



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

P. O. Box 649
Marietta, GA 30061-0649
Phone: (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.org

Jessica Guinn, AICP
Director

TO: Code amendment recipients
FROM: Jessica Guinn, Director
DATE: June 19, 2019
RE: Revised draft code amendments – 2019 draft amendment package I, version II

Attached please find the revised draft amendments to the Cobb County Code for the June 2019 code amendment cycle, known as amendment package I, version II. This package incorporates comments received via the public hearings conducted on May 28, 2019, and June 5, 2019, and recommendations from the Planning Commission. The modifications from the previous draft are summarized as follows:

Chapter 2. Article V. Economic Development- Section 2-166. - Definitions.

- The term fiscal impact has been revised to reflect that proposed expenditures as they relate to the county's approved incentive programs may be provided from the Cobb Business Innovation Grant Fund.

Chapter 6. Article I. In General – Section 6-1. - Definitions

- Clarifies that all Food Hall Cafes within a Food Hall do not have to be licensed to serve alcohol when they will not be serving alcohol.
- Clarifies that Food Hall Cafes may have shared seating by establishing that there are a sufficient number of total seats within its premises and/or the common seating area with the Food Hall.
- Further clarifies that a Food Hall Café may utilize one or more other Food Hall Cafes within the same Food Hall by written agreement to satisfy the requirements of meal service and alcohol/food sales ratio.

Chapter 134. Zoning; Sec. 134-1 - Definitions; Sec. 134-37 – Special Land Use Permits -Division 1 – Generally; Sect. 134-206 – RM-12 residential district- Article IV. - District Regulations; Sect. 134-207 – RM-16 residential district – Article IV. District Regulations; Sect. 134-216. – UVC urban village district. Article IV. District Regulations; Sect.134-217. – PVC planned village community district. Article IV. District Regulations; Sect. 134-228. – RR regional retail commercial district.

- Adds Community Activity Center (CAC) and High Density Residential (HDR) to the list of Future Land Use categories in which purpose built student housing would be allowed.
- Removes the requirement for principal access to student housing developments from an arterial or major collector roadway.
- Clarifies requirements for on-site parking, including visitor parking and accommodation for ride share service pick up/drop off.
- Clarifies that traffic studies should be based on counts no older than three (3) years.
- Removes maximums for building height and impervious surface coverage (allows underlying zoning district regulations to prevail).
- Removes internal driveway width minimums (allows DOT and Fire Marshal standards to prevail).
- Adds a unit equivalency for calculating density (1 bedroom equals 0.5 units).
- Adds a requirement for on-site property management.

The amendments contained in the revised draft amendments to the Cobb County Code for the June 2019 code amendment cycle, known as amendment package I, version II will be considered by the Board of Commissioners on Tuesday, June 25, 2019, at 7:00 pm. The agenda item will be considered in the Board of Commissioners Meeting Room on the 2nd Floor of 100 Cherokee Street, Marietta, GA 30060.

Hard copies of this memorandum and the revised draft amendments to the Cobb County Code for the June 2019 code amendment cycle, known as amendment package I version II, will be provided to the Board of Commissioners, County Manager, County Clerk, and the Clerk of the Superior Court.

Thank you.