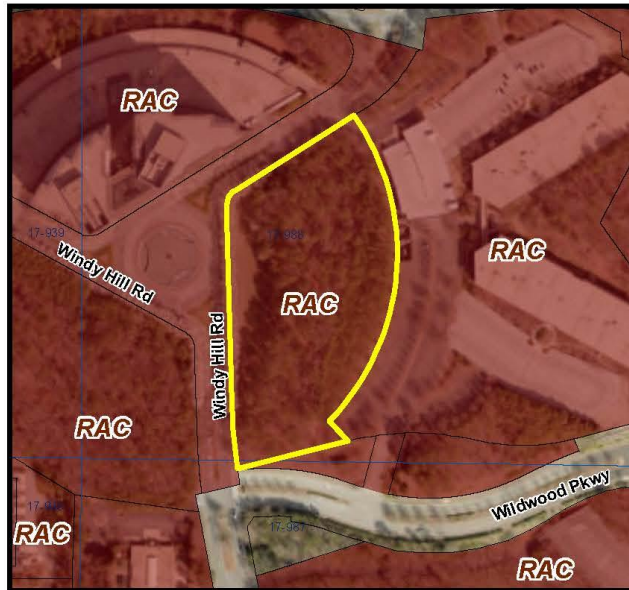
The subject parcels are not directly adjacent to a City.

8) Transportation Analysis:

Atlanta Road CP-2-4	
Roadway Classification	Arterial
# of Lanes Existing	4
# of Lanes Proposed	0
Traffic Volumes (ADT)	20,000- 49,999
Sidewalk	Yes
Bicycle Lanes/Trails	Yes
Transit	No
Proposed Projects of Impact (SPLOST)	No
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

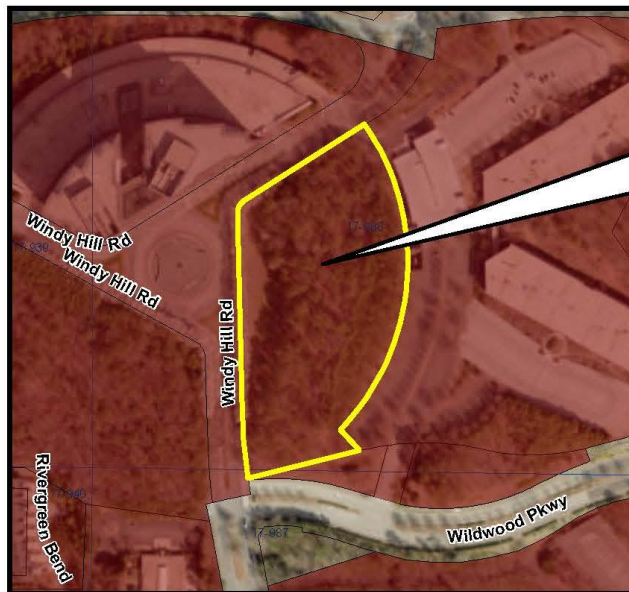
CP-2-5 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

**CP-2-5
Regional Activity Center
Sub-Category
Office
to
Regional Activity Center
Sub-Category
High Density Residential**



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0 200 400
Feet



CP-2-5

COMMISSIONER DISTRICT: 2

ACREAGE: 5.254

PARCEL ID NUMBER: 17098800070

EXISTING FUTURE LAND USE: Regional Activity Center/office (RAC-off)

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

GENERAL LOCATION: Unaddressed parcel south of Wildwood Parkway and east of Windy Hill Road

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a better transition between the office uses to the north and east, and the residential uses to the west.

Definitions:

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

RAC-office subcategory - Office developments are considered the most appropriate development in the Office Sub-Area. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This includes any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density should be reviewed on a case-by-case basis.

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

Planning History:

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

ANALYSIS:

The subject parcel is located east of the intersection of Powers Ferry and Windy Hill Roads, south of Wildwood Parkway. The property is currently undeveloped and is surrounded by office buildings to the east. Office buildings are also located to the north across Windy Hill Road and to the south across

Wildwood Parkway. A large undeveloped parcel is also located to the west across Windy Hill Road. Residential uses are located to the west and south of the vacant parcel.

The property is surrounded by OHR and O&I zoning categories. The residential developments to the west are zoned UC, RM-12, and RM-8.

The future land use designation of all surrounding properties is Regional Activity Center, with various subcategories. The office buildings to the north, south and east are all under the office subcategory. The vacant parcel to the west is also under the office subcategory. The residential development to the west of the vacant parcel is under the high density residential subcategory, and the residential development to the south of the vacant parcel is under the medium density residential subcategory. Based on existing and changing conditions, a high density residential subcategory could potentially be an asset for the community at this location.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Promote development, diversification and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment
- d) Provide sufficient residential capacity to accommodate projected household growth

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is not adjacent to any city boundary.

8) Transportation Analysis:

Windy Hill Road/ Wildwood Parkway CP-2-5		
	Windy Hill Rd	Wildwood Pkwy
Roadway Classification	Arterial	Minor Collector
# of Lanes Existing	4	3/4
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	N/A	N/A
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	N/A	N/A
Transit	Yes	Yes
Proposed Projects of Impact (SPLOST)	N/A	Safety Operations
CTP Recommendations	N/A	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

CP-2-6 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-2-6
Regional Activity Center
Sub-Category
Office & Public Institutional
to
Regional Activity Center
Sub-Category
High Density Residential



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0 175 350
Feet



CP-2-6

COMMISSIONER DISTRICT: 2

ACREAGE: 2.5 Acres

PARCEL ID NUMBER: 17082000070, 17082000080

EXISTING FUTURE LAND USE: Regional Activity Center-office (RAC-off), Regional Activity Center-public institutional (RAC-pi)

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

GENERAL LOCATION: East side of Beech Haven Trail south of Gilmore Road (4391 Beech Haven Trail & 4425 Beech Haven Trail)

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a future land use category that increases the potential for a viable and successful use that is consistent and more suitable to the character of the area.

Definitions:

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

RAC-office subcategory - Office developments are considered the most appropriate development in the Office Sub-Area. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This includes any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density should be reviewed on a case-by-case basis.

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

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

Planning History:

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

ANALYSIS:

The subject tract consists of 2 parcels totaling 2.5 acres. One parcel is a church and the other is a small, undeveloped lot. Both parcels are owned by the same entity. The church property is under the RAC designation with a Public Institutional subcategory. The small parcel is under the RAC designation with an Office subcategory. The site is surround to the north, east, and west by the Regional Activity Center with subcategories in High Density Residential and Office, and to the south by a narrow strip of land under the Park, Recreation, and Conservation (PRC) designation that is outside of the RAC. Further south beyond the PRC is additional High Density Residential (also outside the RAC).

The church is zoned R-20. The undeveloped smaller is zoned LRO. The LRO tract was rezoned in 1996 (Z-67) for the purpose of a medical office that was never developed. To the north and east are existing office buildings zoned O&I. To the south and west are multi-family developments zoned RM-12.

Due to the lack of visibility that would be required for some office uses and to increase the potential for a viable and successful use that would be more characteristic with the surrounding existing uses, it is proposed that this site be amended to the Regional Activity Center future land use category with a High Density Residential subcategory. The RAC-hdr would provide more flexibility, be more compatible, and provide housing in areas where infrastructure is already in place, helping to protect the suburban nature of other parts of Cobb County.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmental friendly elements
- c) Provide a wide array of housing stock for all residents
- d) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Guide growth to areas that have infrastructure in place
- c) Focus on public health by promoting development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses
- d) Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle
- e) Provide sufficient residential capacity to accommodate projected household growth
- f) Promote a variety of residential developments around activity centers that can accommodate a broad range of households
- g) Ensure there is an appropriate jobs/housing balance and strive to maintain this balance
- h) Encourage housing construction in locations accessible to services and employment

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Vinings Vision plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is not adjacent to any city boundary.

8) Transportation Analysis:

Beech Haven Trail CP-2-6	
Roadway Classification	Minor Collector
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	2,000- 4,999
Sidewalk	No
Bicycle Lanes/Trails	No
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

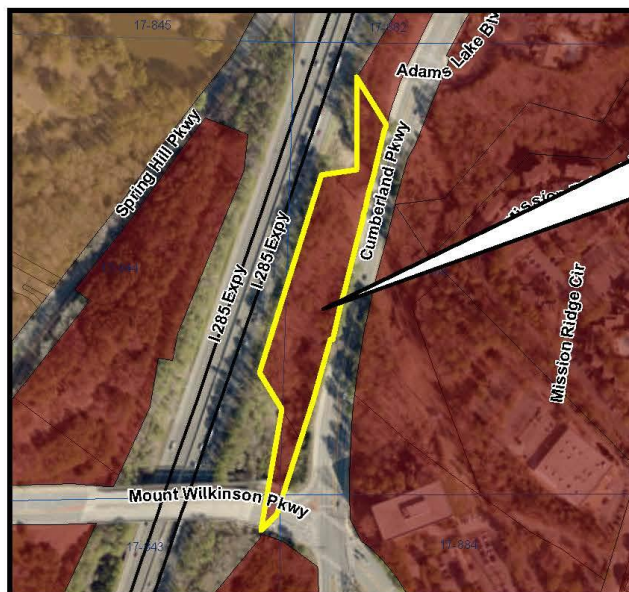
CP-2-7 District 2



CURRENT

FUTURE LAND USE

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

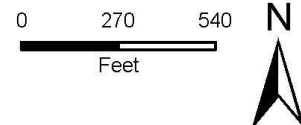


PROPOSED

**CP-2-7
Regional Activity Center
Sub-Category
open space/recreation
to
Regional Activity Center
Sub-Category
office**



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CP-2-7

COMMISSIONER DISTRICT: 2

ACREAGE: 2.5

PARCEL ID NUMBER: 17088300010

EXISTING FUTURE LAND USE: Regional Activity Center–open space/recreation (RAC-osr)

PROPOSED FUTURE LAND USE: Regional Activity Center-office (RAC-off)

GENERAL LOCATION: West side of Cumberland Parkway, north of Mt. Wilkerson Parkway and east of I-285

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a future land use category that is more characteristic of the existing and changing conditions impacting this area of the County.

Definitions:

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

RAC-open space/recreation subcategory - Open space/recreational uses currently exist in several areas within the RAC, yet there are opportunities to generate additional open space and community gathering spaces through urban design, the construction of pocket parks, and the use of topographically challenged areas (floodplain). The uses in the floodplain areas should be restricted to passive recreation, including bicycle/pedestrian trails.

RAC-office subcategory - Office developments are considered the most appropriate development in the Office Sub-Area. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This includes any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density should be reviewed on a case-by-case basis.

Planning History:

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

ANALYSIS:

The subject tract consists of one parcel containing 2.5 acres and is currently under the Regional Activity Center designation with an Open Space/Recreation subcategory. The parcel has road frontage along the

western side of Cumberland Parkway. The parcel is located at the northwestern quadrant of the Cumberland Parkway and Mt. Wilkerson Parkway intersection, between Cumberland Parkway to the east and I-285 to the west. There are a variety of zoning categories in the surrounding area. The subject parcel is currently zoned RMR, with RMR across Cumberland Parkway to the east. OHR is located to the south across Mt. Wilkerson Parkway and to the east and southeast as well. CRC is located to the west across I-285.

While the subject parcel is currently under the RAC-osr designation, all of the parcels surrounding it to the south and east are currently under the RAC-off designation. To the north is the RAC-mdr designation. To the west across I-285 is the RAC-hdr designation.

Based on existing and changing conditions, as well as the surrounding future land use designations, the proposed future land use of RAC-off would be more appropriate for the subject property.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable and environmental friendly elements
- c) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Guide growth to areas that have infrastructure in place
- c) Promote development, diversification, and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the boundaries of the Cumberland Community Improvement District (CCID). The CCID has an active master plan that has been approved by both the CCID Board of Directors and the Cobb County Board of Commissioners.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not Applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is not adjacent to any city boundary.

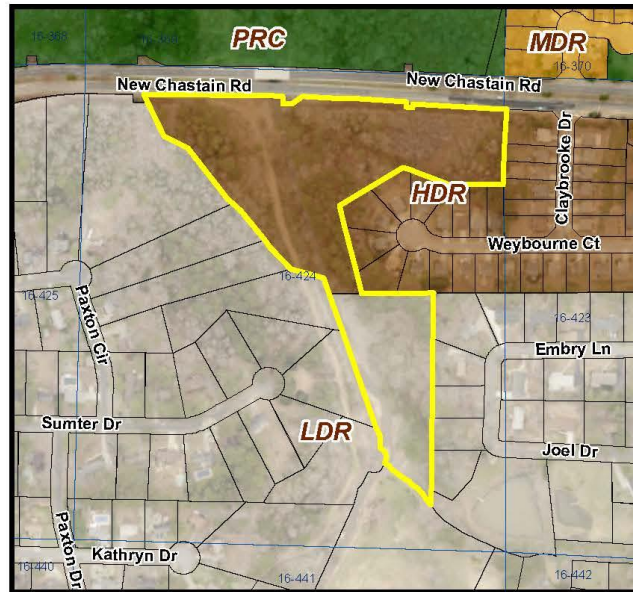
8) Transportation Analysis:

Cumberland Parkway/Mount Wilkinson Parkway CP-2-7		
	Cumberland Pkwy	Mount Wilkinson Pkwy
Roadway Classification	Arterial	Minor Arterial
# of Lanes Existing	4	4
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	20,000- 49,999	5,000- 9,999
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	Yes	Yes
Transit	Yes	Yes
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	N/A

Note: The Revive 285 West Wall managed lanes GDOT project limits are adjacent to this proposal. It is proposed to construct a southbound access ramp at I-285 and Mount Wilkinson Pkwy

COMPREHENSIVE PLAN AMENDMENTS 2018

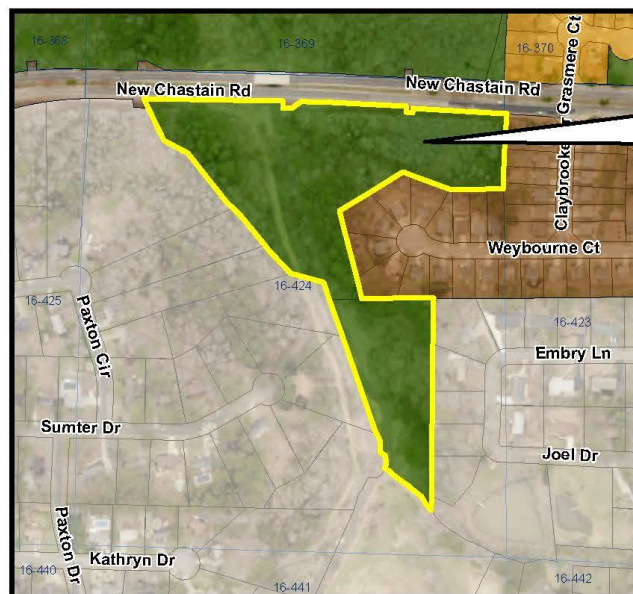
CP-3-1 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-3-1
High Density Residential
Low Density Residential
to
Park/Recreation/Conservation



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0 275 550
Feet



CP-3-1

COMMISSIONER DISTRICT: 3

ACREAGE: 11.03

PARCEL ID NUMBER: 16042400550, 16042400120

EXISTING FUTURE LAND USE: High Density Residential (HDR), Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Park/Recreation/Conservation (PRC)

GENERAL LOCATION: Unaddressed parcels south of New Chastain Road

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more appropriate future land use category for County-owned greenspace.

Definitions:

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

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The two subject parcels are located on the south side of Chastain Road, approximately 0.5 miles east of Bells Ferry Road. The properties are owned by Cobb County and were purchased as floodplain protection. The parcels are currently under the Low and High Density Residential (LDR & HDR) future land use categories and are surrounded by single-family homes under the LDR category to the west, south and partially to the east. The remainder of the parcels east of the subject property are under the High Density Residential (HDR) category. Residential uses surround the properties on all sides, except to the north, where the County-owned floodplain protection area is located. While the area is floodplain and it is

currently owned by Cobb County, amending these parcels to the PRC category would assist in identifying this area as a future expansion of the Noonday Creek Trail.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Provide sufficient opportunities for each future land use designation
- b) Focus on public health by encouraging the preservation of environmentally sensitive natural resources and open space
- c) Protect watersheds and groundwater recharge areas through land use policies and stormwater management best practices

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

Not applicable

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

While the properties contain floodplain, staff is unable to identify any known environmental resources, constraints, or concerns that may be affected by this specific application.

7) Adjacency to Cities:

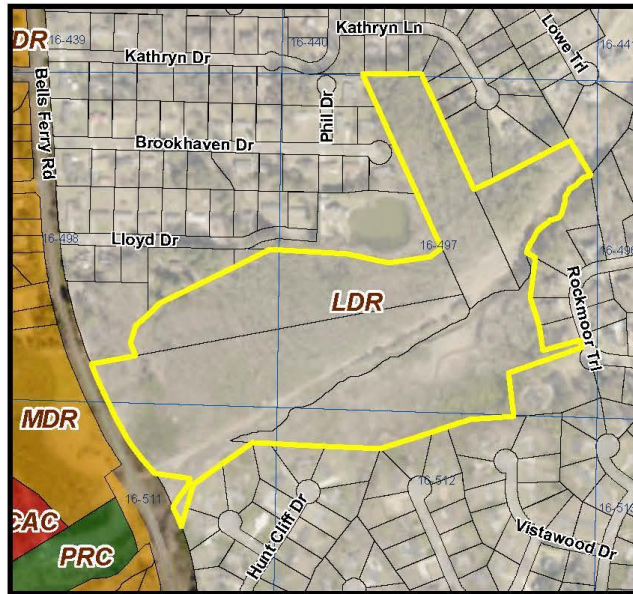
The subject parcel is not adjacent to a city boundary.

8) Transportation Analysis:

New Chastain Rd CP-3-1	
Roadway Classification	Arterial
# of Lanes Existing	4
# of Lanes Proposed	0
Traffic Volumes (ADT)	20,000- 49,999
Sidewalk	Yes
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

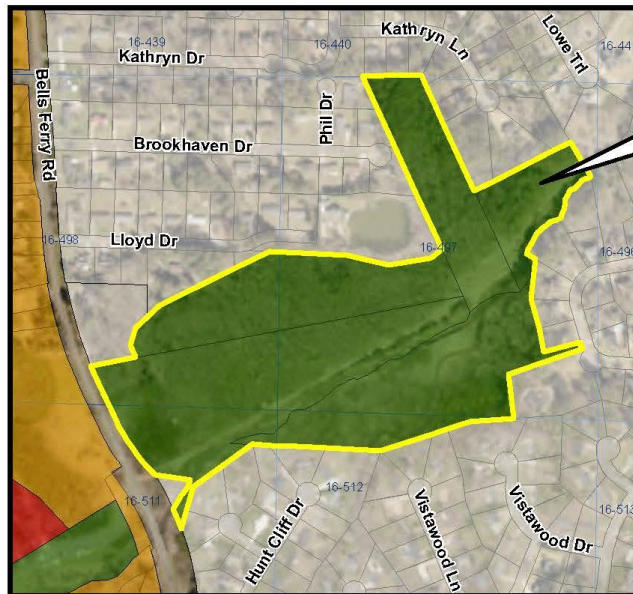
CP-3-2 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-3-2
Low Density Residential
to
Park/Recreation/Conservation



Cobb County...Expect the Best!

0 375 750
Feet



CP-3-2

COMMISSIONER DISTRICT: 3

ACREAGE: 36.1

PARCEL ID NUMBER: 16049700240; 16049700250; 16049700450; 16049700190; 16049700440

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Park/Recreation/Conservation (PRC)

GENERAL LOCATION: Five unaddressed parcels located on the east side Bells Ferry Road, south of Lloyd Drive and east of Brookhaven Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a better future land use category for County-owned floodplain property.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The five subject parcels are located on the east side Bells Ferry Road, approximately 0.6 miles south of New Chastain Road. The properties are owned by Cobb County and were purchased as floodplain protection. The parcels are currently in the Low Density Residential (LDR) future land use category and are surrounded by LDR to the north, south and east. Medium Density Residential (MDR) is located to the west across Bells Ferry Road. Residential uses surround the subject site on all sides. While the area is floodplain and is currently owned by Cobb County, amending these parcels to PRC would assist in identifying this area as a future expansion of the Noonday Creek Trail.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Provide sufficient opportunities for each future land use designation.
- b) Focus on public health by encouraging the preservation of environmentally sensitive natural resources and open space.
- c) Protect watersheds and groundwater recharge areas through land use policies and stormwater management best practices

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

Not applicable

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

While the properties contain floodplain, staff is unable to identify any known environmental resources, constraints, or concerns that may be affected by this specific application.

7) Adjacency to Cities:

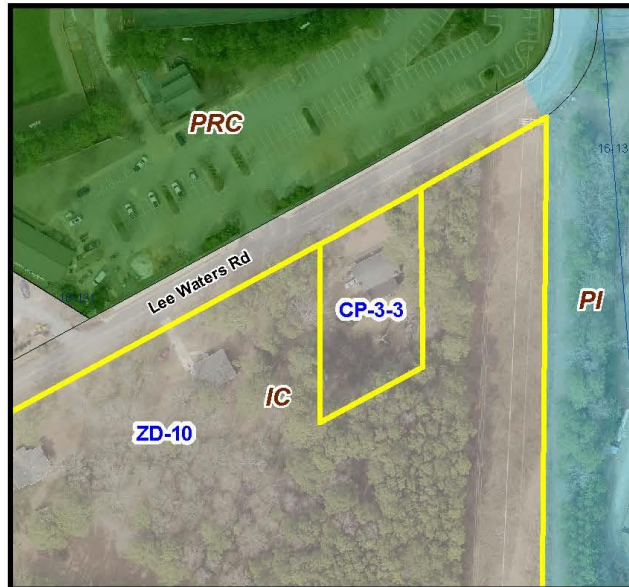
The subject parcel is not adjacent to a city boundary.

8) Transportation Analysis:

Bells Ferry Rd CP-3-2	
Roadway Classification	Arterial
# of Lanes Existing	2
# of Lanes Proposed	Not specified in CTP
Traffic Volumes (ADT)	10,000- 19,999
Sidewalk	N/A
Bicycle Lanes/Trails	SPLOST sided walk project noted will connection to the Noon Day Creek Trail
Transit	N/A
Proposed Projects of Impact (SPLOST)	Sidewalks from Noon Day Creek to Lloyd Dr
CTP Recommendations	Bells Ferry Intersection and capacity improvements related to managed lanes traffic from Cobb Pkwy to I-575

COMPREHENSIVE PLAN AMENDMENTS 2018

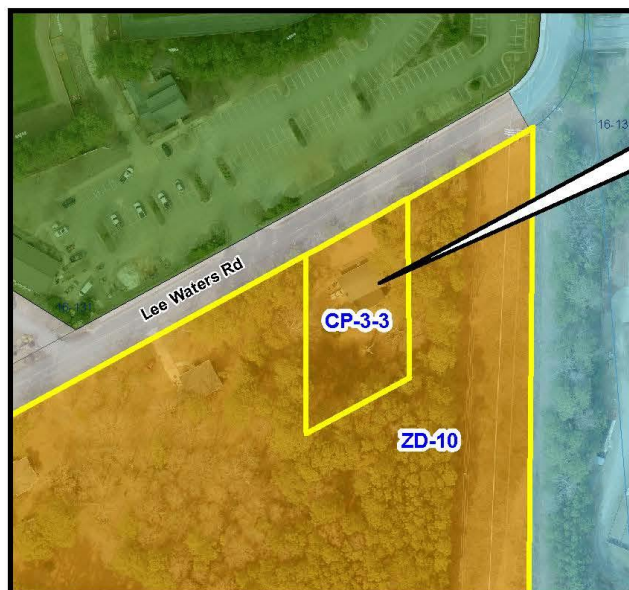
CP-3-3 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-3-3
Industrial Compatible
to
Medium Density Residential



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0 100 200
Feet



CP-3-3

COMMISSIONER DISTRICT: 3

ACREAGE: 0.5

PARCEL ID NUMBER: 16013100040

EXISTING FUTURE LAND USE: Industrial Compatible (IC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: 4550 Lee Waters Road

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more appropriate future land use category for a single parcel.

Definitions:

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

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

Planning History:

The adjacent parcel was rezoned in April 2017 from R-20 to RA-5 (Z-11). That parcel is included in the list of proposed 2018 Comprehensive Plan Amendments as ZD-10. The proposed future land use change is from IC to MDR.

ANALYSIS:

The subject parcel is surrounded on three sides by a larger parcel that was rezoned in April 2017 for a residential subdivision (see item ZD-10). Given this action, the proposed residential use and the proposed density of 3.5 units per acre, MDR may be a more-appropriate future land use designation for the subject parcel.

The site has frontage on Lee Waters Road and is located between Kell High School, a privately-owned baseball facility, and industrial uses. The surrounding future land use designations include Public/Institutional to the east, Parks/Recreation/Conservation to the north and Industrial Compatible to the north, west and south.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

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

3) Consistency with existing Corridor Studies and Other Plans:

The property is located within the Canton Road Corridor Study area.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

The property is within the Tax Abatement Program boundary.

6) Environment Impact:

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

7) Adjacency to Cities:

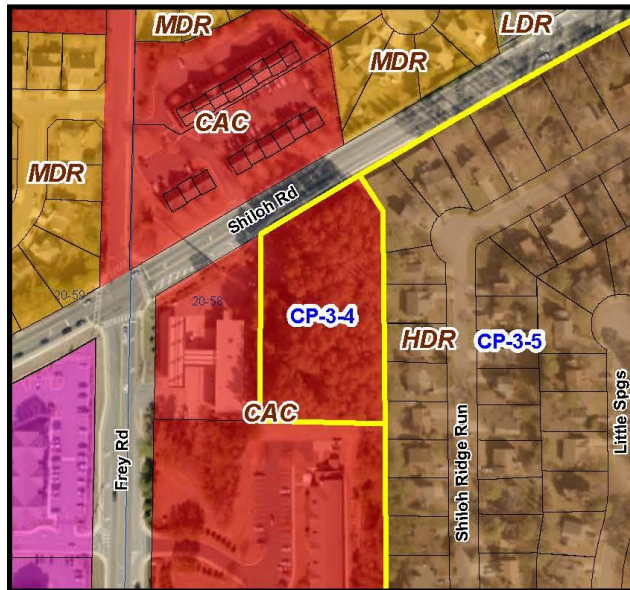
The subject parcel is not adjacent to a city boundary.

8) Transportation Analysis:

Lee Waters Road CP-3-3	
Roadway Classification	Local
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	N/A
Sidewalk	Yes
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

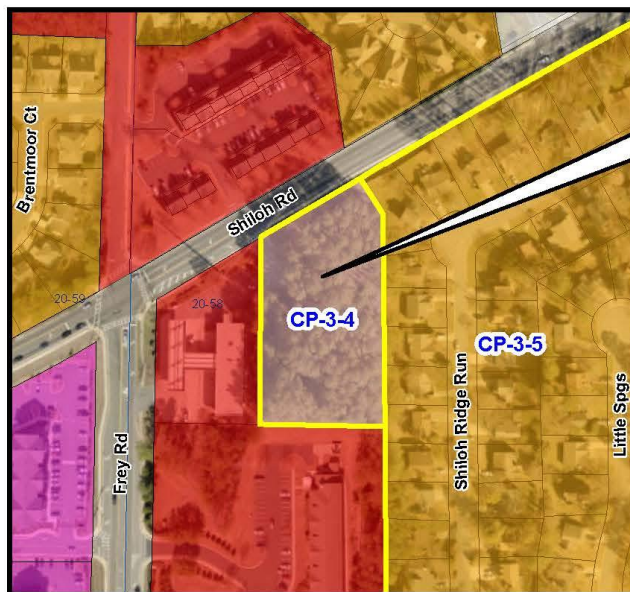
CP-3-4 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-3-4
Community Activity Center
to
Neighborhood Activity Center



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0 150 300
Feet



CP-3-4

COMMISSIONER DISTRICT: 3

ACREAGE: 9.72 acres

PARCEL ID NUMBER: 20005800050

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: South side of Shiloh Road, east of Frey Road.

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposed amendment is to provide a better transition between high intensity commercial uses and residential uses.

Definitions:

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

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

Planning History:

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

ANALYSIS:

Across Frey Road from the subject property is a purpose-built student housing development that is within the City of Kennesaw. The subject parcel is surrounded on three sides by commercially developed lots designated as CAC. Present uses consist of a multi-building office complex, a gas station, a senior living facility, and a medical office building. On the east side is a residential subdivision. The subject parcel is undeveloped.

Amending this parcel to the NAC designation could provide a more-suitable transition between the high-intensity student housing and commercial uses, and the single-family residential use to the east.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Encourage step down zoning as a tool to help buffer low intensity residential uses from higher intensity residential uses as a way to stabilize housing

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

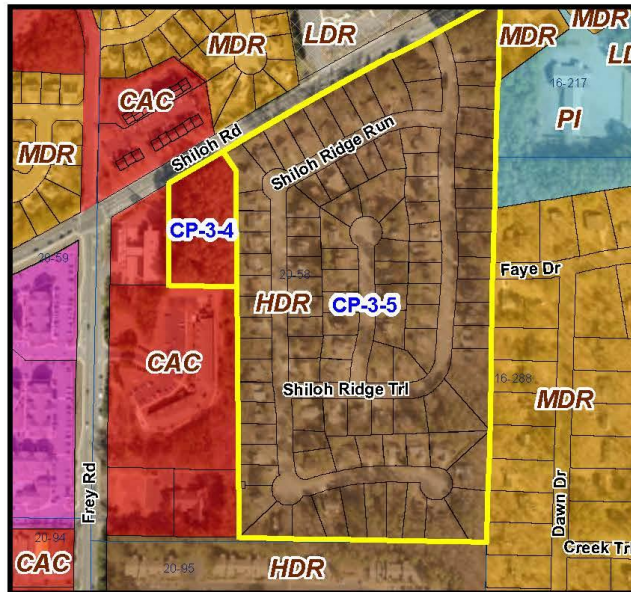
The property is not directly adjacent to a City; however it is separated by one parcel from the City of Kennesaw.

8) Transportation Analysis:

Shiloh Road and Frey Road CP-3-4		
	Shiloh Rd	Frey Rd
Roadway Classification	Arterial	Local
# of Lanes Existing	2	2
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	10,000-19,999	10,000-19,999
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	N/A	N/A
Transit	N/A	N/A
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

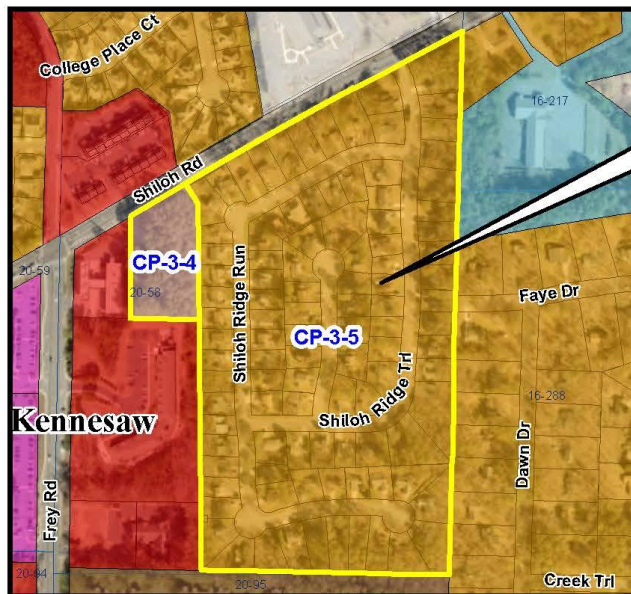
CP-3-5 District 3



CURRENT

FUTURE LAND USE

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



PROPOSED

**CP-3-5
High Density Residential
to
Medium Density Residential**



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0 275 550
Feet



CP-3-5

COMMISSIONER DISTRICT: 1

ACREAGE: 17.96 acres

PARCEL ID NUMBERS: 20005800110, 20005800120, 20005800130, 20005800150, 20005800160, 20005800170, 20005800180, 20005800190, 20005800200, 20005800210, 20005800220, 20005800230, 20005800240, 20005800250, 20005800260, 20005800270, 20005800280, 20005800290, 20005800300, 20005800310, 20005800320, 20005800330, 20005800340, 20005800350, 20005800360, 20005800370, 20005800380, 20005800390, 20005800400, 20005800410, 20005800420, 20005800430, 20005800440, 20005800450, 20005800460, 20005800470, 20005800480, 20005800490, 20005800500, 20005800510, 20005800520, 20005800530, 20005800540, 20005800550, 20005800560, 20005800570, 20005800580, 20005800590, 20005800600, 20005800610, 20005800620, 20005800630, 20005800640, 20005800650, 20005800660, 20005800670, 20005800680, 20005800690, 20005800700, 20005800710, 20005800720, 20005800730, 20005800740, 20005800750, 20005800760, 20005800770, 20005800780, 20005800790, 20005800800, 20005800810, 20005800820, 20005800830, 20005800840, 20005800850, 20005800860, 20005800870, 20005800880, 20005800890, 20005800900, 20005800910, 20005800920, 20005800930, 20005800940, 20005800950, 20005800960, 20005800970, 20005800980, 20005800990, 20005801000, 20005801010, 20005801020, 20005801030, 20005801040, 20005801050, 20005801060, 20005801070, 20005801080, 20005801090, 20005801100, 20005801110, 20005801120

EXISTING FUTURE LAND USE: High Density Residential (HDR)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: Parcels located on the southeast side of Shiloh Road, and on Shiloh Ridge Run, Shiloh Ridge Trail and Little Springs.

BACKGROUND:

Intent of Proposed Amendment:

The intent of this proposed amendment is to designate a future land use category that is appropriate for the 3.941 dwelling units per acre (dua) density at which the neighborhood was built.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject properties, which comprise 25.881 acres (102 lots plus roads), are in the HDR category on the current future land use map. These properties are bordered by areas designated MDR and Low Density Residential (LDR) to the north, MDR and Public Institutional (PI) to the east, HDR to the south, and Community Activity Center (CAC) to the west. The CAC area is the subject of CP-3-4, which is being considered for amendment to the Neighborhood Activity Center (NAC) future land use category. Amending the future land use category of the subject parcels from HDR to MDR may be appropriate when considering that the subject property is built out to a density (3.9 du/a) within a range associated with the MDR category, and is bordered on two (2) sides by the MDR category.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population
- d) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

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

7) Adjacency to Cities:

The site is not directly adjacent to a City; however, it is separated by one parcel from the City of Kennesaw.

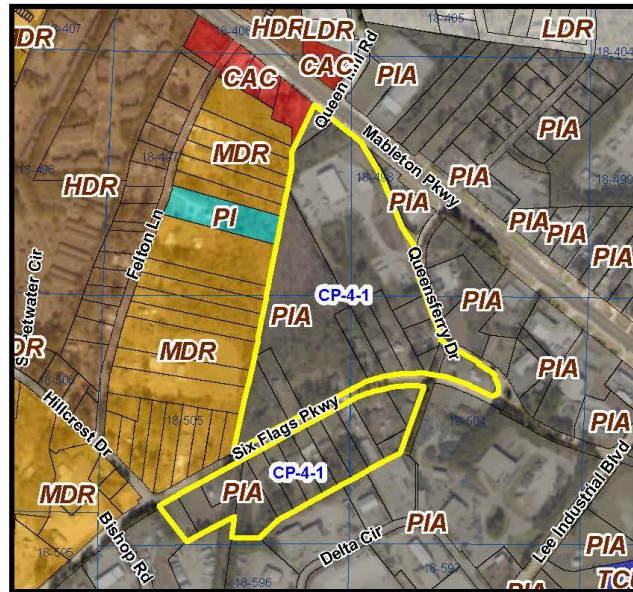
8) Transportation Analysis:

Shiloh Road and Frey Road CP-3-4		
	Shiloh Rd	Frey Road
Roadway Classification	Arterial	Local
# of Lanes Existing	2	2
# of Lanes Proposed	0	0
Traffic Volumes (ADT)	10,000-19,999	10,000-19,999
Sidewalk	Yes	Yes
Bicycle Lanes/Trails	N/A	N/A
Transit	N/A	N/A
Proposed Projects of Impact (SPLOST)	N/A	N/A
CTP Recommendations	N/A	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

CP-4-1

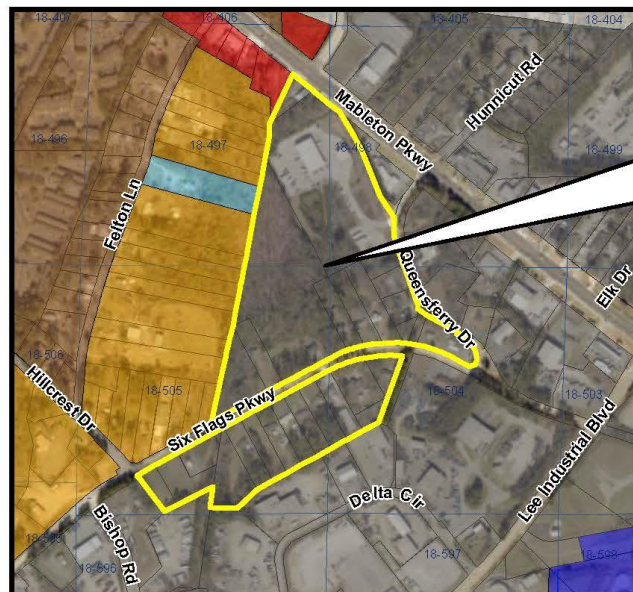
District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-4-1
Priority Industrial Area
Sub-Category
industrial compatible
to
Priority Industrial Area
Sub-Category
industrial compatible
with text amendment



Cobb County...Expect the Best!

0 500 1,000
 Feet



CP-4-1

COMMISSIONER DISTRICT: 4

ACREAGE: 39

PARCEL ID NUMBER: 18049700030, 18049700060, 18050500200, 18050500160, 18050500170, 18050400080, 18050400070, 18050400060, 18050400050, 18050400200, 18050400040, 18050400240, 18050500320, 18050500440, 18050500310, 18050500290, 18050500280, 18050500270, 18050500260, 18050500250, 18050500240, 18050500230, 18050500220, 18050400090, 18050400110, 18050400100

EXISTING FUTURE LAND USE: Priority Industrial Area/Industrial Compatible (PIA/IC)

PROPOSED FUTURE LAND USE: Priority Industrial Area/Industrial Compatible (PIA/IC) with text amendment

GENERAL LOCATION: West of Queens Ferry Place and Queens Ferry Drive, and on the southeast side of Six Flags Parkway, between Old Howells Ferry Road to the north and Bishop Road to the south

BACKGROUND:

Intent of Proposed Amendment:

The intent is to encourage future industrial compatible uses that are less impactful to the adjacent residential neighborhoods.

Definitions:

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. The Industrial Compatible subcategory can support light industrial, office/warehouse and distribution uses.

Planning History:

The property was included within a Comprehensive Plan Amendment in 2012 (SP-4).

ANALYSIS:

The subject tract includes multiple parcels located on the east and west sides of Six Flags Parkway, west of Queens Ferry Place and Queens Ferry Drive. As of 2012, the area has been identified on the future land use map as a Priority Industrial Area with an Industrial Compatible subcategory. The PIA sites, through research, evaluation and industrial site selection best practices, are areas considered most important to provide future industrial-type, job-producing uses. These sites are critical to the overall viability of Cobb County. Over the past 10 to 20 years, undeveloped land adjacent to these industrial sites have developed into single-family residential neighborhoods creating incompatible uses. In an effort to mitigate the conflicting and impactful uses of an industrial district and to maintain the integrity and purpose of the PIA in this area, a text amendment to the Comprehensive Plan intended to promote less-intense and more-technically advanced industrial uses, is proposed.

Text Amendment:

Priority Industrial Area

In an effort to lessen the negative impacts on adjacent residential neighborhoods caused by industrial uses along the east and west side of Six Flags Parkway, west of Queens Ferry Place and Queens Ferry Drive, and to maintain the purpose and intent of the PIA, it is recommended that the Board of Commissioners consider industrial uses that foster innovative, high-technology, low-pollution industries. As an additional mitigation effort, it is also recommended that a natural buffer and/or screening be established between the PIA and residential uses.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- d) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- e) Provide sufficient opportunities for each future land use designation
- f) Encourage and support environmentally clean industries

3) Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of a small area plan or study.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

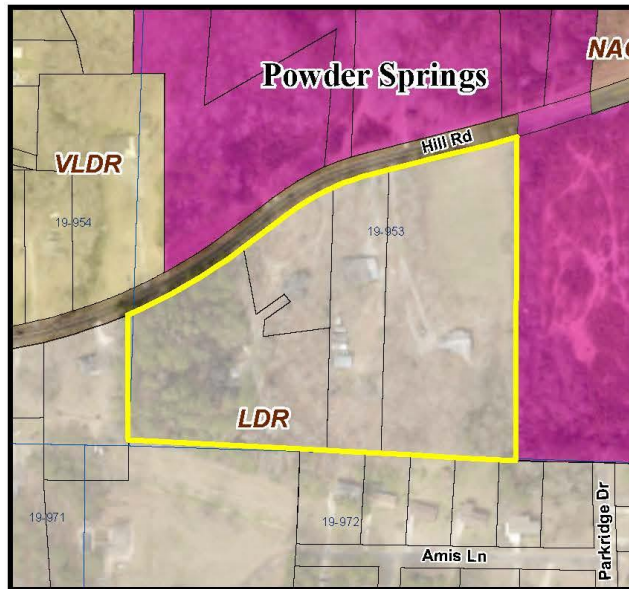
The subject parcel is not adjacent to any city boundary.

8) Transportation Analysis:

Six Flags Parkway CP-4-1	
Roadway Classification	Major Collector
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	2,000- 4,999
Sidewalk	N/A
Bicycle Lanes/Trails	Proposed
Transit	N/A
Proposed Projects of Impact (SPLOST)	N
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

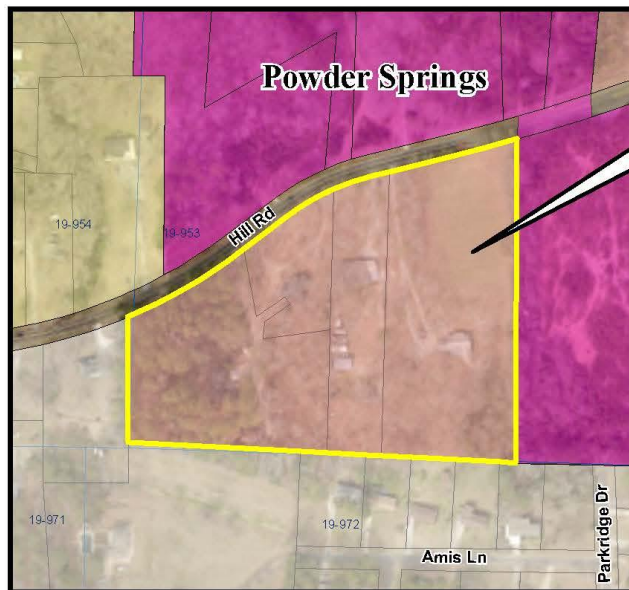
CP-4-2 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

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



Cobb County...Expect the Best!

0 200 400
Feet



CP-4-2

COMMISSIONER DISTRICT: 4

ACREAGE: 10.50 acres

PARCEL ID NUMBER: 19095300060, 19095300050, 19095300040 & 19095300080

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: Parcels located on the southeast side Hill Road, west of C. H. James Parkway.

BACKGROUND:

Intent of Proposed Amendment:

The intent of this amendment is to establish a more consistent land use policy between the city of Powder Springs and the County, and to facilitate the development of a commercial node.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

City of Powder Springs Definitions:

Neighborhood Activity Center: The Neighborhood Retail Commercial District is established to provide locations for retail, services and office uses that reflect a neighborhood level of intensity and serve a small geographic area, that are compatible with the surrounding residential neighborhoods, and that are not traffic intense. Uses are to consist primarily of convenience shopping facilities and services that serve a neighborhood oriented market and which supply necessities and/or services that usually require frequent purchasing with a minimum of consumer travel. When located at the edge of a Neighborhood Activity Center as defined by the Comprehensive Plan, the Neighborhood Commercial District should provide for uses that are lower intensity in nature, and design features implemented in order to ensure compatibility with adjacent dwellings. Conversion of existing single-family dwellings to office and/or service uses is encouraged to facilitate this transition.

Office / Professional: The Office/Professional District is established to provide locations for professional employment activities. Properties delineated within or on the edge of a Neighborhood Activity Center or a Community Activity Center as defined in the Comprehensive Plan should be limited to low-scale professional offices and other non-retail commercial uses such as offices and nursery schools. Larger scale

business parks and employment facilities may be accommodated within the Professional Employment Center future development district. Such business and employment facilities shall not involve heavy manufacturing or fabrication of any products or the principal sale of such unless specified herein. While the Office/Professional District is intended primarily to provide opportunities for employment intensive uses, retail, and other customer-oriented uses are allowed as special uses to support such employment intensive businesses. The Office/Professional District is specifically not intended to be predominantly oriented to businesses that serve large numbers of customers on site, or would detract from the downtown area and other commercial areas within the city.

Planning History:

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

ANALYSIS:

The subject properties have a total area of 10.50 acres. On two sides, these properties are surrounded by land in the City of Powder Springs. Road frontages are on Hill Road, and they are currently being utilized for single-family residential use. These parcels are considerably larger than those in the surrounding subdivisions, thus more attractive to commercial use. Surrounding these parcels are four different future land use categories. In the County to the south and west is LDR. To the northwest in the County is VLDR. In the City to the northwest is Neighborhood Activity Center, and on the east is Office / Professional. This area is referenced in the Powder Springs August 1, 2017 Draft Comprehensive Plan as a future annexation. As such, it has been included on the draft Future Land Use Map, where despite the categories being flipped north to south and renamed Retail Commercial and Office Commercial, the complementary uses are still centered on commercial uses that serve local markets and offices that serve local and regional employment needs.

The Intergovernmental Agreement on Land Use, which is part of the Service Delivery Strategy (SDS) of the County, requires that City and County staff meet once a year to review all land use plans and jointly propose (non-binding) recommended changes to the agreement. This proposal is the result of the 2017 review with the City of Powder Springs. At that time, the contrasting future land uses in the respective Comprehensive Plans came to light. Changing the future land use category of these parcels would address the need for a locally serving commercial node that the City has identified and further the goal of the SDS of coordinating land use policies between jurisdictions.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Enhance community character and promote an active lifestyle in existing and future communities by fostering quality, safe, walkable, and environmental friendly elements
- c) Coordinate planning and policy making between the County, cities, regional, state, federal agencies and other special authority governments to ensure consistency in developments and provisions of services

2) Applicable Policies from the Comprehensive Plan:

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

- b) Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways
- c) Provide sufficient opportunities for each future land use designation
- d) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- e) Communicate and partner with adjacent jurisdictions on planning issues to manage growth potential

3) Consistency with existing Corridor Studies and Other Plans:

The property is not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

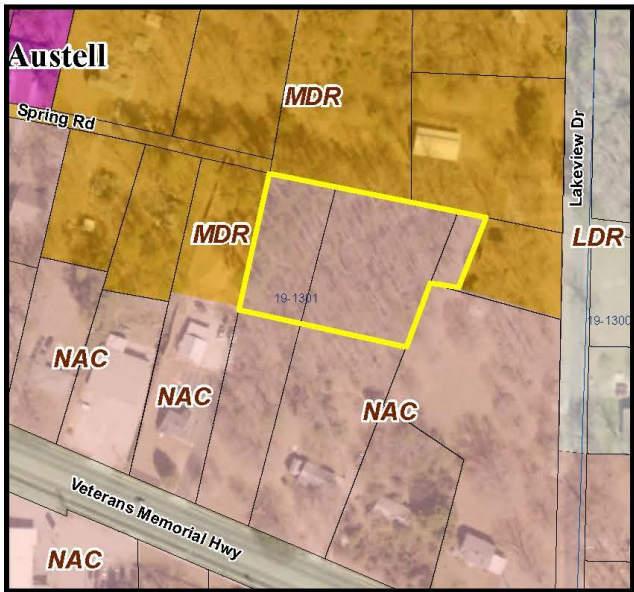
The subject parcels are directly adjacent to City of Powder Springs.

8) Transportation Analysis:

Hill Road CP-4-2	
Roadway Classification	Minor Collector
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	Under 2,000
Sidewalk	N/A
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

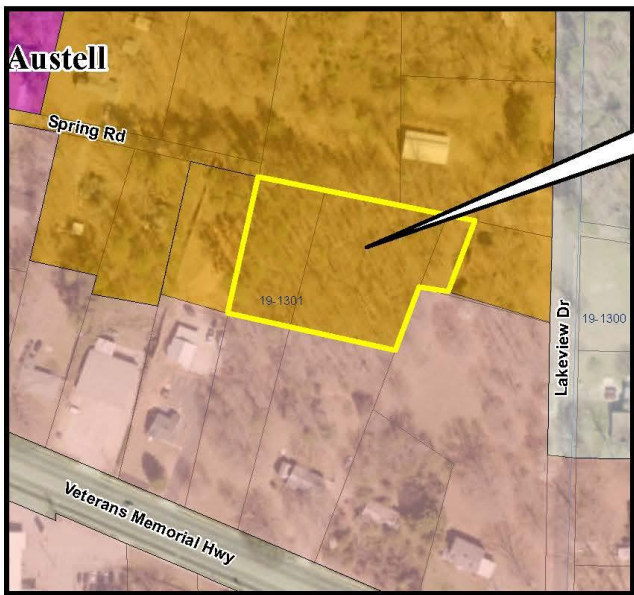
CP-4-3 District 4



CURRENT

FUTURE LAND USE

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

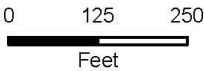


PROPOSED

CP-4-3
Neighborhood Activity Center
to
Medium Density Residential



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CP-4-3

COMMISSIONER DISTRICT: 4

ACREAGE: 1.25

PARCEL ID NUMBER: 19130100220, 19130100230, 19130100490 (portions of 3 parcels)

EXISTING FUTURE LAND USE: Neighborhood Activity Center (NAC)

PROPOSED FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: 1714 & 1702 Veterans Memorial Highway, 5590 Lakeview Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a more-appropriate future land use category for residential uses.

Definitions:

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

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

Planning History:

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

ANALYSIS:

The subject properties are portions of three parcels that are located on the north side of Veterans Memorial Highway (VMH) and between Lakeview Road and Davis Drive. Two parcels have road frontage on VMH, while the other one fronts Lakeview Drive. The two parcels along VMH are currently in the Neighborhood Activity Center (NAC) future land use category. The parcel on Lakeview Drive is currently used as residential, but 2/3 of the parcel in the front is in the MDR category and 1/3 of it in the rear is in the NAC category.

To the west, the parcels along VMH are in the NAC category and the parcels fronting Spring Road are in the MDR category. To the east, there are single family homes that are in the NAC category. Across VMH to the south, there are commercial uses that are in the NAC category. North of the subject area are residential lots that are the MDR category.

The zoning map indicates that the subject parcel, along with its surrounding area to the west, north and east are all zoned residentially under multiple categories, including R-20 and R-15. To the south, the front portion of the two parcels fronting VMH are zoned CF.

Because of the current use and the surrounding use characteristics, the rear portion (backing up towards Spring Road) of the two subject parcels fronting VMH, along with the entire parcel fronting Lakeview Drive, may be more appropriate in the MDR future land use category.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population

3) Consistency with existing Corridor Studies and Other Plans:

These properties are not located within the boundaries of an approved Corridor Study or other plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

These properties are located within South Cobb Redevelopment Authority area and Veteran’s Memorial Highway Commercial and Industrial Property Rehabilitation Program area; however, this land use change will not affect any revitalization goals.

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints, or concerns that may be impacted by this application.

7) Adjacency to Cities:

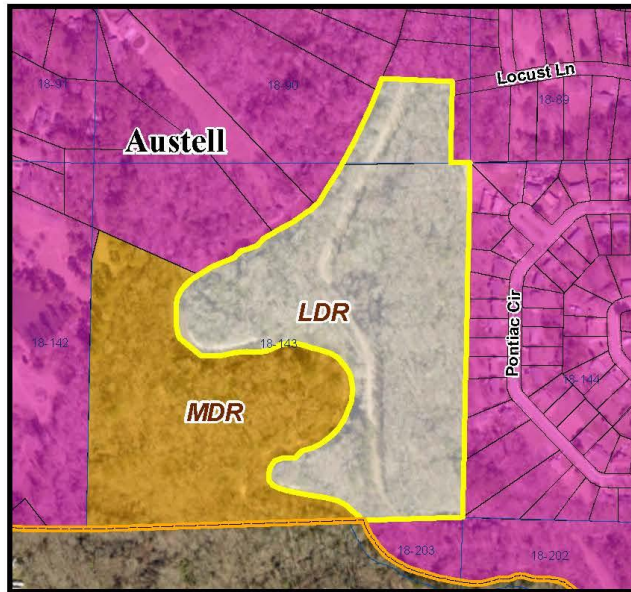
The subject parcels are not directly adjacent to any city boundary.

8) Transportation Analysis:

Spring Road SW CP-4-3	
Roadway Classification	local
# of Lanes Existing	2
# of Lanes Proposed	0
Traffic Volumes (ADT)	N/A
Sidewalk	N/A
Bicycle Lanes/Trails	N/A
Transit	N/A
Proposed Projects of Impact (SPLOST)	N/A
CTP Recommendations	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

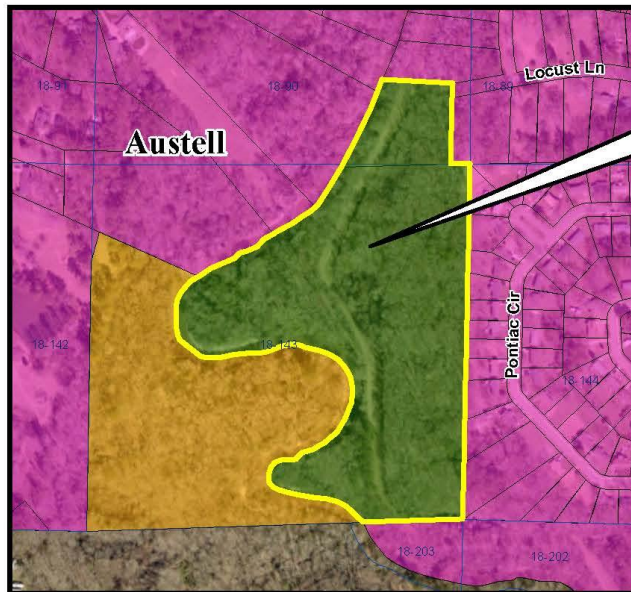
CP-4-4 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-4-4
Low Density Residential
to
Park/Recreation/Conservation



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0 325 650
Feet



CP-4-4

COMMISSIONER DISTRICT: 4

ACREAGE: 22.0

PARCEL ID NUMBER: 18009000080, 18014300020

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

PROPOSED FUTURE LAND USE: Park/Recreation/Conservation (PRC)

GENERAL LOCATION: Terminus of Locust Lane, east of Sweet Water Creek

BACKGROUND:

Intent of Proposed Amendment:

The intent is to provide a future land use category to assist in protecting the environmentally sensitive areas near the banks of Sweetwater Creek.

Definitions:

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre.

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

Planning History:

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

ANALYSIS:

The subject tract consists of 2 parcels totaling 22 acres. Both parcels are undeveloped and owned by the same entity. The site is surrounded by residential uses to the east, north and northwest, all of which are within the City of Austell. To the west and southwest is undeveloped land designated as Medium Density Residential. To the south is the Douglas County boundary.

The property is bounded by Sweetwater Creek to the west and is completely inundated by the Sweetwater Creek floodway and the 100-year floodplain. Sweetwater Creek flows south into the George H. Sparks Reservoir, which is located in the Sweetwater Creek State Park. Not only does the reservoir provide scenic and recreational opportunities for visitors but it is also the water source of the City of East Point in Fulton County.

Establishing PRC within this flood prone property adds another layer of protection for this important water resource and helps to preserve water quality downstream.

1) Applicable Goals from the Comprehensive Plan:

- a) Establish an innovative stormwater management system that maintains stormwater infrastructure, controls flooding and preserves water quality now and for future generations
- b) Protect sensitive natural resources while allowing for growth and development

2) Applicable Policies from the Comprehensive Plan:

- a) Protect floodplains, watersheds and groundwater recharge areas through regulations
- b) Consider stormwater strategies or best management practices that adequately deal with the total cumulative impact of development
- c) Proactively plan for the preservation of greenspace/open space throughout the County
- d) Actively protect floodplains, wetlands, creeks, streams, rivers and other environmentally sensitive lands

3) Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an existing small area study or plan.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

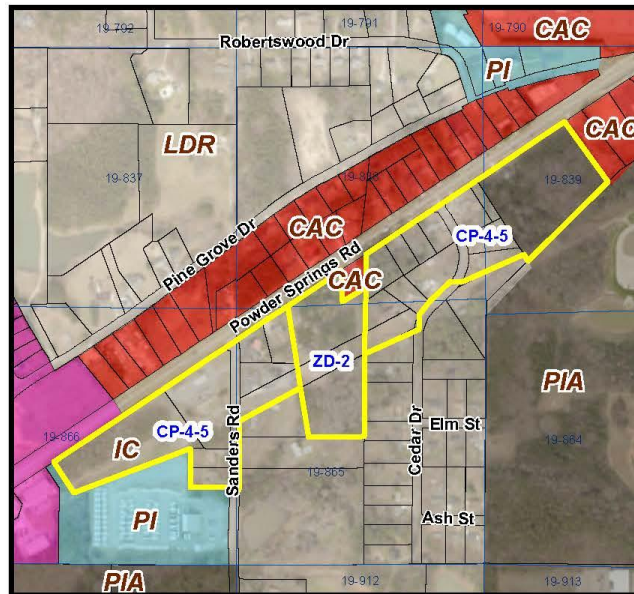
The subject parcel is adjacent to the City of Austell.

8) Transportation Analysis:

Because of limited road access to these parcels, transportation analysis is not available.

COMPREHENSIVE PLAN AMENDMENTS 2018

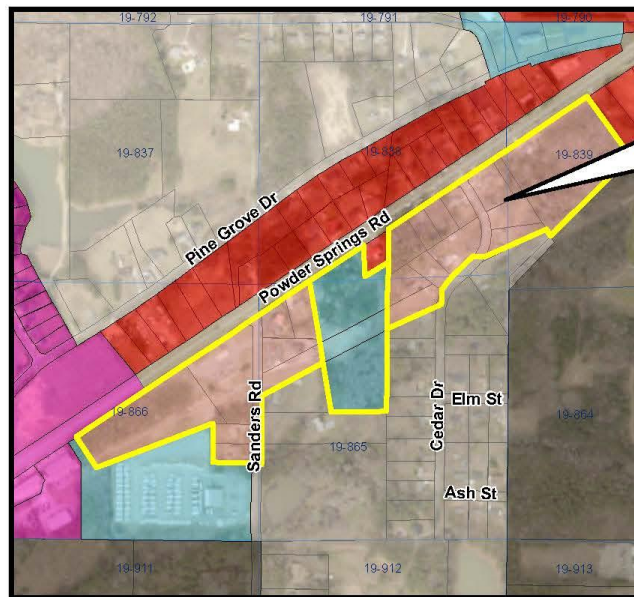
CP-4-5 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-4-5
Industrial Compatible
Priority Industrial Area
to
Neighborhood Activity Center
with Text Amendment



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0 460 920
Feet



CP-4-5

COMMISSIONER DISTRICT: 4

ACREAGE: 24.0

PARCEL ID NUMBER: Multiple Parcels

EXISTING FUTURE LAND USE: Industrial Compatible (IC) and Priority Industrial Area/Industrial Compatible (PIA/IC)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) with text amendment

GENERAL LOCATION: South side of Powder Springs Road, south of Anderson Farm Road, north of Flint Hill Road, surrounding Sanders Road and Cedar Drive

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-5 is to promote a more compatible and practical land use for the area along Powder Springs Road between Flint Hill Road and Anderson Farm Road.

Definitions:

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. Industrial Compatible subcategory can support light industrial, office/warehouse and distribution uses.

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

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

Planning History:

The PIA/IC section of the amendment was part of a Comprehensive Plan Amendment in 2012 (SP-4), which designated this industrial area and the adjacent industrial area as a Priority Industrial Area.

ANALYSIS:

The subject tract includes multiple parcels located on the southeast side of Powder Springs Road between Anderson Farm Road and Flint Hill Road. Most of the site is outside of the nearby Priority Industrial Area. However, the parcels are considered Industrial Compatible on the Future Land Use map. The northernmost tract within the group of subject properties, closest to Anderson Farm Road, is within a Priority

Industrial Area and has an Industrial Compatible subcategory. The current zoning within the entire subject area is a combination of the GC, NRC, O&I and R-20 zoning categories.

In an effort to improve the development potential and aesthetics along this portion of the Powder Springs Road corridor, it is recommended that a change from an industrial future use to a more compatible and practical commercial use would increase the potential for new development and redevelopment. In addition, including a text amendment that provides guidance on the types of commercial uses and enhanced landscaping, buffering and architectural design would not only improve the compatibility, aesthetics and sense-of-place for this portion of the corridor, but would also provide a gateway into and out of the City of Powder Springs.

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

Job Impacts:

Considering the existing commercial and residential uses and the undeveloped land that exist within the proposed area, one would expect employment numbers to be positively impacted by the change to Neighborhood Activity Center due to the site location as an opportunity to expand businesses into this area.

Tax Base Impacts:

The economic impact of redevelopment to commercial uses would potentially be a net positive tax impact for the County in a variety of ways.

As commercial redevelopment occurs the existing properties assessed value will increase. As these properties increase in value, adjacent and nearby properties will experience the halo effect of increased property values.

As the commercial redevelopment moves forward and restaurants, retail and businesses are established, one may expect an increase in County sales tax revenues with all other countywide sales tax revenues being equal. Recommended uses allowed within a NAC would also allow additional spaces ideal for small business entrepreneurs.

Finally, the number of potential jobs in this proposal would be greater than the number of jobs produced from an industrial user, especially an industrial business that relies heavily on technology to operate their business. Not only would the proposed NAC use provide potentially more jobs but also would attract more clients and consumers of goods and services. The value of this is that individuals would be paying sales tax for these goods and services.

Viability:

This area of the Powder Springs Corridor has been considered Industrial Compatible since the inception of the Future Land Use Map in 1991. Other than a small construction company that stores heavy equipment, there are no existing industrial uses, nor has there been an attempt to establish or build industrial uses along this stretch of Powder Springs Road. In addition, most of the subject area is zoned

commercially. By amending this site to the NAC designation, the development potential could very well increase.

Transition:

Currently, there are no stipulations or buffers established on the site other than what would be required under the existing zoning. By amending the subject site to the NAC designation and including a text amendment that encourages “buffering” and “transitional uses”, such language would provide more protection to adjacent residential neighborhoods.

Adjacency to viable Industrial areas:

Currently, there are a few single-family residential homes to the south of the PIA that are part of this subject amendment. However, the tract is currently undeveloped, so there are no impacts to the residential users from this particular parcel.

Text Amendment:

Neighborhood Activity Center

In order to implement and promote a more compatible and practical land use pattern for the area along Powder Springs Road near the intersection of Flint Hill Road, as depicted in Map 4.31, Appendix 4 of the 2040 Comprehensive Plan, the Board of Commissioners recommends the establishment of a Neighborhood Activity Center. In addition, the Board of Commissioners encourages retail-oriented uses along Powder Springs Road with enhanced landscaping and architectural design. Office-oriented uses may be considered along the perimeter of the NAC with extensive buffering adjacent to existing residential uses.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County’s vitality
- c) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment

2) Applicable Policies from the Comprehensive Plan:

- a) Monitor current development practices to ensure that new development incorporates necessary enhancements on site to improve infrastructure
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Support efforts to revitalize and/or redevelop struggling commercial and residential areas
- d) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites
- e) Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place
- f) Establish unique place-making standards within appropriate activity center districts that are architecturally compatible with the physical characteristics and boundaries of the areas

- g) Encourage unique landscaping features and arts that exhibit local culture and values in the design of public space

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Powder Springs, Flint Hill, Ewing Road Land Use Study .

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

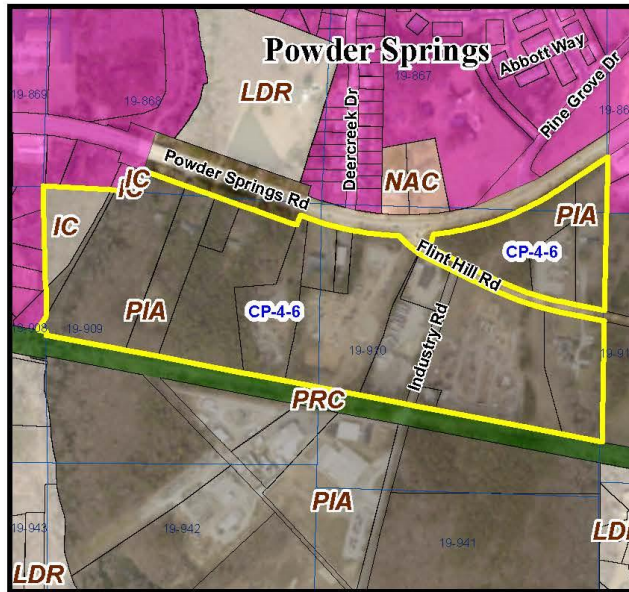
The subject parcel is adjacent to the City of Powder Springs.

8) Transportation Analysis:

Powder Springs Road/Sanders Road/Cedar Drive CP-4-5			
	Powder Springs Rd	Sanders Rd	Cedar Dr
Roadway Classification	Arterial	Local	Local
# of Lanes Existing	4	2	2
# of Lanes Proposed	0	0	0
Traffic Volumes (ADT)	20,000- 40,000	N/A	N/A
Sidewalk	Yes	N/A	N/A
Bicycle Lanes/Trails	N/A	N/A	N/A
Transit	N/A	N/A	N/A
Proposed Projects of Impact (SPLOST)	N/A	N/A	N/A
CTP Recommendations	N/A	N/A	N/A

COMPREHENSIVE PLAN AMENDMENTS 2018

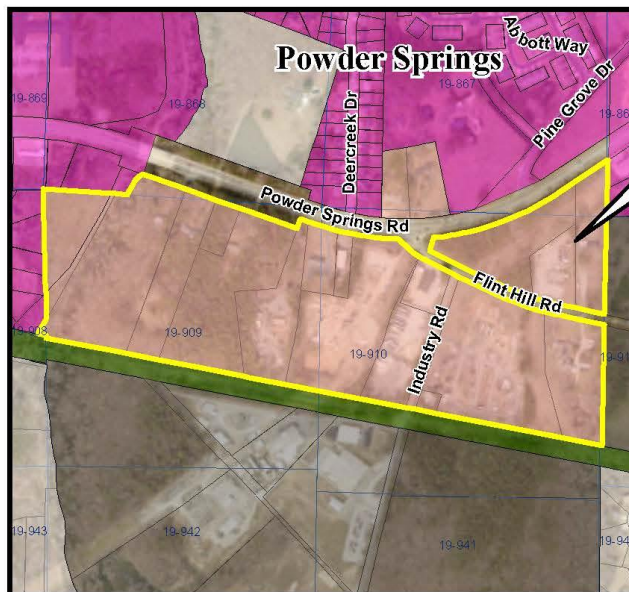
CP-4-6 District 4



CURRENT

FUTURE LAND USE

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



PROPOSED

CP-4-6
Priority Industrial Area
Industrial Compatible
to
Neighborhood Activity Center
with Text Amendment



Cobb County...Expect the Best!

0 430 860
Feet



CP-4-6

COMMISSIONER DISTRICT: 4

ACREAGE: 53.0

PARCEL ID NUMBER: Multiple Parcels

EXISTING FUTURE LAND USE: Industrial Compatible (IC) and Priority Industrial Area/Industrial Compatible (PIA/IC)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) with text amendment

GENERAL LOCATION: South side of Powder Springs Road, south of Anderson Farm Road, at the intersection of Flint Hill Road and Industry Road

BACKGROUND:

Intent of Proposed Amendment:

The intent of CP-4-6 is to promote a more compatible and practical land use for the area along Powder Springs Road near the intersection of Flint Hill Road.

Definitions:

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

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. Industrial Compatible subcategory can support light industrial, office/warehouse and distribution uses.

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

Planning History:

The PIA/IC section of the amendment was part of a Comprehensive Plan Amendment in 2012 (SP-4), which designated this industrial area and the adjacent industrial area as a Priority Industrial Area.

ANALYSIS:

The subject tract includes multiple parcels and acres located on the south side of Powder Springs Road near the intersection of Flint Hill Road. Most of the site is within a PIA with an Industrial Compatible subcategory on the Future Land Use map. Most of the parcels are zoned Light Industrial and Heavy Industrial, with one parcel zoned Low Rise Office and a smaller parcel zoned GC.

In an effort to improve the development and redevelopment potential, as well as the aesthetics along this portion of the Powder Springs corridor, it is recommended that a change from the PIA/IC future use to a more compatible and practical commercial use would increase the potential of new development and redevelopment. In addition, including a text amendment that provides guidance on the types of commercial uses and enhanced landscaping, buffering and architectural design will not only improve the compatibility, aesthetics and sense-of-place for this portion of the corridor, but will provide a gateway into and out of the City of Powder Springs.

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

Job Impacts:

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

Tax Base Impacts:

The economic impact of redevelopment to commercial use could potentially be a net positive tax impact for the County in a variety of ways.

As commercial redevelopment occurs the existing properties assessed value will increase. As these properties increase in value, adjacent and nearby properties could experience a halo effect of increased property values.

As the commercial redevelopment moves forward and restaurants, retail and businesses are established one may expect an increase in County sales tax revenues with all other countywide sales tax revenues being equal. Recommended uses allowed within a NAC would also allow additional spaces ideal for small business entrepreneurs.

Finally, the number of potential jobs in this proposal would be greater than the number of jobs produced from an industrial user, especially an industrial business that relies heavily on technology to operate their business. Not only would the proposed NAC use provide potentially more jobs but also would attract more clients and consumers of goods and services. The value of this is that individuals would be paying sales tax for these goods and services.

Viability:

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

Transition:

The Low Rise Office parcel was rezoned in 1998 (Z-55) for the purpose of an office building. However, there are no conditions regarding transitioning or buffering on that particular site or the remainder of the subject area. By amending the subject site to the NAC designation and including a text amendment that encourages “buffering” and “transitional uses,” such language would provide more protection to adjacent residential neighborhoods.

Adjacency to viable Industrial areas:

Currently, there are a few single-family residential homes to the south of the PIA that is part of this subject amendment. However, the tract is currently underutilized and is adjacent to the Silver Comet Trail. A change to NAC would have little-to-no impact on the viability of adjacent industrial uses and may have a positive impact on adjacent industrial uses, depending on the specific types of uses that may develop. Furthermore, the industrial uses would have little-to-no impact on the NAC, especially with the Silver Comet trail traversing across the southern portion of the area.

Text Amendment:

Neighborhood Activity Center

In order to implement and promote a more compatible and practical land use for the area along Powder Springs Road near the intersection of Flint Hill Road, as depicted in Map 4.31, Appendix 4 of the 2040 Comprehensive Plan, the Board of Commissioners recommends a Neighborhood Activity Center. In addition, the Board of Commissioners encourages retail-oriented uses along Powder Springs Road with enhanced landscaping and architectural design. Office-oriented uses may be considered along the perimeter of the NAC with extensive buffering adjacent to existing residential uses.

1) Applicable Goals from the Comprehensive Plan:

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County’s vitality
- c) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

2) Applicable Policies from the Comprehensive Plan:

- a) Monitor current development practices to ensure that new development incorporates necessary enhancements on site to improve infrastructure
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Support efforts to revitalize and/or redevelop struggling commercial and residential areas
- d) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites
- e) Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place
- f) Establish unique place-making standards within appropriate activity center districts that are architecturally compatible with the physical characteristics and boundaries of the areas

- g) Encourage unique landscaping features and arts that exhibit local culture and values in the design of public space

3) Consistency with existing Corridor Studies and Other Plans:

This property is located within the boundaries of the Powder Springs, Flint Hill, Ewing Road Land Use Study .

4) Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to “strip” development patterns with multiple driveways. The development of this site would result in the expansion of the existing commercial node.

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

At this level of analysis, staff is unable to identify any known environmental resources, constraints or concerns that may be impacted by this application.

7) Adjacency to Cities:

The subject parcel is adjacent to the City of Powder Springs.

8) Transportation Analysis:

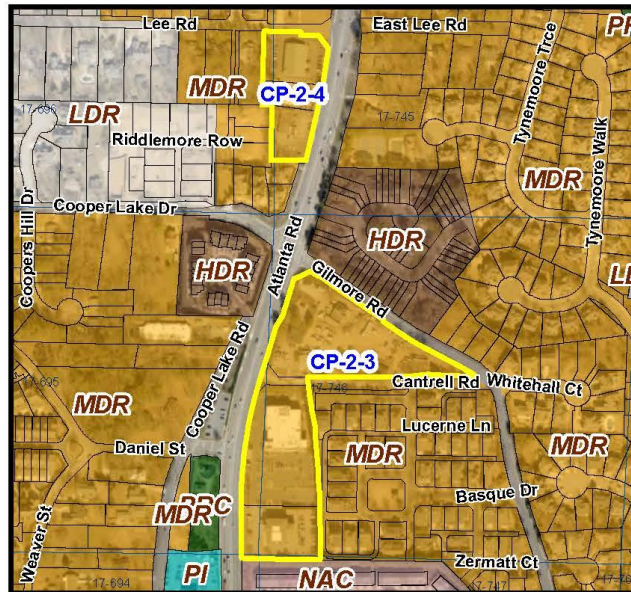
Powder Springs Road/Flint Hill Road/Industry Road CP-4-6			
	Powder Springs Rd	Flint Hill Rd	Industry Rd
Roadway Classification	Arterial	Minor Collector	Local
# of Lanes Existing	4	2	2
# of Lanes Proposed	0	0	0
Traffic Volumes (ADT)	20,000- 49,999	2,000- 4,999	N/A
Sidewalk	Yes	N/A	N/A
Bicycle Lanes/Trails	N/A	N/A	N/A
Transit	N/A	N/A	N/A
Proposed Projects of Impact (SPLOST)	Intersection Improvement on Powder Springs Rd at Flint Hill Rd	N/A	N/A
CTP Recommendations	Intersection Improvement on Powder Springs Rd at Flint Hill Rd/ Pine Grove Dr/ Deer Creek Dr	N/A	N/A

2018 Comprehensive Plan Amendments – Staff Proposals (SPs)

SP	District	Description	Page
SP-1	2	Add a text amendment for the commercial node at the Atlanta Road and Cooper Lake Drive intersection.	138

COMPREHENSIVE PLAN AMENDMENTS 2018

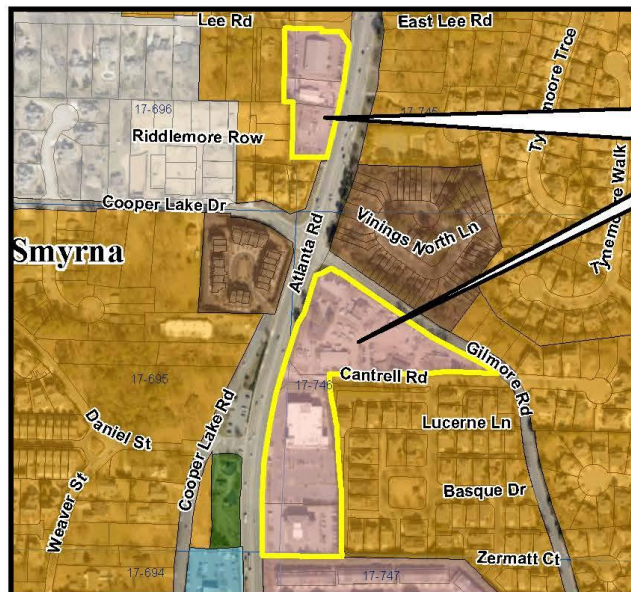
SP-1 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

SP-1
Medium Density Residential
to
Neighborhood Activity Center
with text amendment



Cobb County...Expect the Best!

0 340 680
Feet



SP - 1

COMMISSIONER DISTRICT: 2

ACREAGE: ~25

PARCEL ID NUMBER: 17074600140, 17074601730, 17074601890, 17074500270, 17074600600, 17074600200, 17074601370, 17074501360, 17069600870, 17069600860, 17069600850, 17069501250, 17069501260, 17069501270, 17069501280, 17069501290, 17069501300, 17069501310, 17069501320, 17069501330, 17069501340, 17069501350, 17069501360, 17069501370, 17069501190, 17069501200, 17069501210, 17069501220, 17069501230, 17069501240, 17074600520, 17074600530, 17074600540, 17074600550, 17074600560, 17074600570, 17074600580, 17074600590, 17074600600, 17074600610, 17074600620, 17074600630, 17074600640, 17074600650, 17074600660, 17074600670, 17074600680, 17074600690, 17074600700, 17074600710, 17074600720, 17074600730, 17074600740, 17074601720, 17074500590, 17074500580, 17074500570, 17074600890, 17074600880, 17074600760, 17074600770, 17074600780, 17074600790, 17074600800, 17074600810, 17074600820, 17074500500, 17074600490, 17074500480, 17074500470, 17074500460, 17074500450, 17074500440, 17074500430, 17074500420, 17074500540, 17074500550, 17074500560

EXISTING FUTURE LAND USE: Medium Density Residential (MDR)

PROPOSED FUTURE LAND USE: Neighborhood Activity Center (NAC) with text amendment

GENERAL LOCATION: Intersection of Atlanta Road and Cooper Lake Drive

BACKGROUND:

Intent:

The purpose of this amendment is to add text to provide a description of the commercial node at the Atlanta Road and Cooper Lake Drive intersection.

Definitions:

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

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

Planning History:

The subject area includes two Comprehensive Plan Amendments proposals for the current year, CP-2-3 and CP-2-4, which propose amending six parcels from MDR to NAC.

ANALYSIS:

In order to provide descriptive context for the commercial node centered at the Atlanta Road/Cooper Lake Drive intersection, the following text amendment under the Neighborhood Activity Center future land use category is proposed:

Text Amendment:

Neighborhood Activity Center

In recognition of existing and changing conditions, a small commercial node has been created at the intersection of Atlanta Road and Cooper Lake Drive (CP-2-3 and CP-2-4). This is a northward expansion of the Neighborhood Activity Center at the Atlanta Road and Cumberland Parkway intersection. This node incorporates not only commercial uses, but High Density Residential at the northeast and southwest corners of the intersection. There is also a small section of Medium Density Residential at the northwest corner of the node. It is recommended that no further extension of the commercial node at this intersection be considered. This proposal also provides a transition from the commercial and higher-density residential uses to lower-density residential and less-intense uses.

1) Applicable Goals from the Comprehensive Plan:

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

2) Applicable Policies from the Comprehensive Plan:

- a) Encourage nodal development at appropriate major intersections and discourage land use changes that lead to “strip” development patterns with multiple driveways.
- b) Provide sufficient opportunities for each future land use designation.
- c) Enhance the County’s competitive position and business climate.

3) Consistency with existing Corridor Studies and Other Plans:

This property is not located within the boundaries of an approved Corridor Study or other plans.

4) Adherence to Nodal Development Patterns:

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

5) Consistency with Revitalization Goals:

Not applicable

6) Environment Impact:

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

7) Adjacency to Cities:

This site is not directly adjacent to a city.