



2040 Comprehensive Plan: *Vision for a New Era*

## **Spring 2019 Comprehensive Plan and Future Land Use Amendments**

Public Hearing Dates:

Planning Commission  
April 2, 2019, 9 a.m.

Board of Commissioners  
April 23, 2019, 7 p.m.



**COMMUNITY DEVELOPMENT AGENCY**

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**SPRING 2019**

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# Cobb County Comprehensive Plan Amendment Process

## Background on the Cobb County Comprehensive Plan

The Comprehensive Plan 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 “Minimum Standards and Procedures for Local Comprehensive Planning” sets 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 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
- Provides a future land use plan and associated 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 must make recommendations and the 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 in October and ends in January of the following year, with the final public hearing. 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 amendments. The posting consists of general area notifications that alert the public

about changes to the plan impacting a particular area. 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](http://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 amendments and for the PC and the BOC to vote on adoption of the amendments. The approval process is described below:

- 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. The BOC then accepts the recommendation, rejects it, or modifies it by way of a vote. This vote is the final action that confirms the amendments to the Comprehensive Plan.

# Terminology Guide to Proposed Amendments

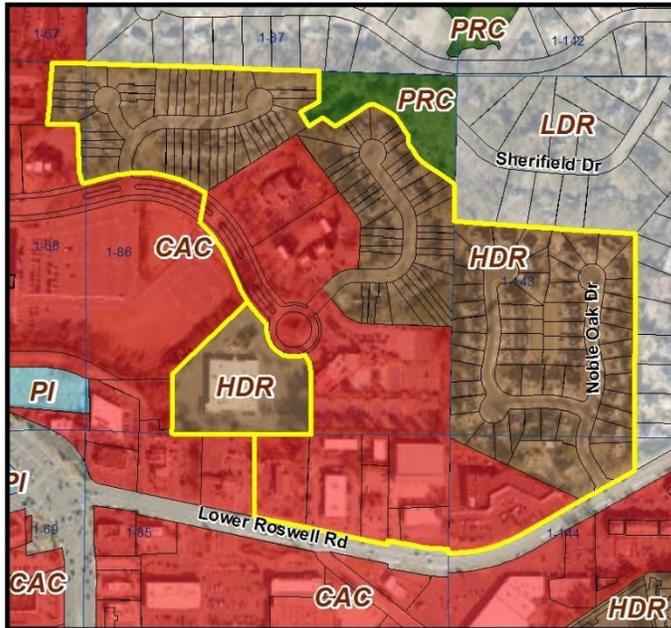
BOC	Cobb County Board of Commissioners
Corridor	For the purposes of the Cobb Comprehensive Plan, corridor refers to an area of development that extends along a major roadway, such as Windy Hill Road or Mableton Parkway.
District	For the purposes of the Cobb County Comprehensive Plan and zoning ordinance, district refers to Commissioner areas and a classification of zoning. For example, “Commission District 3” and “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 guidance based on projection of anticipated future community needs, not a zoning classification.
FLU Categories	
	RR Rural Residential (0 - 1 dua)
	VLDR Very Low Density Residential (0 - 2 dua)
	LDR Low Density Residential (1 - 2.5 dua)
	MDR Medium Density Residential (2.5 - 5 dua)
	HDR High Density Residential (5 - 12 dua)
	RAC Regional Activity Center
	CAC Community Activity Center
	NAC Neighborhood Activity Center
	IC Industrial Compatible
	IND Industrial
	PIA Priority Industrial Area
	PI Public/Institutional
	PRC Park/Recreation/Conservation
	TCU Transportation/Communication/Utilities
	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. The rezoning process 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.

## Spring 2019 Comprehensive Plan Amendments – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-2-2	CAC & HDR	NAC, HDR, & MDR	2	Commercial and residential	East side of Johnson Ferry Road, north of Lower Roswell Road, and south of Hampton Lakes Drive and Sherifield Drive	5
CP-3-2	MDR	LDR	3	Residential	East of Bells Ferry Road, north and south sides of Piedmont Road, and southwest of Cobb Place Manor Drive	9
CP-4-3	NAC, LDR, & PI	CAC & MDR	4	Commercial and residential	North and south sides of Windy Hill Road and west and east sides of Austell Road	13
CP-4-4	LDR & MDR	NAC & MDR	4	Commercial and residential	North and south sides of Milford Church Road and west and east sides of Hicks Road	18

# COMPREHENSIVE PLAN AMENDMENTS 2019

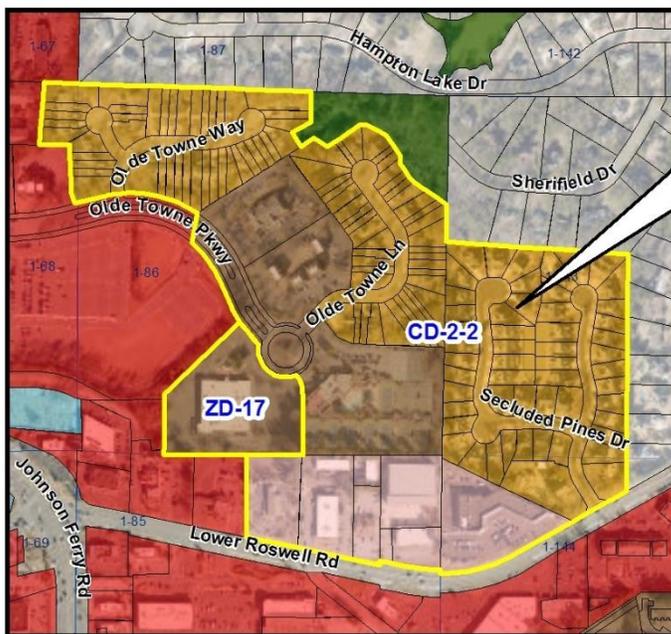
## CP-2-2 District 2



**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

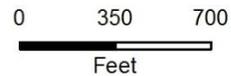


**PROPOSED**

**CP-2-2  
High Density Residential  
Community Activity Center  
to  
Medium Density Residential  
High Density Residential  
Neighborhood Activity Center**



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## CP-2-2

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**COMMISSIONER DISTRICT:** 2

**ACREAGE:** Approximately 50 acres

**PARCEL ID NUMBERS:** Multiple parcels (too numerous to list)

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC) and High Density Residential (HDR)

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

**GENERAL LOCATION:** Tracts located east of Johnson Ferry Road, north of Lower Roswell Road, and south of Hampton Lakes Drive and Sherifield Drive

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### **BACKGROUND:**

#### **Intent of Proposed Amendment:**

The intent is to provide more appropriate future land use categories that are consistent and more suitable to the character of the area.

#### **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.

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:**

A parcel adjacent to the subject area was included in an item from the Winter 2019 Comprehensive Plan Amendments (ZD-17).

**ANALYSIS:**

The subject tract consists of multiple parcels totaling approximately 50 acres. There are commercial and office uses along Olde Towne Parkway and Lower Roswell Road within the CAC category. Residential uses within the HDR category are located to the north and east of the commercial and offices uses.

To encourage more residential uses within the subject area, multiple amendments to the Future Land Use Map (FLUM) are proposed. The first proposed amendment consists of moving portions of the subject area within the CAC category area into the HDR category. This change would assist in providing a transition from commercial and office uses to less-intense residential uses. The second proposed amendment consists of moving residential uses currently within the HDR category to the MDR category. This proposed change is based on the built-out densities of the developments located within the subject area. Additionally, this change would continue the step-down transition from commercial and high-density residential uses to less-intense residential uses situated within the Low Density Residential (LDR) category to the north and east. The third and final piece of this proposal consists of moving portions of the CAC category fronting Lower Roswell Road into the NAC category to further assist the transition from commercial (more intense) to residential (less intense).

The following text amendment is proposed as a means of providing additional guidance:

**TEXT AMENDMENT:**

*High Density Residential*

For the northeast corner of the intersection of Johnson Ferry Road and Lower Roswell Road, the Board of Commissioners encourages more-intense residential uses along Old Towne Parkway. The intent is to create a transitional step-down from commercial and office uses to lower-density residential uses to the north and 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.

**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) Encourage residential uses in locations where necessary public facilities can be economically provided.
- d) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- 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.

**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) Environmental Impact:**

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be impacted by this application.

**7) Adjacency to Cities:**

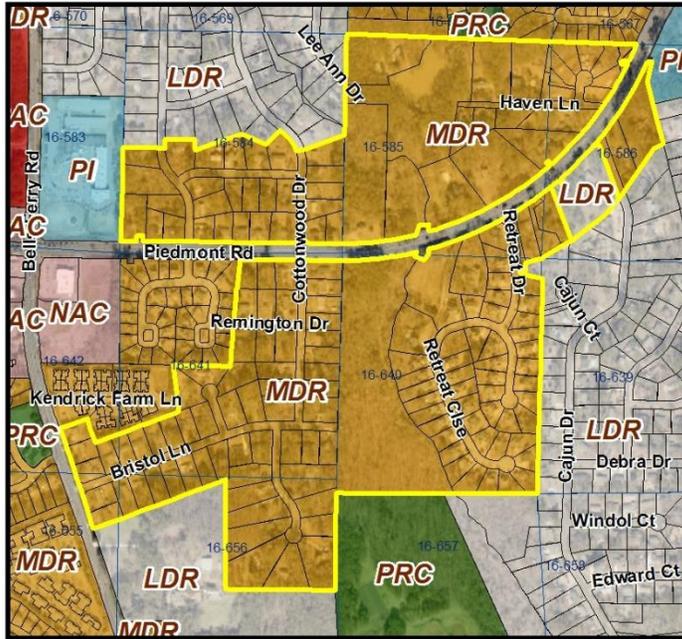
This site is not adjacent to a city boundary.

**8) Transportation Analysis:**

<b>Lower Roswell Road CP-2-2</b>	
<b>Roadway Classification</b>	Arterial
<b># of Lanes Existing</b>	2 lanes and dual left turn lane
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	21,600
<b>Sidewalk</b>	Yes
<b>Bicycle Lanes/Trails</b>	Bike lanes
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2019

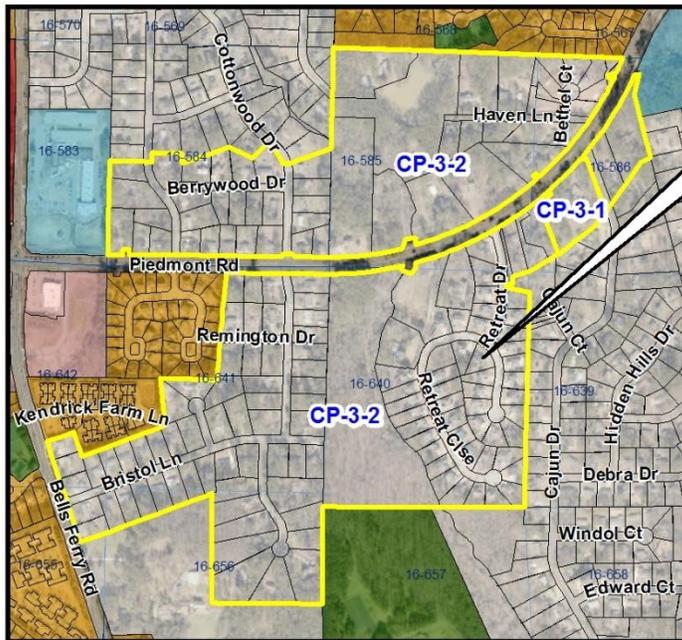
## CP-3-2 District 3



**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

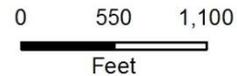


**PROPOSED**

**CP-3-2  
Medium Density Residential  
to  
Low Density Residential**



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## CP-3-2

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**COMMISSIONER DISTRICT:** 3

**ACREAGE:** Approximately 140 acres

**PARCEL ID NUMBERS:** Multiple parcels (too numerous to list)

**EXISTING FUTURE LAND USE:** Medium Density Residential (MDR)

**PROPOSED FUTURE LAND USE:** Low Density Residential (LDR)

**GENERAL LOCATION:** Tracts located east of Bells Ferry Road, on the north and south sides of Piedmont Road, and southwest of Cobb Place Manor Drive

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### **BACKGROUND:**

#### **Intent of Proposed Amendment:**

The intent is to provide a more appropriate future land use category that is consistent and more suitable to the character of the area.

#### **Definitions:**

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

The purpose of the 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. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

#### **Planning History:**

A parcel adjacent to the subject area was included in an item from the Winter 2019 Comprehensive Plan Amendments (CP-3-1).

### **ANALYSIS:**

The subject tract consists of multiple parcels totaling approximately 140 acres. The area consists entirely of residential uses within the R-15 and R-20 zoning districts. All the subject parcels are within the MDR future land use category.

The subject parcels are surrounded by LDR to the north and south, while there is a small Neighborhood Activity Center (NAC) node to the west at the Bells Ferry Road and Piedmont Road intersection. A church within the Public/Institutional (PI) category is to the east.

Based on the existing and changing conditions on and around the subject site, as well as the character of the area, a more appropriate future land use designation may be LDR.

**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) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- d) Provide sufficient residential capacity to accommodate projected household growth.

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

This property is not located within the boundaries of an approved Corridor Study or other 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 discourage “strip” development patterns.

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Environmental Impact:**

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be impacted by this application.

**7) Adjacency to Cities:**

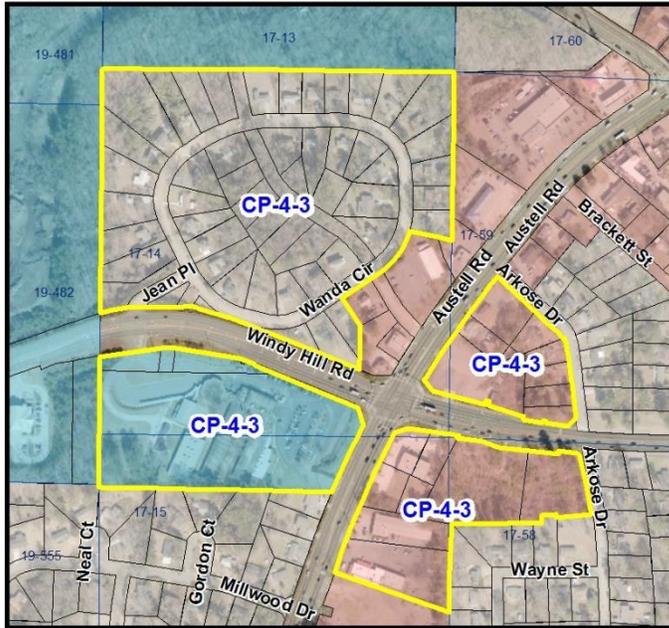
The subject parcels are not adjacent to a city boundary.

**8) Transportation Analysis:**

<b>Piedmont Road CP-3-2</b>	
<b>Roadway Classification</b>	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of turn lanes
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	22,100
<b>Sidewalk</b>	Yes
<b>Bicycle Lanes/Trails</b>	Yes
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	LR: Widen to 6 lanes from Bells Ferry Rd to Canton Road

# COMPREHENSIVE PLAN AMENDMENTS 2019

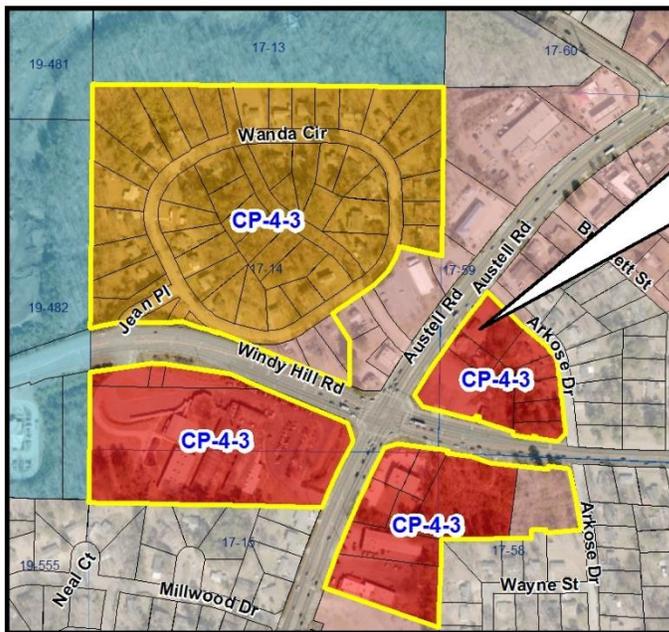
## CP-4-3 District 4



**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

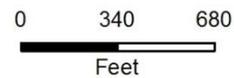


**PROPOSED**

**CP-4-3**  
**Low Density Residential**  
**Neighborhood Activity Center**  
**Public Institutional**  
**to**  
**Community Activity Center**  
**Neighborhood Activity Center**  
**Medium Density Residential**  
**with Text Amendments**



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## CP-4-3

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 43 acres

**PARCEL ID NUMBER:** Multiple parcels (too numerous to list)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC), Low Density Residential (LDR), and Public/Institutional (PI)

**PROPOSED FUTURE LAND USE:** Community Activity Center (CAC) and Medium Density Residential (MDR)

**GENERAL LOCATION:** Intersection of Austell Road and Windy Hill Road

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### **BACKGROUND:**

#### **Intent of Proposed Amendment:**

The intent is to provide a future land use designation that encourages redevelopment within the Milford Church/Osborne neighborhoods as recommended through a 2017 study conducted by the ULI (Urban Land Institute) Center for Leadership mTAP (mini – Technical Assistance Panel) program. This includes the revitalization of the area’s commercial corridors and residential neighborhoods.

#### **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.

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. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

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:**

The properties are within the study boundary of ULI’s mTAP. They have not been part of a previous Comprehensive Plan Amendment.

**ANALYSIS:**

This proposal consists of multiple tracts surrounding the Windy Hill and Austell Road intersection. Currently, these properties are identified on the Future Land Use map as LDR, PI, and NAC. The existing uses are primarily commercial on the northwest and southeast side of the intersection. The northeast quadrant of the intersection is an empty greyfield site, and Milford Elementary School is located on the southwest quadrant.

The proposed future land use designation changes are recommended by ULI’s Center for Leadership mTAP that was conducted in 2017. The overall long-term goal is to redevelop this intersection into a vibrant, mixed-use, community activity center that would serve as a quasi-central business district for the Milford/Osborne area. The southwest quadrant of the node includes Milford Church Elementary. The study suggests relocating Milford Elementary closer to the Osborne High School campus to open up this side of the intersection for mixed-use commercial development, including a community recreation center as an anchor and light retail, restaurants, medical offices, etc.

The conversion of LDR to MDR in the northwest quadrant of the intersection is primarily based on the proposed changes at the intersection. As the development takes shape, there would likely be interest in more residential growth surrounding the intersection and this change would be appropriate to accommodate that growth.

Based on recommendations from the mTAP, the proposed changes would help to better control the uncoordinated strip development uses along the corridors, concentrate density and services by accommodating a mix of uses, and promote uses that attract or stimulate new businesses.

In addition to Future Land Use Map changes, a proposed text amendment to the Comprehensive Plan would assist in guiding future redevelopment of the area.

**TEXT AMENDMENT:**

*Community Activity Center, Neighborhood Activity Center, and Medium Density Residential*

In order to better implement and promote the revitalization of the Windy Hill Road/Austell Road intersection, the Board of Commissioners encourages new development and redevelopment at this intersection to be consistent with recommendations identified in the 2017 Milford /Osborne mTAP study.

**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) Support efforts to revitalize and/or redevelop struggling commercial and residential areas

- b) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites
- c) Evaluate development proposals in underserved areas to ensure services are provided in a manner consistent with existing and future infrastructure demands
- d) 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
- e) Promote mixed-use, including residential, in appropriate revitalization or redevelopment areas
- f) Support and regularly evaluate new and existing small area plans, corridor studies, design guidelines and other appropriate strategies
- g) Encourage walkable, nodal developments at strategic locations
- h) Focus on public health by promoting development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses

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

This property is located within the 2017 study conducted through the ULI Center for Leadership mTAP.

**4) Adherence to Nodal Development Patterns:**

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

**5) Consistency with Revitalization Goals:**

This site is consistent with the revitalization goals stated above.

**6) Environment Impact:**

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be impacted by this proposal.

**7) Adjacency to Cities:**

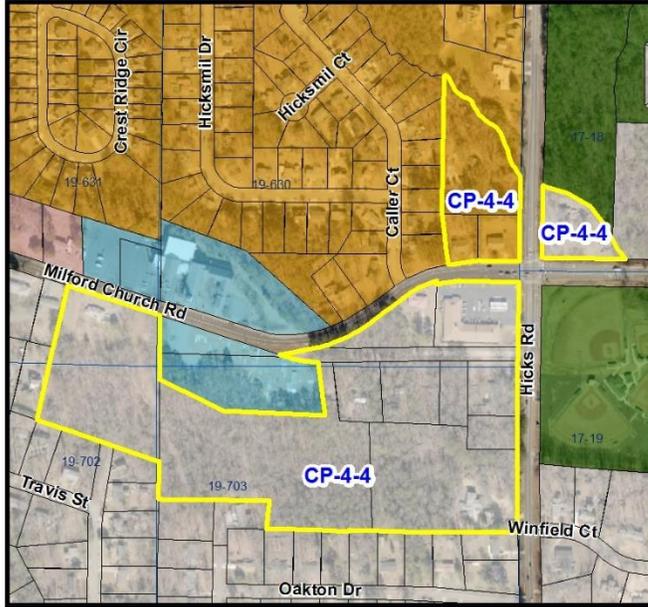
The subject parcels are not adjacent to a municipality.

8) Transportation Analysis:

<b>CP-4-3</b>		
	<b>Windy Hill Road</b>	<b>Austell Road</b>
<b>Roadway Classification</b>	Arterial	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of left and right turn lanes	4 lanes with the availability of left and right turn lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	26,400	34,500
<b>Sidewalk</b>	Yes	Yes
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	Yes	Yes
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A
<b>CTP Recommendations</b>	LR: Widening from Austell Rd to S Cobb Dr from 4 to 6 lanes	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2019

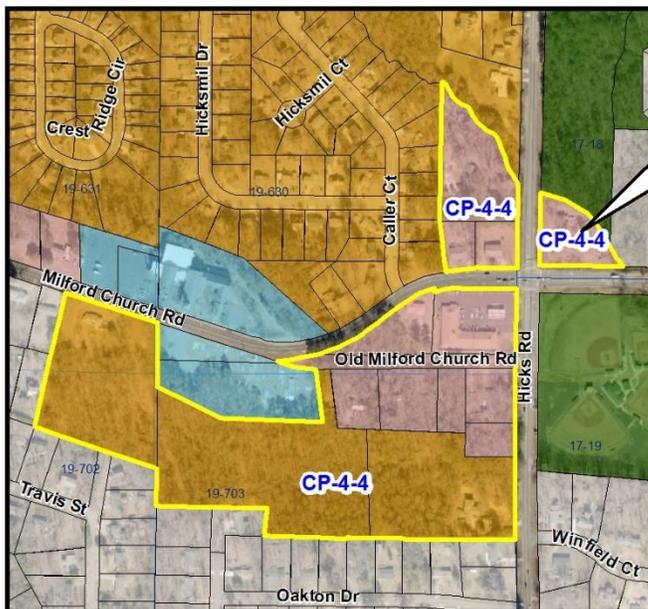
## CP-4-4 District 4



**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

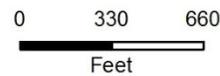


**PROPOSED**

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



*Cobb County...Expect the Best!*



## CP-4-4

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 27 acres

**PARCEL ID NUMBER:** 17001800050; 19063000070; 19063000680; 19063000690; 19063000720; 19063000050; 19063100260; 19070300010; 19070300570; 19070300580; 19070300450; 19070300310; 19070300440; 19070300020

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

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

**GENERAL LOCATION:** Intersection of Milford Church Road and Hicks Road

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### **BACKGROUND:**

#### **Intent of Proposed Amendment:**

The intent is to provide a future land use designation that encourages redevelopment within the Milford Church/Osborne neighborhoods as recommended through a 2017 study conducted by the ULI (Urban Land Institute) Center for Leadership mTAP (mini – Technical Assistance Panel) program. This includes the revitalization of the area’s commercial corridors and residential neighborhoods.

#### **Definitions:**

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

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

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. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

#### **Planning History:**

The properties are within the study boundary of ULI’s mTAP. They have not been part of a previous Comprehensive Plan Amendment.

## **ANALYSIS:**

This proposal consists of multiple tracts surrounding the Milford Church and Hicks Road intersection. Currently, these properties are identified on the Future Land Use map as MDR and LDR. Single family residential uses dominate the area. There are existing commercial uses zoned GC and NS in southwest quadrant of the intersection. The southeast corner of the intersection is Milford Park and is not included in this proposed amendment.

The proposed future land use designation changes are recommended by ULI's Center for Leadership mTAP that was conducted in 2017. The overall long-term goal is to redevelop this intersection into a neighborhood activity center that would serve neighborhoods in the immediate vicinity. This proposal seeks to establish a neighborhood commercial node at the intersection of Milford Church Road and Hicks Road, and to establish a transitional land use pattern for the large-acre lots adjacent to the NAC on the southwest quadrant of the intersection.

Based on recommendations from the mTAP, the proposed changes would help to better control the uncoordinated strip development uses along the corridors, concentrate density and services by accommodating a mix of uses, and promote uses that attract or stimulate new businesses.

### **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) 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) Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle
- b) Encourage walkable, nodal developments at strategic locations
- c) Focus on public health by promoting development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses
- d) Support development patterns designed to improve the safety and well-being of the community
- e) Promote a mix of housing design and materials in new residential areas through the rezoning process

### **3) Consistency with existing Corridor Studies and Other Plans:**

This property is located within the 2017 study conducted through the ULI Center for Leadership mTAP.

### **4) Adherence to Nodal Development Patterns:**

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

### **5) Consistency with Revitalization Goals:**

This site is consistent with the revitalization goals stated above.

**6) Environment Impact:**

At this level of analysis, staff is not able to identify any known environmental resources, restraints or concerns that may be impacted by this proposal.

**7) Adjacency to Cities:**

The subject parcels are not adjacent to a municipality.

**8) Transportation Analysis:**

<b>CP-4-4</b>		
	<b>Hicks Road</b>	<b>Milford Church Road</b>
<b>Roadway Classification</b>	Major Collector	Major Collector
<b># of Lanes Existing</b>	2 lanes w/availability of turn lanes	2 lanes w/availability of turn lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	14,900	13,700
<b>Sidewalk</b>	On one side of the road	On one side of the road
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	No	No
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A