

JOSH SMALL AREA PLAN

LAND USE

DRAFT RECOMMENDATIONS

GUIDING PRINCIPLE	RECOMMENDATION	TIMEFRAME	RESPONSIBLE PARTY
<p>Preserve the detached single family residential character of the JOSH study area as the primary land use, directing more moderate transitional residential and commercial uses toward the Johnson Ferry and Shallowford Road commercial node.</p>	Amend the 2040 Comprehensive Plan Future Land Use Map to include all recommendations presented on the JOSH Land Use Concept Map.	Short - Term	Community Development, BOC
	Amend the 2040 Comprehensive Plan Small Area Policy Guidelines per the JOSH Land Use Concept Map.	Short - Term	Community Development, BOC
	Add site #6 as depicted on the JOSH Small Area Concept Plan to the Cobb County Redevelopment Inventory.	Short - Term	Community Development, BOC
	Encourage and/or maintain vehicular and non-vehicular inter-parcel access on all new development and redevelopment projects within commercial nodes and residential when appropriate.	Ongoing	Community Development, BOC
	Consider revising parking standards for JOSH commercial node to parking maximums and incentivizing to assist design and storm-water management.	Long - Term	Community Development, Water, and BOC
	Set up mechanism to incentivize a percentage of pervious parking	Long - Term	Community Development, Water, and BOC
	Promote detached single-family residential site design within the Suburban Residential Character area to help preserve tree canopy and assist mitigating stormwater management impacts.	Ongoing	Community Development, BOC
	When appropriate encourage Open Space Community overlay within the Suburban Residential Character area.	Ongoing	Community Development, BOC
	Work with property owners to get the Power-Jackson Cabin on the Cobb County Register of Historic Places.	Long - Term	Community Development, BOC
	During the rezoning process ensure the preservation, planting, and re-planting of trees and other landscaping where possible, within both the Suburban Residential Character Area and the Commercial and Transitional Character Area.	Ongoing	Community Development, BOC