



2040 Comprehensive Plan: *Vision for a New Era*

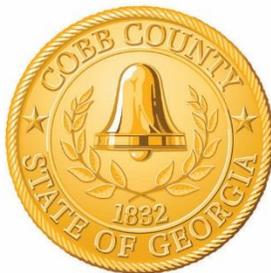
**2020**  
**Comprehensive Plan and**  
**Future Land Use Amendments**

*Revised January 6, 2020*

Public Hearing Dates:

Planning Commission  
January 7, 2020, 7 p.m.

Board of Commissioners  
January 21, 2020, 9 a.m.



COMMUNITY DEVELOPMENT AGENCY

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2020

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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 for 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 signs boards on the main roads with 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	<table border="0"> <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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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.	<b>R-80</b>	Single-family residential district, Min. 80,000-square-foot lot size
Sec. 134-194.	<b>RR</b>	Rural residential district
Sec. 134-195.	<b>R-40</b>	Single-family residential district, Min. 40,000-square-foot lot size
Sec. 134-196.	<b>R-30</b>	Single-family residential district, Min. 30,000-square-foot lot size
Sec. 134-197.	<b>R-20</b>	Single-family residential district, Min. 20,000-square-foot lot size
Sec. 134-198.	<b>R-15</b>	Single-family residential district, Min. 15,000-square-foot lot size
Sec. 134-198.1.	<b>OSC</b>	Open space community overlay district, preserve natural resources within residential development
Sec. 134-199.	<b>R-12</b>	Single-family residential district, Min. 12,000-square-foot lot size
Sec. 134-200.	<b>RD</b>	Residential duplex district
Sec. 134-201.	<b>RA-4</b>	Single-family attached/detached residential district, maximum 4 units per acre
Sec. 134-201.1.	<b>PRD</b>	Planned residential development district
Sec. 134-201.2.	<b>RA-5</b>	Single-family attached/detached residential district, maximum 5 units per acre
Sec. 134-201.3.	<b>SC</b>	Suburban condominium residential district
Sec. 134-202.	<b>RA-6</b>	Single-family attached/detached residential district, maximum 6 units per acre
Sec. 134-203.	<b>RSL</b>	Residential senior living district
Sec. 134-204.	<b>RM-8</b>	Residential multifamily district, maximum 8 units per acre
Sec. 134-205.	<b>FST</b>	Fee simple townhouse residential district
Sec. 134-206.	<b>RM-12</b>	Residential multifamily district, maximum 12 units per acre
Sec. 134-206.	<b>RM-16</b>	Residential multifamily district, maximum 16 units per acre
Sec. 134-208.	<b>MHP/S</b>	Mobile home subdivision district
Sec. 134-209.	<b>RDR</b>	Recreational outdoor golf driving range district
Sec. 134-210.	<b>MHP</b>	Mobile home park district
Sec. 134-211.	<b>LRO</b>	Low-rise office district
Sec. 134-212.	<b>CF</b>	Future commercial district
Sec. 134-213.	<b>NRC</b>	Neighborhood retail commercial district
Sec. 134-214.	<b>LRC</b>	Limited retail commercial district
Sec. 134-215.	<b>O&amp;I</b>	Office and institutional district
Sec. 134-216.	<b>UVC</b>	Urban village commercial district
Sec. 134-217.	<b>PVC</b>	Planned village community district
Sec. 134-218.	<b>CRC</b>	Community retail commercial district
Sec. 134-219.	<b>RMR</b>	Residential mid-rise district
Sec. 134-220.	<b>OMR</b>	Office mid-rise district
Sec. 134-221.	<b>RHR</b>	Residential high-rise district
Sec. 134-221.1.	<b>UC</b>	Urban condominium residential district
Sec. 134.221.2	<b>ROD</b>	Redevelopment overlay district
Sec. 134-222.	<b>OHR</b>	Office high-rise district
Sec. 134-223.	<b>OS</b>	Office/service district
Sec. 134-224.	<b>NS</b>	Neighborhood shopping district
Sec. 134-225.	<b>PSC</b>	Planned shopping center district
Sec. 134-226.	<b>TS</b>	Tourist services district
Sec. 134-227.	<b>GC</b>	General commercial district
Sec. 134-228.	<b>RRC</b>	Regional retail commercial district
Sec. 134-229.	<b>IF</b>	Future industrial district
Sec. 134-230.	<b>LI</b>	Light industrial district
Sec. 134-231.	<b>HI</b>	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	SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL
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 (non-supportive)
MDR	R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)
HDR	RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)
PI	State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, or 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.

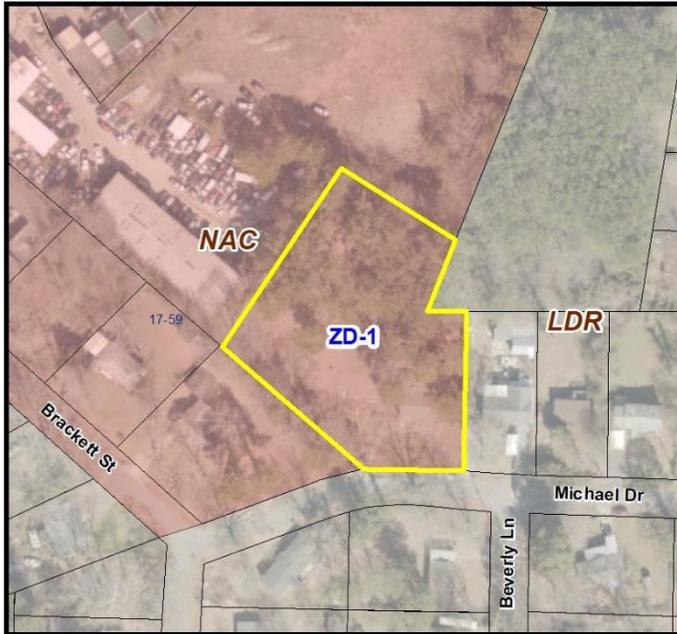


## 2020 Comprehensive Plan Amendments – Zoning Decisions (ZDs)

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
ZD-1	10/2018	Z-53/2018	NAC	LDR	4	Single-family house	North side of Michael Drive, east of Bracket Street	8
ZD-2	10/2018	Z-60/2018	NAC	MDR	1	Single-family residential subdivision	East side of Kemp Ridge Road, south of Lake Acworth Drive	11
ZD-3	12/2018	Z-79/2018	LDR	MDR	2	Two single-family houses	Southeast side of Carson Lane, east side of Wheeler Road	14
ZD-4	12/2018	Z-68/2018	MDR & CAC	HDR	4	Townhouses	West side of Austell Road, northeast side of Milford Church Road	17
ZD-5	12/2018	Z-84/2018	VLDR	NAC	1	Professional offices	Northeast corner of Dallas Highway and County Road	20
ZD-6	2/2019	Z-6/2019	LDR	MDR	2	Two single-family houses	Northwestern intersection of Spring Hill Road and Honeysuckle Lane	23
ZD-7	3/2019	Z-18/2019	NAC	LDR	3	Single-family residential	South end of Hilltop Drive, north of Chance Drive	26
ZD-8	3/2019	Z-78/2018	NAC	MDR	4	Single-family residential	East side of Sandtown Road, south of Windy Hill Road	29
ZD-9	4/2019	Z-22/2019	NAC	PI	4	Church	Northeast intersection of Austell Road and Dorothy Road	32
ZD-10	4/2019	Z-80/2018	CAC	HDR	4	Townhomes	Northwest side of Old Bankhead Highway, south side of Veterans Memorial Highway, east of Old Powder Springs Road	35
ZD-11	4/2019	Z-5/2019	PRC	VLDR	4	Single-family residential subdivision	West side of Holloman Road, south of Hiram Lithia Springs Road	38
ZD-12	4/2019	Z-21/2019	MDR	LDR	4	Two single-family residences	West side of Elmwood Circle, north of Elmwood Drive	41
ZD-13	6/2019	Z-29/2019	PI	NAC & LDR	4	Retail and self-storage facility	West side of Floyd Road, south of White Boulevard	44
ZD-14	6/2019	Z-35/2019	RR	VLDR	1	Single-family house	North side of Ivey Lane, west of Cobb Parkway	47
ZD-15	6/2019	Z-46/2019	LDR	NAC	1	Child daycare center	North side of Mars Hill Church Road, west of Acworth Due West Road	50
ZD-16	8/2019	Z-51/2019	MDR	HDR	2	Attached residential	Southwest side of West Atlanta Road, west of West Village Drive	53
ZD-17	9/2019	Z-26/2019	NAC	MDR	4	Townhomes	Southeast corner of Austell Road and the Silver Comet Trail, north of Seayes Road	56

# COMPREHENSIVE PLAN AMENDMENTS 2020

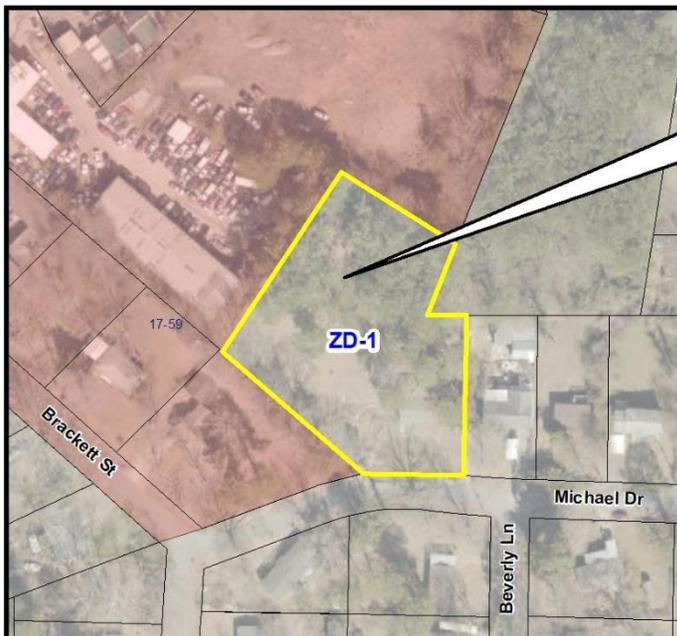
## ZD-1 District 4



**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

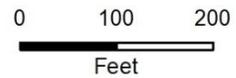


**PROPOSED**

**ZD-1  
Neighborhood Activity Center  
to  
Low Density Residential**



*Cobb County...Expect the Best!*



# ZD-1

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**REZONING CASE:** Z-53<sup>18</sup> (Date Effect: October 2018; Changed from LRO to R-20)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 1.17

**PARCEL ID NUMBER:** 17005900120 (D 17/LL 0059)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

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

**GENERAL LOCATION:** North side of Michael Drive, east of Bracket Street

**ADDRESS:** 646 Michael Drive

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## **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-20) that was approved in October 2018.

### **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, 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:**

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

## **ANALYSIS:**

The property was rezoned from LRO to R-20 for the purpose of a single-family house. The current future land use is Neighborhood Activity Center. Considering the approved rezoning, the subject property bordering LDR, and the residential nature of the proposed project, the future land use would be more suited toward LDR.

The site has road frontage on Michael Drive. It is located between commercial development to the northwest on Austell Road and residential development to the southeast. This property has functioned as a transition between commercial uses on Austell Road and residential uses on Michael Drive when it was previously used as a daycare.

**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) Encourage residential uses in locations where necessary public facilities can be economically provided
- 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:**

This property is not located within the boundaries of an approved Corridor Study or other plan, 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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

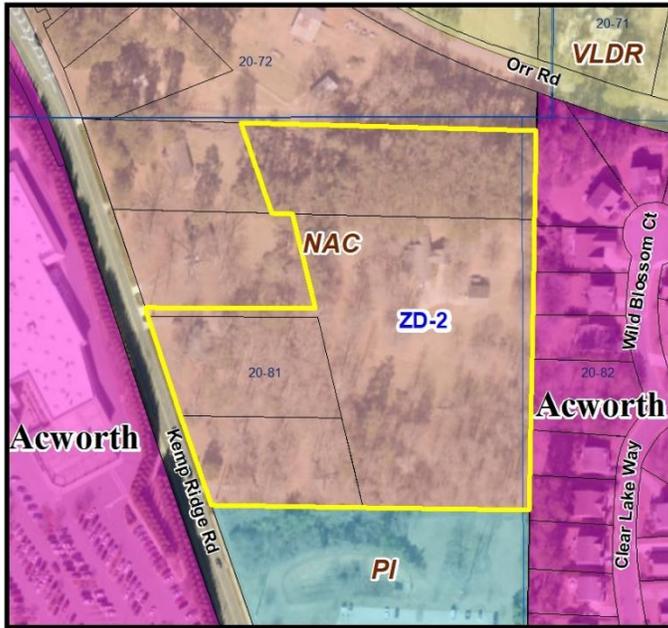
Not applicable

**6) Adjacency to Cities:**

The site for this application is not directly adjacent to a city.

# COMPREHENSIVE PLAN AMENDMENTS 2020

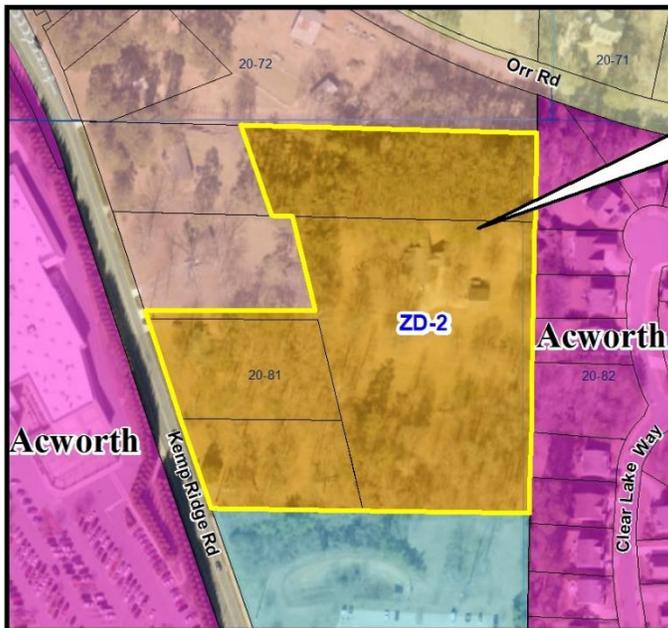
## ZD-2 District 1



**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 Institutional
- Mableton Town center

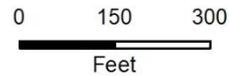


**PROPOSED**

**ZD-2  
Neighborhood Activity Center  
to  
Medium Density Residential**



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## ZD-2

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**REZONING CASE:** Z-60<sup>18</sup> (Date Effect: October 2018; Changed from R-20 to RA-5)

**COMMISSIONER DISTRICT:** 1

**ACREAGE:** 5.45

**PARCEL ID NUMBER:** 20008100010, 20008100030, 20008100230 (D 20/LL 81)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

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

**GENERAL LOCATION:** East side of Kemp Ridge Road, south of Lake Acworth Drive

**ADDRESS:** 3874 Kemp Ridge Road

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### **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 October 2018.

#### **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.

#### **Planning History:**

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

### **ANALYSIS:**

The subject site was rezoned from the R-20 zoning district to the RA-5 zoning district for the purpose of developing a detached, single-family residential community. The entire site comprises of 5.45 acres and was approved for a maximum of 19 residential units resulting in a density of 3.49 units per acre.

The current future use designation on the site is NAC, which allows for low intensity commercial zones. Property to the north and south is also NAC. Property to the west across Kemp Ridge Road is commercial, while to the east is residential, both within the City of Acworth's jurisdiction. Overall the area is

characterized by intense commercial uses along Cobb Parkway to the west, transitioning to low density residential to the east.

The RA-5 development neighbors Cobb County Fire Station Number 28 to the north and is within walking distance to retail shops and other businesses. It's also within proximity to employment options.

Considering the changing conditions proposed for the site and the location between commercial uses to the west along Cobb Parkway and residential uses to the east, a more appropriate transitional future use would be MDR. This would be in keeping with the recommended MDR density range between 2.5 and 5 units per acre.

**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) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided
- 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) 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
- d) Encourage land use strategies in applicable areas that allow for live-work opportunities
- e) Encourage housing construction in locations accessible to services and employment

**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 discourage "strip" development patterns.

**5) Consistency with Revitalization Goals:**

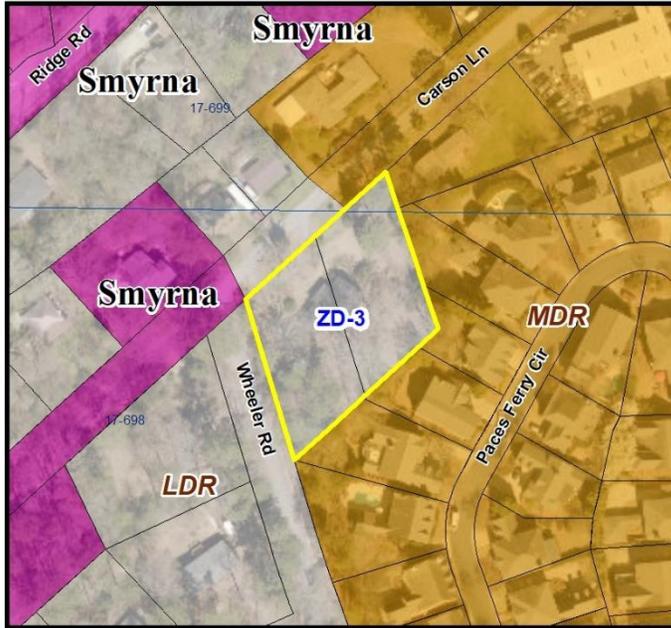
Not applicable

**6) Adjacency to Cities:**

The property is directly adjacent to the City of Acworth.

# COMPREHENSIVE PLAN AMENDMENTS 2020

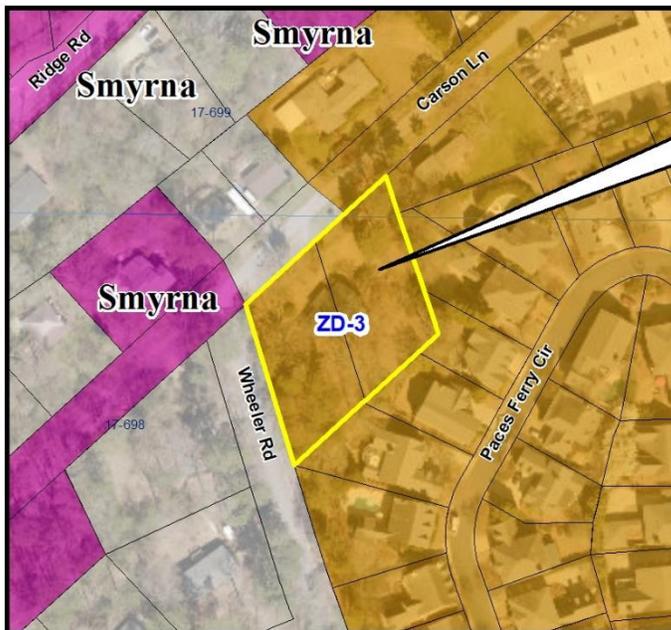
## ZD-3 District 2



**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

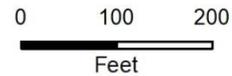


**PROPOSED**

**ZD-3  
Low Density Residential  
to  
Medium Density Residential**



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## ZD-3

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**REZONING CASE:** Z-79<sup>18</sup> (Date Effect: December 2018; Changed from R-20 to R-15)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 0.82

**PARCEL ID NUMBER:** 17069800440, 17069801440 (D 17/LL 698)

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

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

**GENERAL LOCATION:** Southeast side of Carson Lane, east side of Wheeler Road

**ADDRESS:** 3613 & 3617 Carson Lane

---

### **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 December 2018.

#### **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. 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 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 been proposed on the subject property.

### **ANALYSIS:**

The property was rezoned from R-20 to R-15 for the purpose of building two single-family homes. The current future land use is Low Density Residential. Considering the approved rezoning and the residential nature of the proposed project with a density of 2.66 units per acre, the future land use would be more suited toward Medium Density Residential (MDR).

The site has road frontage on Carson Lane and Wheeler Road. The development is located within a residential neighborhood. It is surrounded by single-family homes in all directions which are zoned R-20, RA-5, and RA-6, except for a PSC to the northeast. As it relates to future land uses, the subject site is located between LDR to the north and west and MDR to the east 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) 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) Encourage residential uses in locations where necessary public facilities can be economically provided
- c) Provide sufficient residential capacity to accommodate projected household growth
- d) Encourage housing construction in locations accessible to services and employment

**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:**

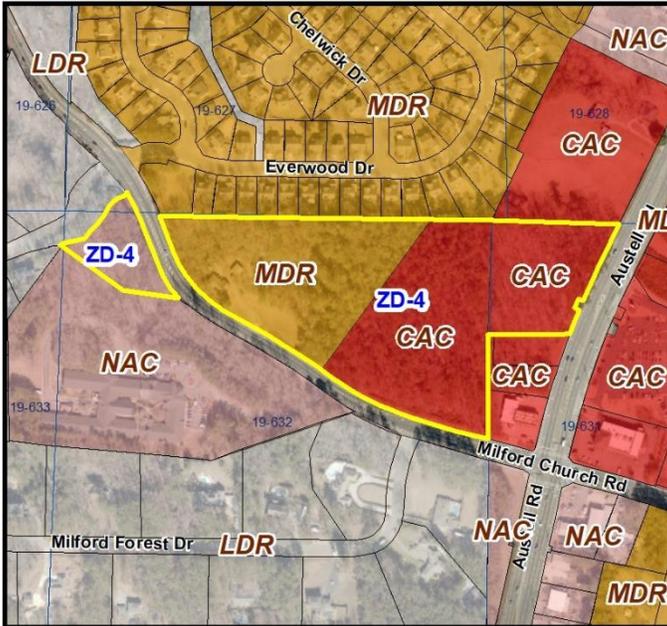
Not applicable

**6) Adjacency to Cities:**

This property is directly adjacent to the City of Smyrna to the northwest.

# COMPREHENSIVE PLAN AMENDMENTS 2020

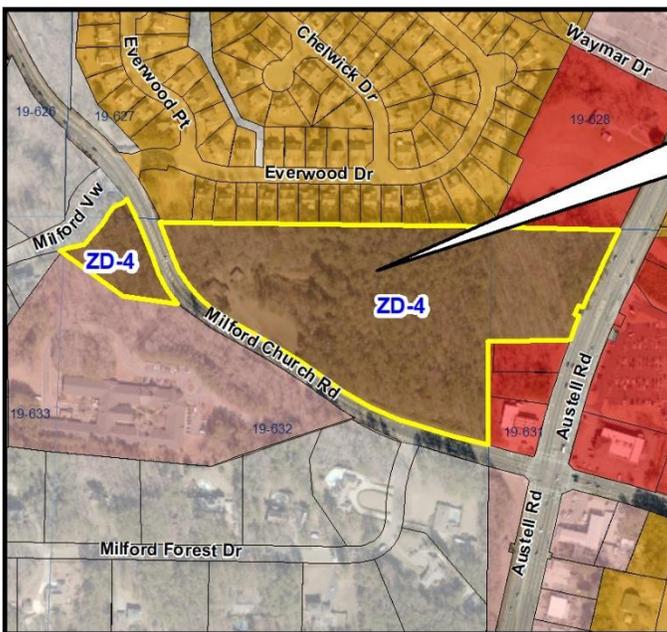
## ZD-4 District 4



**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

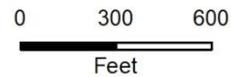


**PROPOSED**

**ZD-4  
Community Activity Center  
Medium Density Residential  
to  
High Density Residential**



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## ZD-4

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**REZONING CASE:** Z-68<sup>18</sup> (Date Effect: December 2018; Changed from R-20 and NS to RM-8)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 14.16

**PARCEL ID NUMBER:** 19063200010 (D 19/LL 631 and 632)

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

**PROPOSED FUTURE LAND USE:** High Density Residential (HDR)

**GENERAL LOCATION:** West side of Austell Road, northeast side of Milford Church Road

**ADDRESS:** 1336 Milford Church 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 December 2018.

#### **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 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 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:**

The property was part of a Small Area Policy Guideline intended to promote quality redevelopment, create new residential opportunities, and encourage new medical service uses in the area.

### **ANALYSIS:**

The property was rezoned from R-20 and NS to RM-8 for the purpose of a townhome development. The current future land use is Medium Density Residential and Community Activity Center. Considering the

approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward High Density Residential.

The site has road frontage on Milford Church Road and Austell Road and is located at the northwest corner of the intersection. The future land use to the north is MDR and CAC. CAC is located to the east along Austell Road. Low Density Residential and Neighborhood Activity Center is located to the south across Milford Church Road. The property is surrounded by a variety of zoning categories including PRD and NRC to the north, NS and GC to the east, and R-80 and LRO to the 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) Guide growth to areas that have infrastructure in place
- 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) 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 located within the boundaries of the Austell Road Corridor Study and is consistent with the objectives of the 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:**

The property is within the Smyrna-Osborne Enterprise Zone.

**6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## ZD-5 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

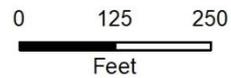


**PROPOSED**

**ZD-5  
Very Low Density Residential  
to  
Neighborhood Activity Center**



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## ZD-5

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**REZONING CASE:** Z-84<sup>18</sup> (Date Effect: December 2018; Changed from R-30 to LRO)

**COMMISSIONER DISTRICT:** 1

**ACREAGE:** 2.300

**PARCEL ID NUMBER:** 20033500090 (D 20/LL 0335)

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

**PROPOSED FUTURE LAND USE:** Neighborhood Activity Center (NAC)

**GENERAL LOCATION:** Northeast corner of Dallas Highway and County Road

**ADDRESS:** 4220 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 (LRO) that was approved in December 2018.

#### **Definitions:**

The purpose of the Very Low Density Residential (VLDR) category 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 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 been proposed on the subject property.

### **ANALYSIS:**

The property was rezoned from R-30 to LRO for the purpose of professional offices. The current future land use is Very Low Density Residential. Considering the approved rezoning, the future land use is being proposed to change to Neighborhood Activity Center.

The surrounding future land use is Very Low Density Residential and surrounding properties are zoned R-30 and R-20/OSC. There are currently no commercial zoned properties in the vicinity nor are there future land uses suggesting future commercial. Existing uses consist of large tract residential homes to the west

and south across Dallas Highway. To the north and east is a 67.7-acre tract of single-family residential lots being developed utilizing the open space conservation subdivision overlay. Overall, the character of the area is residential.

**1) Applicable Goals from the Comprehensive Plan:**

- a) Protect sensitive natural resources while allowing for growth and development
- 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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- b) Provide sufficient opportunities for each future land use designation

**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 result in the creation of a commercial node.

**5) Consistency with Revitalization Goals:**

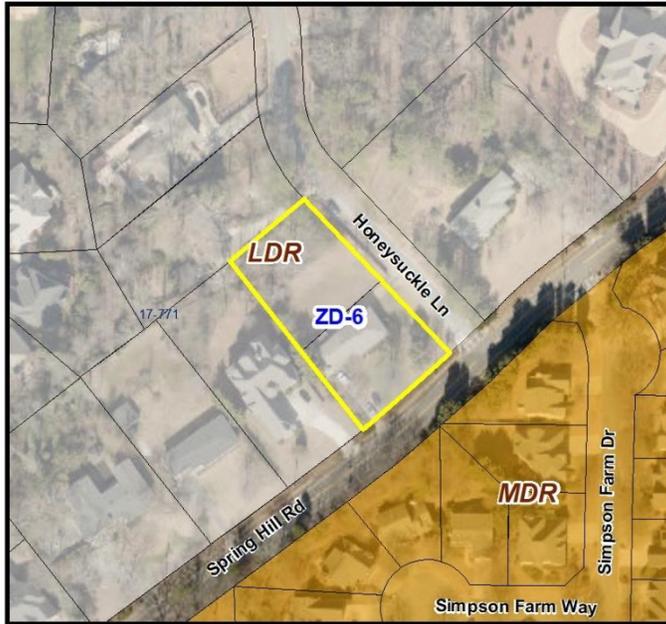
Not applicable

**6) Adjacency to Cities:**

This site is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## ZD-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

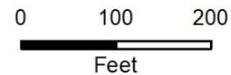


**PROPOSED**

**ZD-6  
Low Density Residential  
to  
Medium Density Residential**



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## ZD-6

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**REZONING CASE:** Z-6<sup>19</sup> (Date Effect: February 2019; Changed from R-20 to R-12)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 0.572

**PARCEL ID NUMBER:** 17077100230, 17077100940 (D 17/LL 771)

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

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

**GENERAL LOCATION:** Northwestern intersection of Spring Hill Road and Honeysuckle Lane

**ADDRESS:** 3542 & 2370 Spring Hill 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 (R-12) that was approved in February 2019.

#### **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. 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 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 been proposed on the subject property.

### **ANALYSIS:**

The subject site was rezoned from the R-20 to the R-12 zoning district for the purpose of developing detached, single-family residential lots. The entire site comprises of .5717 acres and was approved for a maximum of 2 units, resulting in a density of 3.5 units per acre.

The current future use designation on the site is LDR, which allows for residential communities between 1 and 2.5 units per acre. The property is surrounded by LDR on the north, east and west sides. To the

south across Spring Hill Road is MDR on the future land use map, which allows for residential developments between 2.5 and 5 units per acre. While there is a mix of MDR tracts nearby, the subject site is part of a more expanded area of low density residential uses with zoning districts more appropriate within a LDR category.

Considering the changing conditions proposed for the site, the approved density, and zoning district, MDR is being considered for this tract.

**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) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided
- 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) 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
- d) Encourage land use strategies in applicable areas that allow for live-work opportunities
- e) Encourage housing construction in locations accessible to services and employment

**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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

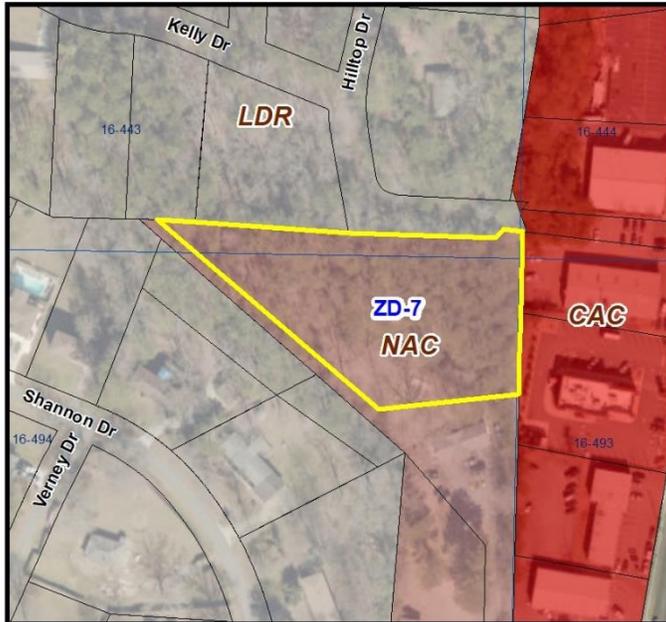
Not applicable

**6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

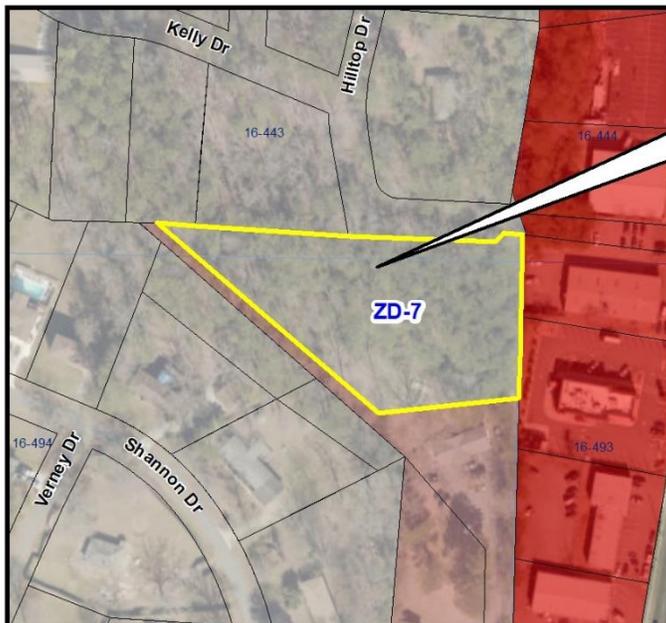
## ZD-7 District 3



**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

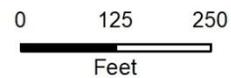


**PROPOSED**

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



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## ZD-7

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**REZONING CASE:** Z-18<sup>19</sup> (Date Effect: March 2019; Changed from O&I to R-15)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 1.66

**PARCEL ID NUMBER:** 16049400010 (D 16/LL 494)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

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

**GENERAL LOCATION:** South end of Hilltop Drive, north of Chance Drive

**ADDRESS:** Not available

---

### **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 March 2019.

#### **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, 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:**

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

### **ANALYSIS:**

The property was rezoned from O&I to R-15 for the purpose of adding 4 residential lots to an existing subdivision. The current future land use is Neighborhood Activity Center. Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward Low Density Residential.

The site is located at the end of a cul-de-sac and doesn't have any road frontage. It is between small retail shops on Canton Road to the east and south. Other single family homes are located to the north and west. This development is within walking distance to restaurants and retail shops along Canton Road, as well as potential jobs. The surrounding future land use is LDR to the north and west, NAC to the south and CAC 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) Provide a wide array of housing stock for all residents
- 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) Encourage residential uses in locations where necessary public facilities can be economically provided
- c) Provide sufficient residential capacity to accommodate projected household growth
- d) 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 an approved Canton Road Corridor Study area and is consistent with the objectives of the 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:**

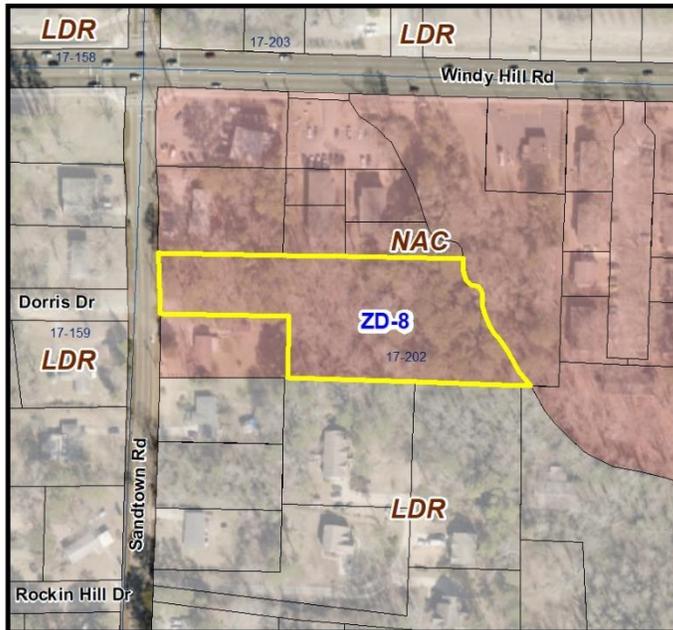
This property is in the Canton Road Tax Abatement Program area. It is also eligible for incentives through the Commercial and Industrial Property Rehabilitation program.

**6) Adjacency to Cities:**

This property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

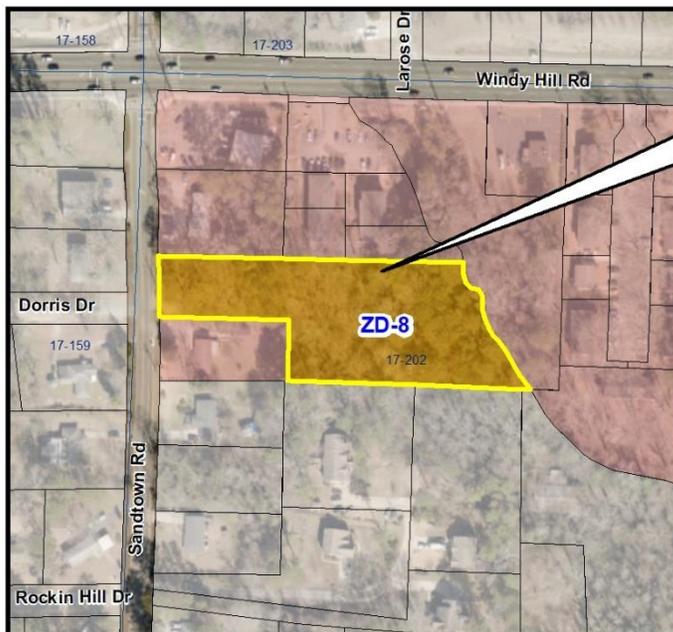
## ZD-8 District 4



**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

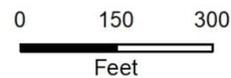


**PROPOSED**

**ZD-8  
Neighborhood Activity Center  
to  
Medium Density Residential**



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## ZD-8

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**REZONING CASE:** Z-78<sup>18</sup> (Date Effect: March 2019; Changed from RA-5 to RA-5)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 2.078

**PARCEL ID NUMBER:** 17020200650 (D 17/LL 202)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

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

**GENERAL LOCATION:** East side of Sandtown Road, south of Windy Hill Road

**ADDRESS:** 2441 Sandtown 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 March 2019.

#### **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 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:**

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

### **ANALYSIS:**

The property was rezoned to RA-5 for the purpose of attached units. The current future land use is Neighborhood Activity Center (NAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use is being considered for Medium Density Residential (MDR).

The site has road frontage on Sandtown Road. The future land use to the north and east along Windy Hill Road is NAC. Low Density Residential (LDR) is located to the south and to the west across Sandtown Road. The property is surrounded by a variety of zoning categories including NS and RM-12 to the north and east, R-20 to the west and R-15 to the south. The proposed MDR would also provide a suitable

transition between the NAC to the north and LDR to the south. As an observation, amending the subject tract to MDR cuts off a portion of the NAC node into a separate single lot. This particular lot is zoned NS. However, field reconnaissance and tax records show the existing use as residential. Future consideration should be given to amending the parcel to a residential 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) Provide a wide array of housing stock for all residents

**2) Applicable Policies from the Comprehensive Plan:**

- a) Guide growth to areas that have infrastructure in place
- 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 plan, 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:**

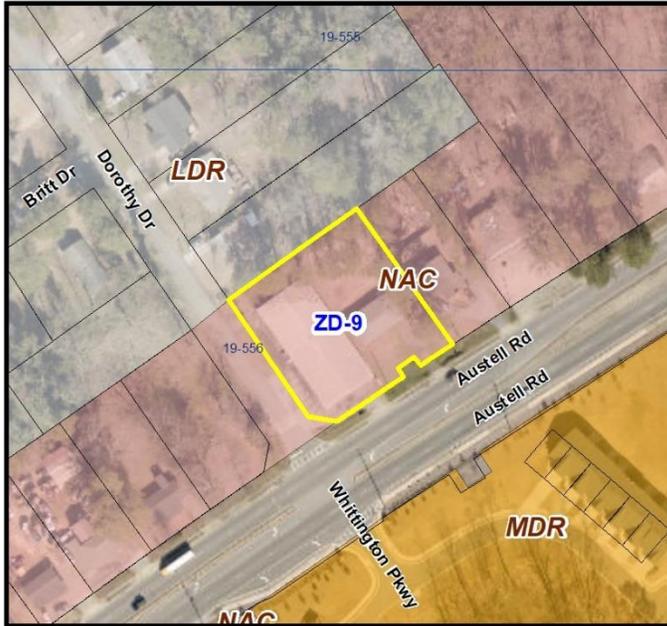
The property is within the Smyrna-Osborne Enterprise Zone.

**6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## ZD-9 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

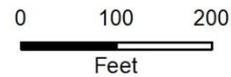


**PROPOSED**

**ZD-9  
Neighborhood Activity Center  
to  
Public Institutional**



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## ZD-9

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**REZONING CASE:** Z-22<sup>19</sup> (Date Effect: April 2019; Changed from GC to NRC)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 0.77

**PARCEL ID NUMBER:** 19055600060 (D 19/LL 0556)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

**PROPOSED FUTURE LAND USE:** Public/Institutional (PI)

**GENERAL LOCATION:** Northeast intersection of Austell Road and Dorothy Drive

**ADDRESS:** 2596 Austell Road.

---

### **BACKGROUND:**

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

The intent of the proposed amendment is to establish a compatible future land use guideline to the new use (church) that was approved in April 2019.

#### **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 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 been proposed on the subject property.

### **ANALYSIS:**

The property was rezoned from GC to NRC for the purpose of a church. The current future land use is Neighborhood Activity Center. Considering the approved rezoning and the institutional nature of the proposed re-use of the building, the future land use would be more suited toward Public Institutional.

The site has road frontage on Austell Road and Dorothy Drive. Northwest of the subject site along Dorothy Drive are low-density, single-family homes. The residential structures along Austell Road have mostly

been converted to accommodate small businesses. On the southeast side of Austell Road, there is a mix of commercial and multi-family medium density residential land 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

**2) Applicable Policies from the Comprehensive Plan:**

- a) Provide sufficient opportunities for each future land use designation
- b) Support efforts to revitalize and/or redevelop struggling commercial and residential areas
- 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:**

This property is not located within the boundaries of an approved Corridor Study or other plan, 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:**

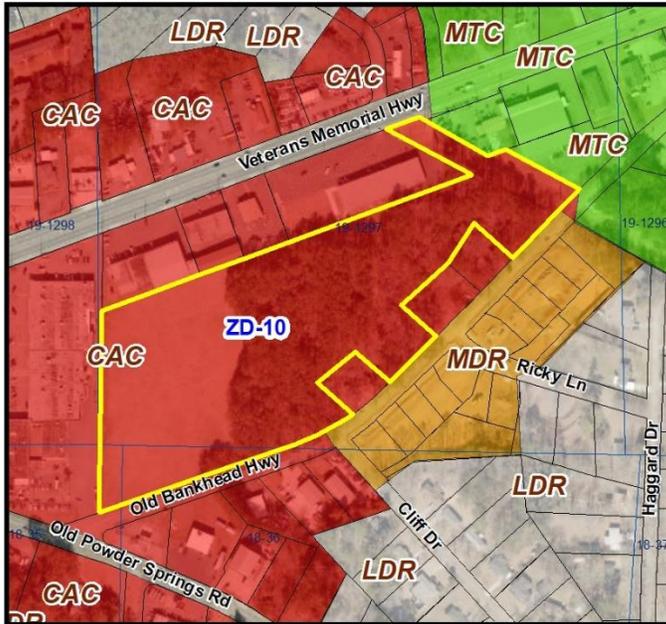
This property is located in a Façade Improvement area. It is an older commercial building for which the program could be applied.

**6) Adjacency to Cities:**

This site is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

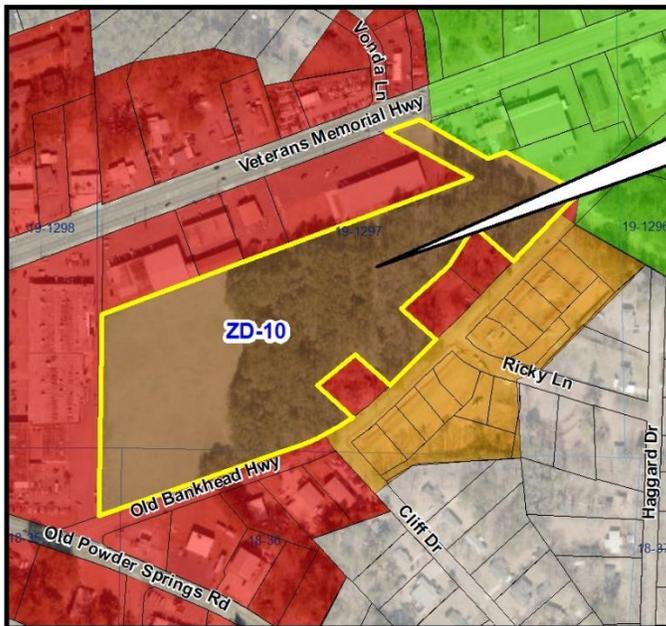
## ZD-10 District 4



**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

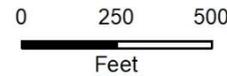


**PROPOSED**

**ZD-10  
Community Activity Center  
to  
High Density Residential**



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# ZD-10

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**REZONING CASE:** Z-80<sup>18</sup> (Date Effect: April 2019; Changed from GC & PSC to RM-8)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 12.035

**PARCEL ID NUMBER:** 19129700350 (D 19/LL 1297)

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

**PROPOSED FUTURE LAND USE:** High Density Residential (HDR)

**GENERAL LOCATION:** Northwest side of Old Bankhead Highway, south side of Veterans Memorial Highway, east of Old Powder Springs Road

**ADDRESS:** 1140 Old Bankhead Highway

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## **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 April 2019.

### **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 been proposed on the subject property.

## **ANALYSIS:**

The property was rezoned from GC and PSC to RM-8 for the purpose of developing a 96-unit townhouse community. The current future land use is Community Activity Center. Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward High Density Residential.

The site has road frontages on Old Bankhead Highway and Veterans Memorial Highway. It is between small retail shops on Veterans Memorial Highway to the north and single family homes to the south. The development is within walking distance to restaurants, a grocery store, and retail shops along Veterans Memorial Highway, as well as potential jobs. The surrounding future land use is CAC to the north and west, and Medium Density Residential to the south. The Mableton Form-Based Code area is to the east which is zoned T5 (Urban Center Zone).

**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
- 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) Encourage residential uses in locations where necessary public facilities can be economically provided
- 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
- e) 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 Veterans Memorial Highway 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:**

This property is in the South Cobb Enterprise Zone area, a less developed Census Tract, and the Veterans Memorial Highway Tax Abatement Program area. The site is eligible for incentives through the Commercial and Industrial Property Rehabilitation Program.

**6) Adjacency to Cities:**

This property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

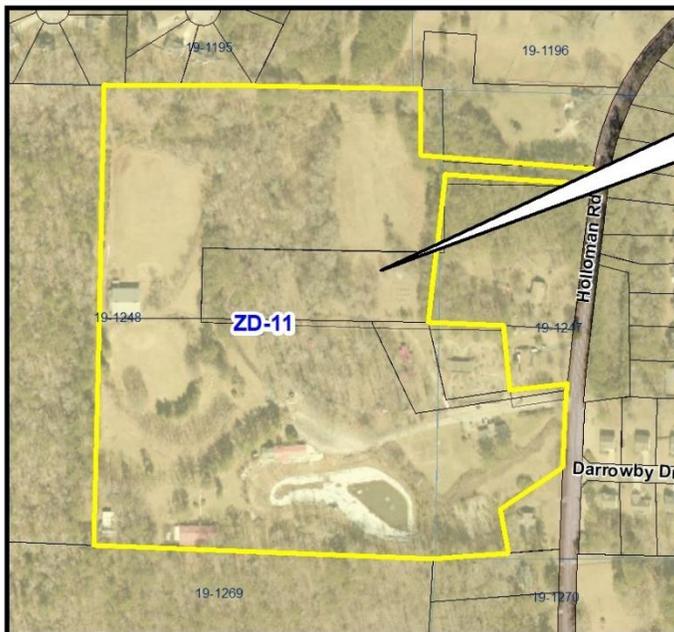
## ZD-11 District 4



**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

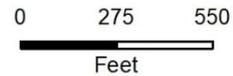


**PROPOSED**

**ZD-11  
Park/Recreation/Conservation  
to  
Very Low Density Residential**



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# ZD-11

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**REZONING CASE:** Z-5<sup>19</sup> (Date Effective: April 2019; Changed from R-30, R-15, and GC to R-15/OSC)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 33.781

**PARCEL ID NUMBER:** 19124700040, 19124700070, 19124700510, 19124800010, 19124800050  
(D 19/LL 1247, 1248)

**EXISTING FUTURE LAND USE:** Park/Recreation/Conservation (PRC)

**PROPOSED FUTURE LAND USE:** Very Low Density Residential (VLDR)

**GENERAL LOCATION:** West side of Holloman Road, south of Hiram Lithia Springs Road

**ADDRESS:** 5350 Holloman Road

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## **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/OSC) that was approved in April 2019.

### **Definitions:**

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.

The purpose of the Very Low Density Residential (VLDR) category 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.

### **Planning History:**

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

## **ANALYSIS:**

The subject site was rezoned from a combination of R-30, R-15, and GC zoning districts to the R-15/OSC zoning district, for the purpose of developing a detached, single-family residential, open space community with 13 acres of open space. The entire site comprises of 33.8 acres and was approved for a maximum of 59 residential units, resulting in a density of 2.0 units per acre.

The current future use designation on the site is PRC, which allows for park, recreation, and conservation uses. The PRC was designated based on the private, recreational use that was formally operating on the site. On the future land use map, the tract is surrounded on all sides by Very Low Density Residential which fits the existing residential character of the area.

Considering the changing conditions proposed for the site and the very low density character of the area, VLDR is being considered for this tract.

**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
- c) 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) 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) Actively protect floodplains, wetlands, creeks, streams, rivers and other environmentally sensitive lands
- e) Encourage strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle
- f) Focus on public health by encouraging the preservation of environmentally sensitive natural resources and open space

**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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

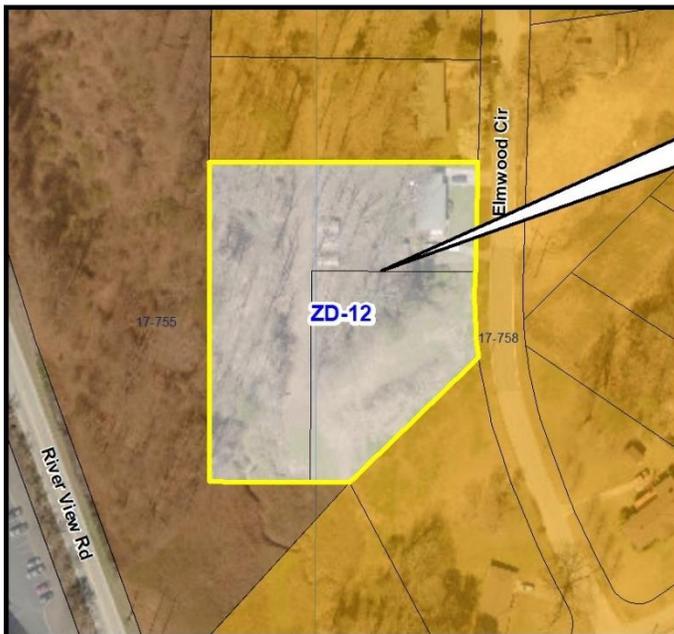
## ZD-12 District 4



**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

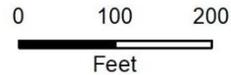


**PROPOSED**

**ZD-12  
Medium Density Residential  
to  
Low Density Residential**



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## ZD-12

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**REZONING CASE:** Z-21<sup>19</sup> (Date Effect: April 2019; Changed from R-20 & CF to R-20)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 1.890

**PARCEL ID NUMBER:** 17075800180, 17075800650 (D 17/LL 0758)

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

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

**GENERAL LOCATION:** West side of Elmwood Circle, north of Elmwood Drive

**ADDRESS:** 2356 Elmwood Circle

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### **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-20) that was approved in April 2019.

#### **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:**

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

### **ANALYSIS:**

The subject property was rezoned from R-20 and CF to R-20 for the purpose of two single-family houses at 1.58 units per acre. The current future land use is Medium Density Residential. Considering the approved rezoning and the lower density residential nature of the proposed project, the future land use would be more suited toward Low Density Residential.

The site has road frontage on Elmwood Circle. The property is located within a single-family neighborhood and is adjacent to greenspace that is part of a townhome development that is designated as High Density Residential on the future land use map. There is an isolated strip of CF zoning along the rear portions of the single-family parcels that back up to the townhome development. Despite the future commercial zoning, the future land use for those parcels is Medium Density Residential.

**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) 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) Promote infill development where appropriate and compatible with desirable future land use designations
- e) Encourage housing construction in locations where necessary public facilities can be economically provided

**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:**

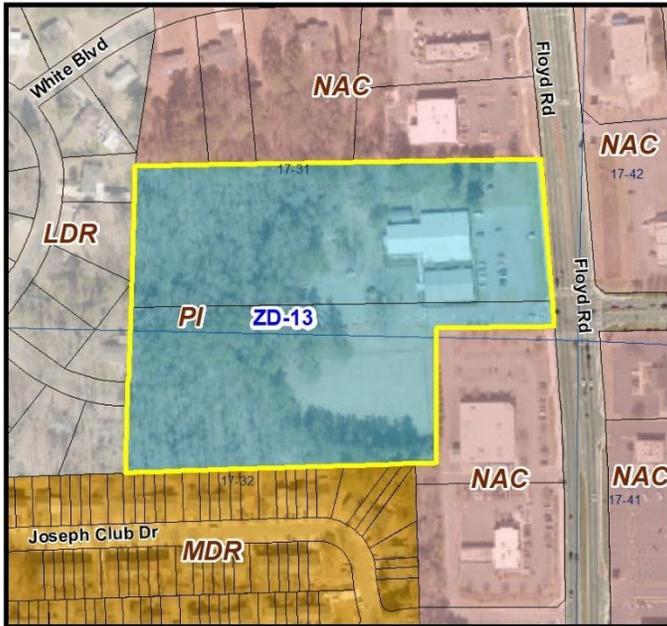
Not applicable

**6) Adjacency to Cities:**

This site is less than a third (1/3) of a mile from the City of Smyrna.

# COMPREHENSIVE PLAN AMENDMENTS 2020

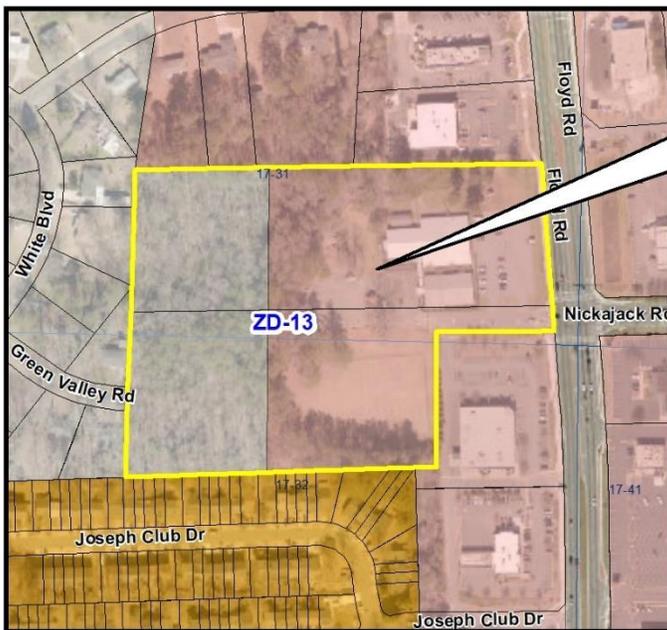
## ZD-13 District 4



**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

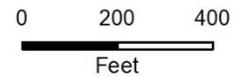


**PROPOSED**

**ZD-13  
Public Institutional  
to  
Neighborhood Activity Center  
Low Density Residential**



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# ZD-13

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**REZONING CASE:** Z-29<sup>19</sup> (Date Effect: June 2019; Changed from NRC and R-20 to NRC and R-20)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 11.156

**PARCEL ID NUMBER:** 17003100050 and 17003200010 (D 17/LL 31 and 32)

**EXISTING FUTURE LAND USE:** Public/Institutional (PI)

**PROPOSED FUTURE LAND USE:** Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

**GENERAL LOCATION:** West side of Floyd Road, south of White Boulevard

**ADDRESS:** N/A

---

## **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 and R-20 that was approved in June 2019.

### **Definitions:**

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.

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, 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:**

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

## **ANALYSIS:**

The property was rezoned to NRC and R-20 for the purpose of retail and self-storage facility. The current future land use is Public/Institutional (PI) because the property was the former location of a church. When the rezoning was approved, a strip along the western boarder of the property was deleted to R-20. The portion of the property zoned NRC would change to a NAC future land use designation and the R-20 section is proposed for LDR. Considering the approved rezoning and the commercial nature of the proposed project, the future land use would be more suited toward Neighborhood Activity Center (NAC) and Low Density Residential (LDR).

The site has road frontage along Floyd Road. The future land use to the north, south, and east across Floyd Road is NAC. Low Density Residential (LDR) is located to the west and Medium Density Residential (MDR) is located to the south. The property is surrounded by a variety of zoning categories including NRC to the north and south, R-20 to the north, R-15 to the west, and RM-12 to the 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.

### **2) Applicable Policies from the Comprehensive Plan:**

- a) Guide growth to areas that have infrastructure in place
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- d) Provide sufficient opportunities for each future land use designation

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

This property is not located within the boundaries of an approved Corridor Study or other plan, 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:**

The property is within the South Cobb Enterprise Zone.

### **6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## 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

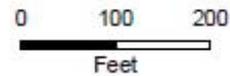


**PROPOSED**

ZD-14  
Rural Residential  
to  
Very Low Density Residential



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# ZD-14

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**REZONING CASE:** Z-35<sup>19</sup> (Date Effect: June 2019; Changed from R-20 & GC to R-20)

**COMMISSIONER DISTRICT:** 1

**ACREAGE:** 0.483

**PARCEL ID NUMBER:** 20011000040 (D 20/LL 0110)

**EXISTING FUTURE LAND USE:** Rural Residential (RR)

**PROPOSED FUTURE LAND USE:** Very Low Density Residential (VLDR)

**GENERAL LOCATION:** North side of Ivey Lane, west of Cobb Parkway

**ADDRESS:** 5030 Ivey Lane.

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## **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-20) that was approved in June 2019.

### **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 Very Low Density Residential (VLDR) category 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.

### **Planning History:**

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

## **ANALYSIS:**

The property was rezoned from R-20 and GC to R-20 for the purpose of a single-family house with an accessory structure at a density of 2 units per acre. The current future land use is Rural Residential. Considering the approved rezoning and the density allowed under it, the future land use could be considered as Very Low Density Residential.

The site has road frontage on Ivey Lane. The parcel is bordered by commercial uses to the north (in the City of Acworth) and east. It is bordered by single-family residential to the west and south. The entire area in unincorporated Cobb County is in the Rural Residential future land use category. While VLDR is the more appropriate category of the future use of this single parcel, it is part of a much larger neighborhood with one acre lots that is compatible with Rural Residential.

**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) Encourage residential uses in locations where necessary public facilities can be economically provided
- 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) Encourage new and innovative housing types that meet the needs of an evolving, diverse community

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

This property is located within the boundaries of the Northwest Land Vulnerability Analysis. This change would be consistent with the plan. On the resulting “Map 15-Framework Plan,” this parcel is shown in the Very Low Density Residential future land use category.

**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:**

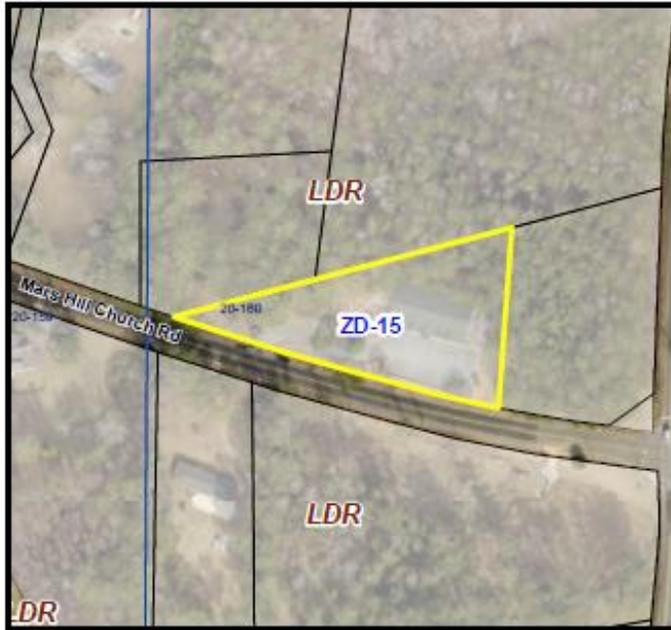
Not applicable

**6) Adjacency to Cities:**

This site is contiguous with the City of Acworth.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## ZD-15 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

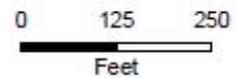


**PROPOSED**

ZD-15  
Low Density Residential  
to  
Neighborhood Activity Center



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## ZD-15

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**REZONING CASE:** Z-46<sup>19</sup> (Date Effect: June 2019; Changed from NS to NRC)

**COMMISSIONER DISTRICT:** 1

**ACREAGE:** 1.2

**PARCEL ID NUMBER:** 20016000310 (D 20/LL 160)

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

**PROPOSED FUTURE LAND USE:** Neighborhood Activity Center (NAC)

**GENERAL LOCATION:** North side of Mars Hill Church Road, west of Acworth Due West Road

**ADDRESS:** 2536 Mars Hill Church Road

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### **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 June 2019.

#### **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. 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 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 been proposed on the subject property.

### **ANALYSIS:**

The property was rezoned from NS to NRC for the purpose of operating a daycare in the existing building. The building was used as a daycare since 1982, but has been vacant since 2017. The current future land use is Low Density Residential. Considering the approved rezoning and the commercial nature of the proposed project, an appropriate future land use would be Neighborhood Activity Center.

The site has road frontage on Mars Hill Church Road and is in the vicinity of the Mars Hill Church Road and Acworth Due West Road intersection, which consists of large lot residential properties on all four sides. The subject site is surrounded by single family homes. Some undeveloped lots are located to the north and south. The surrounding future land use is LDR in all directions. The character of the area is large lot residential with a mix of subdivisions. Considering that Acworth Due West Road is an arterial roadway crossing Mars Hill Church Road, which is a minor collector, coupled with the relatively large lots adjacent to the intersection, establishing a NAC at this location could set the course for more commercial uses at the intersection.

**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) Promote infill development where appropriate and compatible with desirable future land use designations
- c) Provide sufficient opportunities for each future land use designation
- d) Support efforts to revitalize and/or redevelop struggling commercial and residential areas

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

This property is located within the boundaries of the Northwest Land Vulnerability Analysis. The plan has no discussion relevant to this area. On the maps that include this area, it depicts this property as remaining in Low Density Residential. A daycare would have been in this location at the time of the study. It is difficult to say if this change would be consistent with the plan in that it is not known whether it was a conscious decision not to change the parcel to a commercial future land use category, or an oversight. The fact that there have been no Comprehensive Plan changes in this area lends weight to the argument that it was most likely an oversight as opposed to considered and rejected.

**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:**

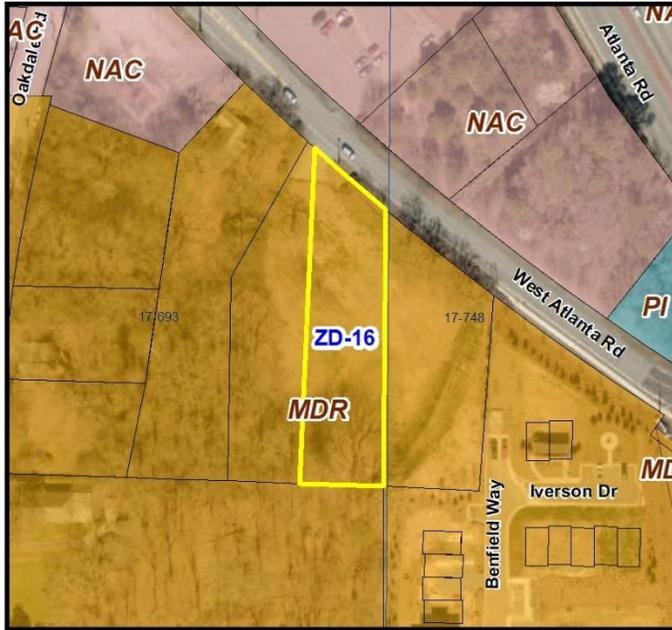
Not applicable

**6) Adjacency to Cities:**

This property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

## ZD-16 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

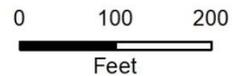


**PROPOSED**

**ZD-16**  
Medium Density Residential  
to  
High Density Residential



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# ZD-16

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**REZONING CASE:** Z-51<sup>19</sup> (Date Effective: August 2019; Changed from R-20 to RM-8)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 0.637

**PARCEL ID NUMBER:** 17069301340 (D 17/LL 693)

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

**PROPOSED FUTURE LAND USE:** High Density Residential (HDR)

**GENERAL LOCATION:** Southwest side of West Atlanta Road, west of West Village Drive

**ADDRESS:** 4398 West Atlanta Road

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## **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 August 2019.

### **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 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 been proposed on the subject property.

## **ANALYSIS:**

The subject site was rezoned from the R-20 zoning district to the RM-8 zoning district for developing an attached residential community. The entire site comprises of 0.637 acres and was approved for a maximum of 6 residential units, resulting in a density of 9 units per acre.

The current Future Land Use designation on the site is MDR. Surrounding the tract on the east, west, and south is also MDR. Across West Atlanta Road to the north and closer to the Atlanta Road thoroughfare, the future use designation is Neighborhood Activity Center. The overall character of the area is medium and high density residential mixed with retail commercial and some office uses.

Considering the changing conditions proposed for the site and the density of the development, HDR is the future land use being considered for this tract. However, the rezoning incorporates the same stipulations applied to a previous rezoning (Z-66; 2016) that is adjacent to the subject site and is currently MDR on the future land use map. In addition, MDR is the predominant future land use and HDR is not present in the general area. Considering the unique circumstance surrounding this case, MDR may be a more appropriate future land use 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) 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) Encourage housing construction and the development of commercial areas in locations where necessary public facilities can be economically provided
- 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) Encourage land use strategies in applicable areas that allow for live-work opportunities
- d) Encourage housing construction in locations accessible to services and employment

**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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Adjacency to Cities:**

The property is not directly adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2020

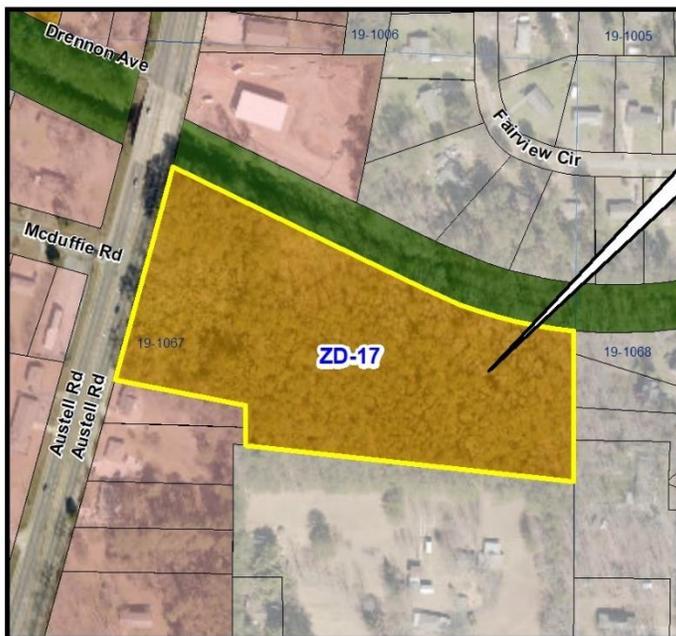
## ZD-17 District 4



**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

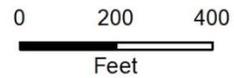


**PROPOSED**

**ZD-17  
Neighborhood Activity Center  
to  
Medium Density Residential**



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# ZD-17

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**REZONING CASE:** Z-26<sup>19</sup> (Date Effect: September 2019; Changed from GC to RA-5)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 8.7

**PARCEL ID NUMBER:** 19106700230 (D 19/LL 1067)

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC)

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

**GENERAL LOCATION:** Southeast corner of Austell Road and the Silver Comet Trail, north of Seayes Road

**ADDRESS:** 4561 Austell Road

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## **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 September 2019.

### **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 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 was part of a previous future land use change from Community Activity Center (CAC) to NAC in July 2013.

## **ANALYSIS:**

The property was rezoned to RA-5 for the purpose of a townhome development. The current future land use is Neighborhood Activity Center (NAC). Considering the approved rezoning and the residential nature of the proposed project, the future land use would be more suited toward Medium Density Residential (MDR).

The site has road frontage on Austell Road and is surrounded by NAC to the north, south, and to the west across Austell Road. Low Density Residential (LDR) is located to the north, south, and to the east. The

Silver Comet Trail is adjacent to the property to the north. The subject tract is surrounded by a variety of zoning categories including R-20 to the north, south, east, and to the west across Austell Road. O&I is located to the north and GC is located to the south and west.

**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) Guide growth to areas that have infrastructure in place
- 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 plan, 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:**

The property is within the South Cobb Enterprise Zone.

**6) Adjacency to Cities:**

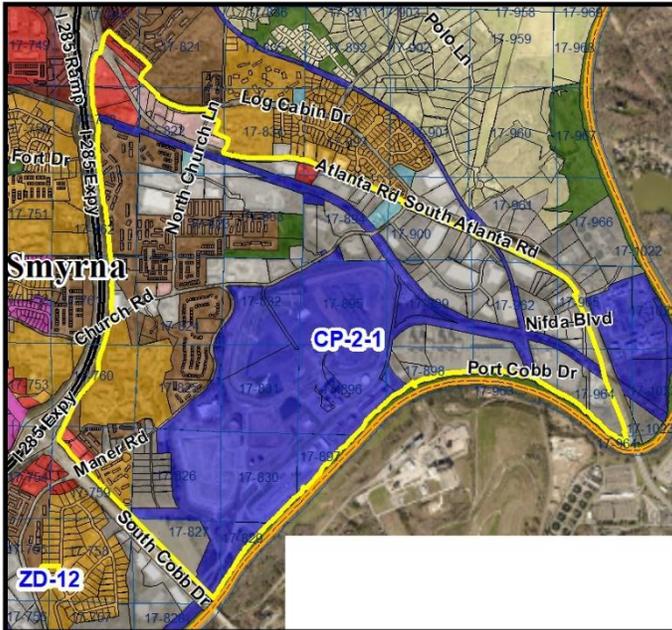
The property is not directly adjacent to any city boundary.

## 2020 Comprehensive Plan Amendments – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-2-1	HDR, MDR, CAC, NAC, IND, INC, PI, PRC	RAC-hdr, RAC-mdr, RAC-rs, RAC-ind, RAC-osr	2	Commercial, residential, industrial	North and south sides of Atlanta Road, south of Church Road/Plant Atkinson Road to South Cobb Drive, east of I-285, and south to the Chattahoochee River	60
CP-3-1	IC	MDR	3	Residential	South side of Gresham Road and east of Wallace Road	67
CP-4-1	CAC	NAC & MDR	4	Commercial and residential	North of Veterans Memorial Highway, west of Cooper Lake Road, and east and west of Beaver Drive	71
CP-4-2	CAC	NAC	4	Commercial	North of Veterans Memorial Highway and west of Cooper Lake Road	75
CP-4-3	CAC	NAC	4	Commercial	South of Veterans Memorial Highway and east of Glore Drive	79
CP-4-4	CAC	MDR	4	Residential	South of Veterans Memorial Highway, north of Lee Road, and east of Garner Road	83
CP-4-5	CAC	MDR	4	Commercial	South of Veterans Memorial Highway, north of Ridge Avenue, and west of Glore Drive	87
CP-4-6	PIA-ic, PIA-ind	PIA-ic, PIA-cac, MDR	4	Industrial	South of the Silver Comet Trail between Ewing Road and Sanders Road, including both sides of Sanders Road, and including both sides of Angelette Drive	91
CP-4-7	PIA-prc	PIA-ic, PIA-ind	4	Industrial	Discovery Boulevard, north of Mableton Parkway	105

# COMPREHENSIVE PLAN AMENDMENTS 2020

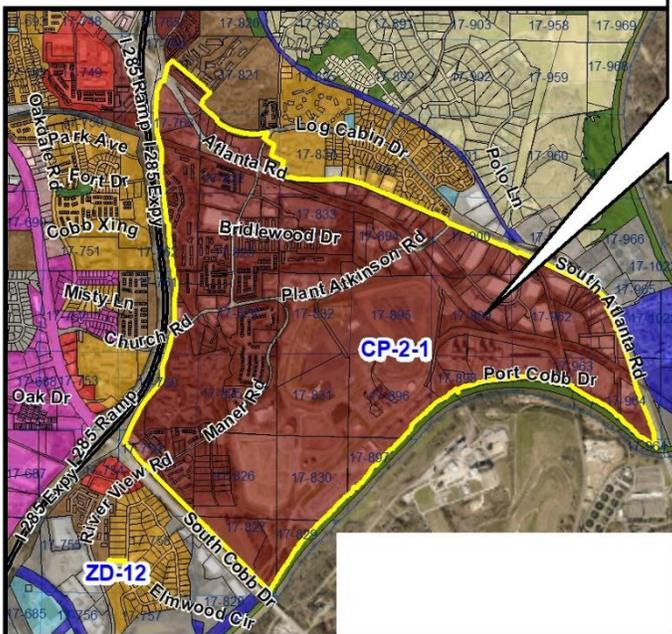
## CP-2-1 District 2



**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

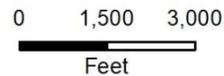


**PROPOSED**

**CP-2-1**  
 Neighborhood & Community Activity Center  
 Public Institutional  
 Parks/Recreation/Conservation  
 Industrial & Industrial Compatible  
 Medium & High Density Residential  
 Transportation/Communication/Utilities  
 to  
 Regional Activity Center



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# CP-2-1

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**COMMISSIONER DISTRICT:** 2

**ACREAGE:** Approximately 895 acres

**PARCEL ID NUMBER:** Multiple parcels

**EXISTING FUTURE LAND USE:** High Density Residential (HDR), Medium Density Residential (MDR), Community Activity Center (CAC), Neighborhood Activity Center (NAC), Industrial (IND), Industrial Compatible (IC), Public/Institutional (PI), Parks/Recreation/Conservation (PRC), Transportation/Communication/Utilities (TCU)

**PROPOSED FUTURE LAND USE:** Regional Activity Center with high density residential (RAC-hdr), medium density residential (RAC-mdr), retail/service (RAC-rs), industrial (RAC-ind), and open space/recreation (RAC-osr) sub-categories

**GENERAL LOCATION:** North and south sides of Atlanta Road, south of Church Road/Plant Atkinson Road to South Cobb Drive, east of I-285, and south to the Chattahoochee River

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## **BACKGROUND:**

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

The intent of the amendment is to provide for future land use guidance that is compatible with existing uses but also provides flexibility for a wide range of redevelopment options.

### **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.

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 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 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.

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.

The purpose of the Transportation/Communication/Utilities (TCU) category is to provide for uses such as power generation plants, railroad facilities, communication towers, airports, etc.

RAC-high density residential (RAC-hdr) - 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.

RAC-medium density residential (RAC-mdr) - Medium Density Residential provides areas that are suitable for medium-density housing between two and one-half (2.5) and five (5) dwelling units per acre and attached single-family residential housing that in certain circumstances may reach six (6) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses.

RAC-retail/service (RAC-rs) - Retail stores and service operations are considered the most appropriate use in the Retail/Service land use category. However, mixed-use developments that include office may also be appropriate. Residential development is inappropriate in the Retail/Service Sub-Area designation.

RAC-industrial (RAC-ind) - Developments in the Industrial Sub-Area should be limited to light industrial uses and should be compatible with the urbanized development in the RAC. In addition to light industrial, the industrial category also may include office/warehouse, and distribution and support services for commercial. Residential development is inappropriate in the Industrial Sub-Area.

RAC-open space/recreation (RAC-osr) - 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.

**Planning History:**

The subject area has been part of numerous Comprehensive Plan Amendments. The following table is a summary of those future land use changes:

ZD/CP No.	Zoning Case/Year	Location	Future Land Use Change	Year Approved
CP-5	N/A	East side of I-285, bounded by Church Road, Maner Road, and Woodlawn Drive	IC to MDR	1999
ZD-1	Z-143/1998	Southwest intersection of Plant Atkinson Road and Maner Road	IND to HDR	1999
ZD-7	Z-29/2001	Southeast intersection of South Cobb Drive and Maner Road	IND to MDR	2001
ZD-14	OB 1/2001	East side of North Church Lane and north of Bondurant Street	IC to HDR & PRC	2001
ZD-20	Z-102/2003	North side of Maner Road, east of South Cobb Drive, and east of I-285	CAC & IC to HDR	2004
ZD-11	Z-27/2004	North side of Atlanta Road, west of North Church Lane	IC & CAC to HDR	2005
ZD-18	Z-55/2004	South side of Atlanta Road, east of North Church Lane	IND & IC to CAC	2005
ZD-19	Z-62/2004	North side of Maner Road, northeast of South Cobb Drive, and on the south side of Woodland Drive	IND to HDR	2005
ZD-34	Z-110/2004	East and west sides of North Church Lane, north of Plant Atkinson Road, and on the north and south Sides of Bondurant Road	IC to HDR	2005
ZD-35	Z-68/2006	South side of Church Road, west of North Church Lane and on the east and west sides of Holland Road, south of Church Road	IC & MDR to HDR	2007
CP-3D	N/A	Northeast corner of the intersection of Atlanta Road and North Church Lane	MDR to NAC	2013
ZD-2	Z-67/2013	Northwest intersection of Church Road and North Church Lane	HDR to NAC	2015
ZD-1	Z-78/2016	Northwest side of Maner Road, south of Plant Atkinson Road	IND to HDR	2018

The Atlanta Road Transition Zone was established in 2013 (CP-3B) which encompasses commercial properties on the north side of Atlanta Road and east of North Church Lane because of the conflict between the high-intensity industrial land uses along the south side of Atlanta Road and the nearby low-density and medium-density single family residential uses in Vinings.

**ANALYSIS:**

The subject parcels are located east of I-285 and south along Atlanta Road, south along North Church Lane and Maner Road to South Cobb Drive, and south to the Chattahoochee River. There is currently a wide range of uses and densities in the area including, residential (both medium and high densities), commercial, and industrial.

The subject area is surrounded by MDR and HDR to the west across I-285 and MDR to the north. Transportation/Communication/Utilities (TCU) and IND are located to the south along Atlanta Road. The Chattahoochee River is located to the south. Existing zonings include RM-8, RM-12, HI, LI, GC, NRC, and O&I. Surrounding zonings include RM-12 and CRC to the west across I-285, along with RHR, LI, RA-4, RA-5, and RA-6 to the north. HI is located to the south and east.

Based on the variety of intense uses, the subject area is ideal for an expansion of the Regional Activity Center from its current boundary at West Village and along Beech Haven Trail. Because of the mix of uses and infrastructure that is already in place, the Regional Activity Center provides the necessary flexibility for broadening options for any potential redevelopment in the area. In order to ensure that stable neighborhoods and commercial centers are protected while any redevelopment occurs, Regional Activity Center sub-categories that are similar to the existing future land use are being proposed.

While there are a mix of uses in the proposed area, there is a significant heavy industrial presence, especially closer to the Chattahoochee River. The industrial sub-category under the Regional Activity Center is limited to light industrial uses, compatible with the urbanized development in the RAC. The industrial sub-category is also suitable for office/warehouse and distribution services. Because of the emphasis on light industrial uses in the industrial sub-category, it is recommended that the RAC expansion not extend to the Chattahoochee River, but should terminate around Plant Atkinson 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) 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) 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
- e) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- f) Encourage walkable, nodal developments at strategic locations
- g) Encourage land use strategies in applicable areas that allow for live-work opportunities

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

Parts of the subject area are within the boundary of the Vinings Vision. Parts of the subject area are also within the boundary of the Atlanta Road Design Guidelines.

**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 not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

**7) Adjacency to Cities:**

The City of Smyrna touches the subject area cattycorner on the opposing side of the intersection of South Cobb Drive and I-285.

**8) Transportation Analysis:**

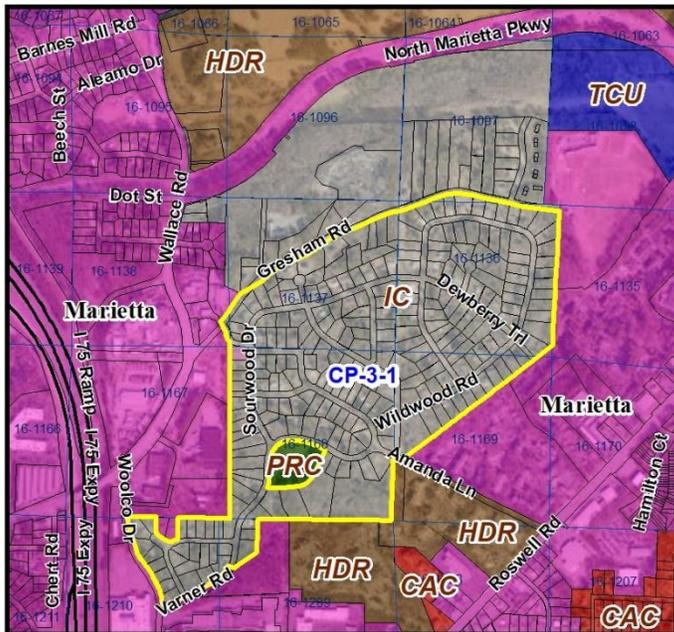
<b>CP-2-1</b>	<b>S. Cobb Drive</b>	<b>S. Atlanta Road</b>
<b>Roadway Classification</b>	Arterial	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of left and right turn lanes	4 lanes with the availability of left and right turn lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	22,400	17,800
<b>Sidewalk</b>	Yes	Mostly Not, but a small section from the railroad to Chattahoochee River
<b>Bicycle Lanes/Trails</b>	No	Silver Comet Connector Trail, Sidepath Trail on the west side, an activated project. *
<b>Transit</b>	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	Riverview Road at South Cobb Drive Intersection Improvements: Improve the safety and function of the intersection	N/A
<b>CTP Recommendations</b>	1. Riverview Rd at S Cobb Dr (SR 280): Improve safety and function of the intersection (Smyrna Short-term Recommendations) 2. S Cobb Dr (SR 280) Widening: Add 1 general purpose lane in each direction from I-285 to Bolton Rd in Atlanta. (This project in in the inspiration list of the CTP, it is a very long-range project)	N/A

\* The Silver Comet Connector Trail is a programmed trail in Cobb County Greenways and Trails Masterplan. There are two parts: Part One is funded by the PATH foundation, from the current end of the Silver Comet Trail to the intersection between the rail and Planta Atkinson Road. The construction will start next year. Part two will be funded by Cobb County. It starts at the intersection between the railroad and Plant Atkinson Rd, turns south to Atlanta Rd, and ends at the Chattahoochee River. Currently, part two is in between concept stage and engineering stage.

<b>CP-2-1</b>	<b>Plant Atkinson Road</b>	<b>Maner Road</b>	<b>Church Road</b>	<b>N. Church Lane</b>
<b>Roadway Classification</b>	Minor	Minor	Minor	Minor
<b># of Lanes Existing</b>	2 lanes	2 lanes	2 lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A	N/A	N/A
<b>Traffic Volumes (ADT)</b>	7,480	N/A	N/A	N/A
<b>Sidewalk</b>	Only on the south side between Holland Rd and Holland Rd	No on north/west, south/east side: between S Cobb Dr and Palladian Manor Wy	Only between N Church Ln and Maner Rd	Yes on east side, West side: only between Atkinson Rd and Bridlewood Dr
<b>Bicycle Lanes/Trails</b>	Not now, but will a section of trail (please see the description in the first table about Silver Comet Connector)	No	No	No
<b>Transit</b>	N/A	N/A	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A	N/A	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

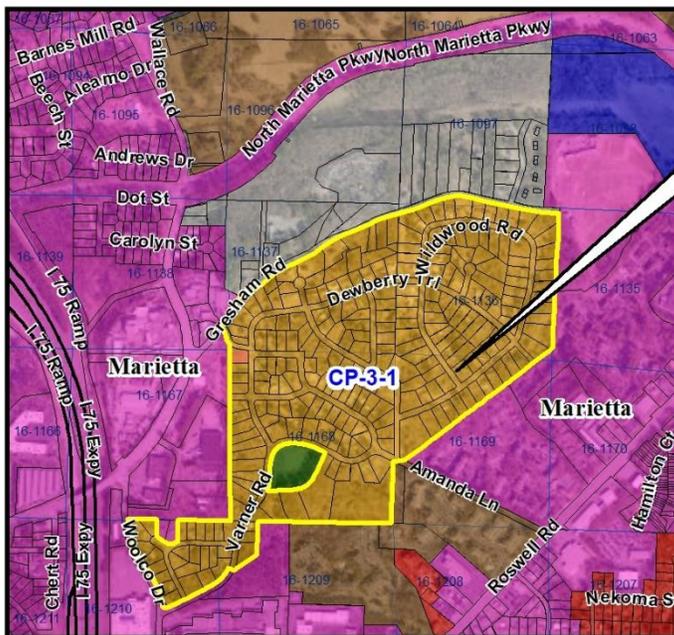
## CP-3-1 District 3



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

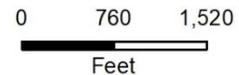


PROPOSED

**CP-3-1**  
Industrial Compatible  
to  
Medium Density Residential



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# CP-3-1

---

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** Approximately 129

**PARCEL ID NUMBER:** Approximately 255 parcels, too numerous to list; roughly centered on 16113700380

**EXISTING FUTURE LAND USE:** Industrial Compatible (IC)

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

**GENERAL LOCATION:** South side of Gresham Road and east of Wallace Road

---

## **BACKGROUND:**

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

The intent is to change the future land use designation to Medium Density Residential, which would more accurately reflect the existing and anticipated future use of this single-family area.

### **Definitions:**

The purpose of the Industrial Compatible 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 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:**

This approximately 129 acres of older residential neighborhood was primarily developed in the late 1950s to the mid-1960s, with some parcels along Gresham Road dating back to the 1940s. It is surrounded by a combination of commercial, office, industrial, public institutional, high density residential, and older single-family residential uses. Except for a portion directly north and another part on the southeast corner, the abutting uses are in the City of Marietta. Within the County, the surrounding future land use categories are Industrial Compatible (IC) to the north and High Density Residential (HDR) and Community Activity Area (CAC) to the southeast with an approximately three (3) acre parcel of Park/Recreation/Conservation (PRC) surrounded by the area proposed to be changed to Medium Density Residential (MDR). Within Marietta, the future land uses are Industrial Manufacturing to the west,

Community Activity Center to the south, High Density Residential to the east and again, Community Activity Center to the northeast.

The existing density would be appropriate for Low Density Residential at approximately 2 units per acre. Because it is not surrounded by any one use, development or redevelopment in this area is more likely to be residential than the currently designated industrial. In addition, due to its proximity to higher intensity uses, it is more likely to act as a transition area with pressures towards higher densities than currently exists.

**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) Support development patterns designed to improve the safety and well-being of the community
- e) Encourage equal-housing opportunities for all persons

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

This property is not located within the boundaries of an approved Corridor Study or other plan, 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 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 not able to identify any known environmental resources, restraints or concerns that may be affected by this application.

**7) Adjacency to Cities:**

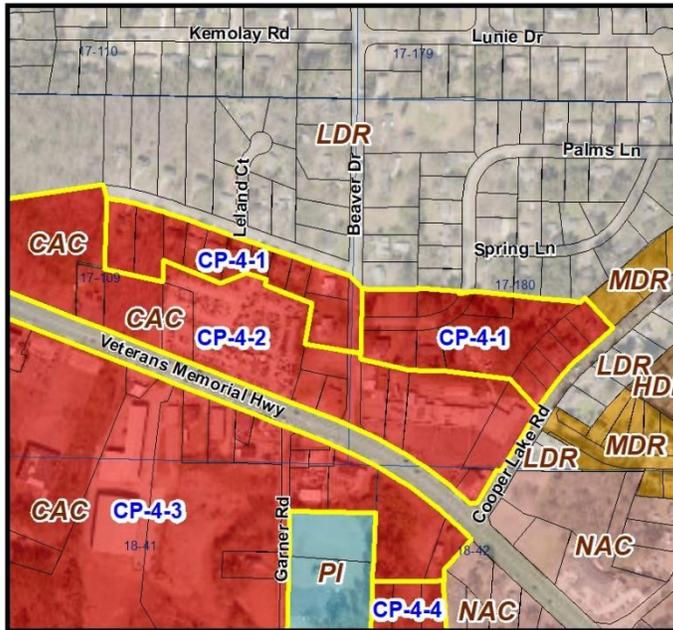
Approximately sixty-seven percent (67%) of the boundary of the area under consideration is directly abutting the City of Marietta. However, by virtue of Marietta having annexed the North Marietta Parkway right-of-way, the overall area is completely surrounded by the City.

**8) Transportation Analysis:**

<b>CP-3-1</b>	<b>Gresham Road</b>	<b>Amanda Lane</b>	<b>Varner Road</b>	<b>Woolco Drive</b>
<b>Roadway Classification</b>	Local	Local	Local	Local
<b># of Lanes Existing</b>	2 lanes	2 lanes	2 lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A		
<b>Traffic Volumes (ADT)</b>	N/A	N/A	N/A	N/A
<b>Sidewalk</b>	No	No	No	No
<b>Bicycle Lanes/Trails</b>	No	No	No	No
<b>Transit</b>	N/A	N/A	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A	N/A	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

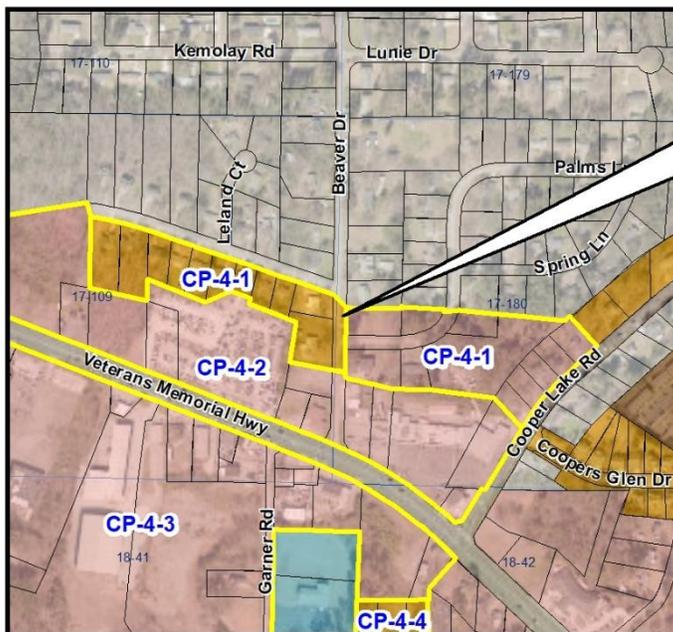
## CP-4-1 District 4



**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

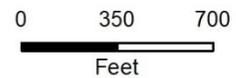


**PROPOSED**

**CP-4-1  
Community Activity Center  
to  
Neighborhood Activity Center  
Medium Density Residential**



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# CP-4-1

---

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 10 acres

**PARCEL ID NUMBER:** 17010900840, 17010900240, 17010900250, 17010900260, 17010900270, 17010900280, 17010900290, 17010900300, 17010900310, 17010900320, 17010900330, 17018000620, 17018000670, 17018000630, 17018000680, 17018000030, 17018000660, 17018000440, 17018000490, 17018000460, 17018000510, 17018000520

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

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

**GENERAL LOCATION:** North side of Veterans Memorial Highway, west of Cooper Lake Road, and east and west of Beaver Drive

---

**BACKGROUND:**

**Intent of Proposed Amendment:**

The intent of the amendment is to provide a more suitable transition between the Community Activity Center (CAC) along Veterans Memorial Highway and the Low Density Residential (LDR) to the north.

**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.

**Planning History:**

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

**ANALYSIS:**

The subject parcels are currently in CAC. Due to existing uses and the potential to provide a better transition from more intense uses along Veterans Memorial Highway to residential uses, parcels located

adjacent to Cooper Lake Road and west to Beaver Drive are proposed to change to NAC. Also, parcels located west of Beaver Drive are proposed to change to MDR.

Those parcels adjacent to Cooper Lake Road and west to Beaver Drive are zoned commercial or future commercial, which is why the NAC is being proposed for those parcels. The lots located west of Beaver Drive are zoned residential, which is why MDR is being proposed. Properties to the north are zoned R-20 and R-15, while properties to the south are zoned GC and CF. Several parcels to the west are zoned O&I. Adjacent future land uses include LDR to north and CAC to the south and west.

**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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- d) Provide sufficient opportunities for each future land use designation

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

This property is located within the boundary of Mableton Parkway and Veterans Memorial Highway 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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

The area is part of the Veterans Memorial Highway Tax Abatement Program. The parcel at 302 Veterans Memorial Highway, the rear half of which is part of this proposal, is on the Redevelopment Inventory. If the future land use category is changed, it will not affect the eligibility of this property for the Redevelopment Inventory.

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

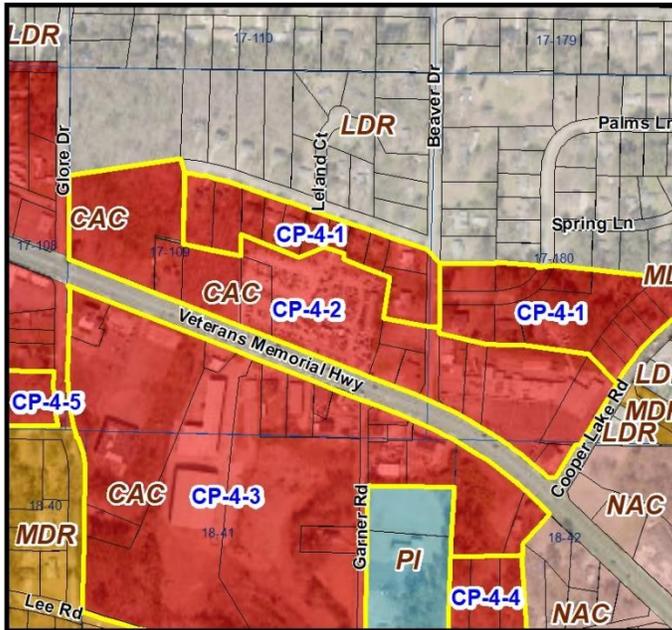
The subject parcels are not adjacent to any city boundary.

**8) Transportation Analysis:**

<b>CP-4-1</b>	<b>Beaver Drive</b>	<b>Camilla Circle</b>
<b>Roadway Classification</b>	Local	Local
<b># of Lanes Existing</b>	4 lanes with the availability of left and right turn lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	N/A	N/A
<b>Sidewalk</b>	Yes	No
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

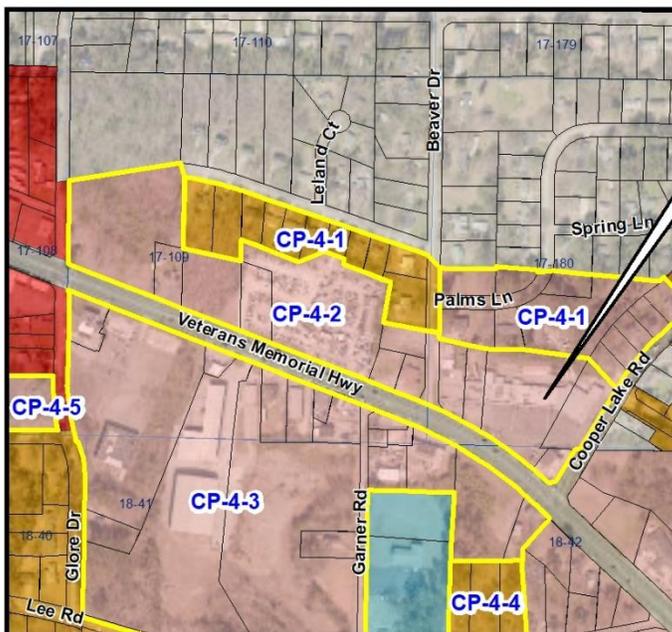
## CP-4-2 District 4



**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

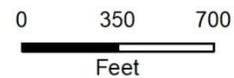


**PROPOSED**

**CP-4-2  
Community Activity Center  
to  
Neighborhood Activity Center**



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## CP-4-2

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 10.5 acres

**PARCEL ID NUMBER:** 170109500510, 17010900490, 17010900480, 17010900470, 17010900390, 17010900360, 17010900350, 17010900340, 170108000140, 17018000290, 17018000660, 17018000540, 18004200160

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

**PROPOSED FUTURE LAND USE:** Neighborhood Activity Center (NAC)

**GENERAL LOCATION:** North side of Veterans Memorial Highway, west of Cooper Lake Road

---

### **BACKGROUND:**

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

The intent of the amendment is to provide the potential for more suitable redevelopment opportunities.

#### **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:**

The subject parcels are currently in CAC. Due to changing conditions and the potential to provide more opportunities for suitable redevelopment, parcels located along the north side of Veterans Memorial Highway and west of Cooper Lake Road are proposed to change to NAC.

There are a variety of commercial uses, including a strip center, used car lot, and smaller commercial lots. Several vacant parcels are located to the west adjacent to Glore Drive.

The subject properties are zoned commercial with one parcel zoned R-20. Properties to the north are zoned R-20, GC and CF. Properties to the south across Veterans Memorial Highway are zoned GC, CRC,

and NS. Several parcels to the west are zoned O&I. Adjacent future land uses include CAC to the north, west, south across Veterans Memorial Highway. NAC is located to the east across Cooper Lake Road.

**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) Encourage walkable, nodal developments at strategic locations
- b) Support development patterns designed to improve the safety and well-being of the community
- c) Support efforts to revitalize and/or redevelop struggling commercial and residential areas
- d) Promote redevelopment of underperforming commercial areas and neighborhoods through incentivized regulatory strategies

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

This property is located within the boundary of Mableton Parkway and Veterans Memorial Highway 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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

The area is part of the Veterans Memorial Highway Tax Abatement Program.

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

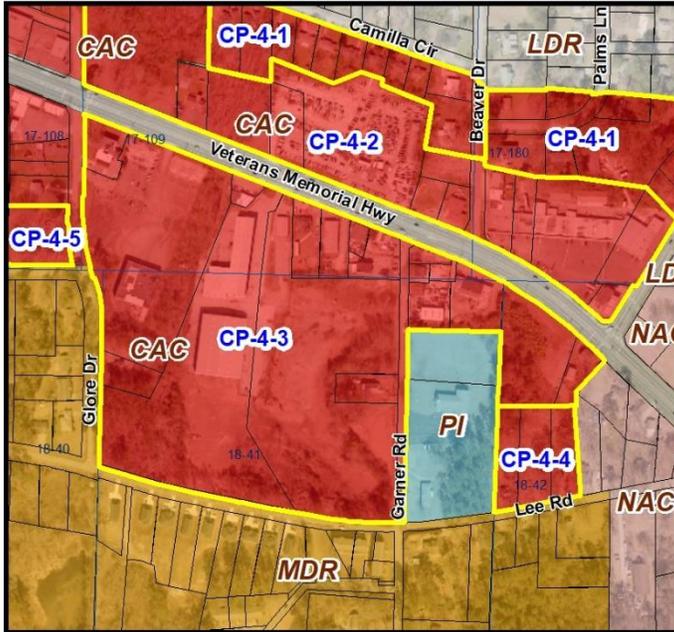
The subject parcels are not adjacent to any city boundary.

8) Transportation Analysis:

CP-4-2	Veterans Memorial Highway	Cooper Lake Road
<b>Roadway Classification</b>	Arterial	Major
<b># of Lanes Existing</b>	4 lanes with the availability of left and right turn lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	27,300	6,880
<b>Sidewalk</b>	Yes	No
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	Safety and operational improvements, turn lanes, sidewalks (Tier 2 to be implemented if additional funding becomes available)
<b>CTP Recommendations</b>	N/A	Safety and operational improvements, turn lanes, sidewalks

# COMPREHENSIVE PLAN AMENDMENTS 2020

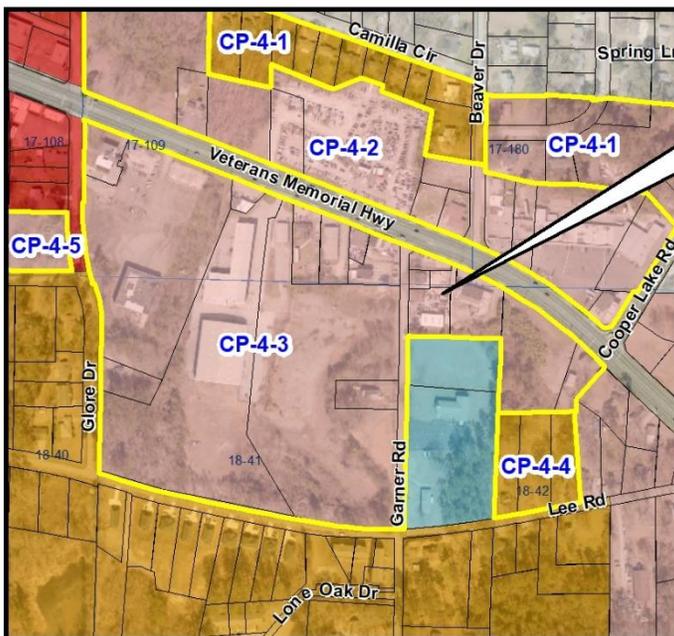
## CP-4-3 District 4



**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**  
Community Activity Center  
to  
Neighborhood Activity Center



*Cobb County...Expect the Best!*



## CP-4-3

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 29.97 acres

**PARCEL ID NUMBER:** 17010900730, 17010900520, 17010900710, 18004100490, 18004100180, 17010900600, 17010900610, 17010900620, 17010900630, 18004100220, 17010900690, 17010900650, 17010900700, 18004100030, 17010900670, 18004200180, 18004200200

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

**PROPOSED FUTURE LAND USE:** Neighborhood Activity Center (NAC)

**GENERAL LOCATION:** South of Veterans Memorial Highway and east of Glore Drive

---

### **BACKGROUND:**

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

The intent of the amendment is to provide a more suitable transition between the commercial properties along Veterans Memorial Highway and the residential uses to the south.

#### **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:**

The subject parcels are currently in CAC. Due to existing uses and the need to provide a more suitable transition between commercial and residential uses, parcels located along the south side of Veterans Memorial Highway and east of Glore Drive are proposed to change to NAC.

These parcels are mainly small retail shops and are all zoned in commercial categories including PSC, GC and CRC. Many are automobile related businesses. Parcels to the south are zoned R-20 and RM-12, to the north and west are R-20, O&I and GC, and to the east is R-20.

The future land use surrounding the subject site consists of CAC to the north, which is being proposed to change to NAC (case number: CP-4-2), MDR to the south, and CAC and MDR to the west. Several parcels to the west that are currently in CAC are proposed to change to NAC (case number: CP-4-5). In addition, parcels to the east are considered MDR and CAC, which are being proposed to change to MDR (case number: CP-4-4).

**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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- d) Provide sufficient opportunities for each future land use designation

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

This property is located within the boundary of Mableton Parkway and Veterans Memorial Highway 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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

The area is part of the Veterans Memorial Highway Tax Abatement Program and is also within the boundary of the South Cobb Enterprise Zone.

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

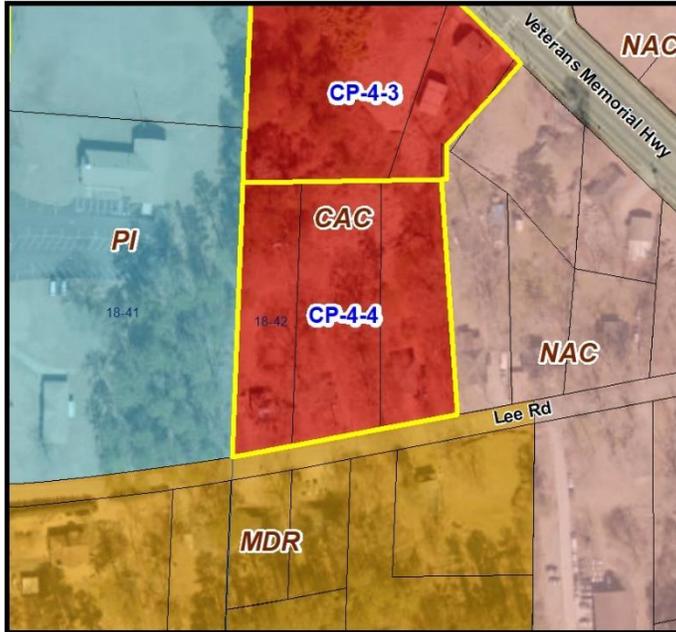
The subject parcels are not adjacent to any city boundary.

8) Transportation Analysis:

<b>CP-4-3 Veterans Memorial Highway</b>	
<b>Roadway Classification</b>	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of left and right turn lanes
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	27,300
<b>Sidewalk</b>	Yes
<b>Bicycle Lanes/Trails</b>	No
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

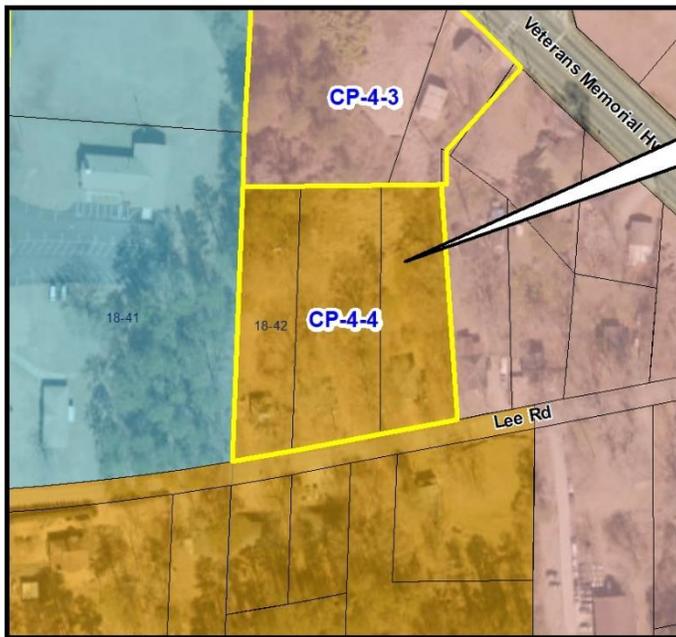
## CP-4-4 District 4



**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

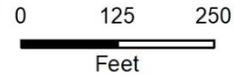


**PROPOSED**

**CP-4-4**  
Community Activity Center  
to  
Medium Density Residential



*Cobb County...Expect the Best!*



## CP-4-4

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 2.12 acres

**PARCEL ID NUMBER:** 18004200300, 18004200290, 18004200280

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

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

**GENERAL LOCATION:** South of Veterans Memorial Highway, north of Lee Road, and east of Garner Road

---

### **BACKGROUND:**

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

The intent of the amendment is to provide a more suitable future land use category for the residential uses currently on the property.

#### **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 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 are currently in CAC. Due to existing residential uses and the development trend based upon the surrounding uses, the three parcels located along the north side of Lee Road are proposed to change to MDR.

These three parcels are currently single family-homes in a residential neighborhood that are all zoned R-20. Parcels to the north are commercial uses zoned CRC and GC along Veterans Memorial Highway, and to the west is a church, which is zoned R-20. Single-family homes, which are zoned R-20 are located to the south and east.

The future land use category for the surrounding parcels consists of CAC to the north, which being is being proposed to change to NAC (case number: CP-4-3). Parcels to the south are considered MDR, while

to the west is the church property that has been designated PI. Parcels to the east are NAC, which was changed from CAC to NAC in 2014 (case number: CP-12D).

**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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- d) Provide sufficient opportunities for each future land use designation

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

This property is located within the boundary of Mableton Parkway and Veterans Memorial Highway 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 provide essential uses to fit the community needs.

**5) Consistency with Revitalization Goals:**

The area is part of the Veterans Memorial Highway Tax Abatement Program and is within the boundary of the South Cobb Enterprise Zone.

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

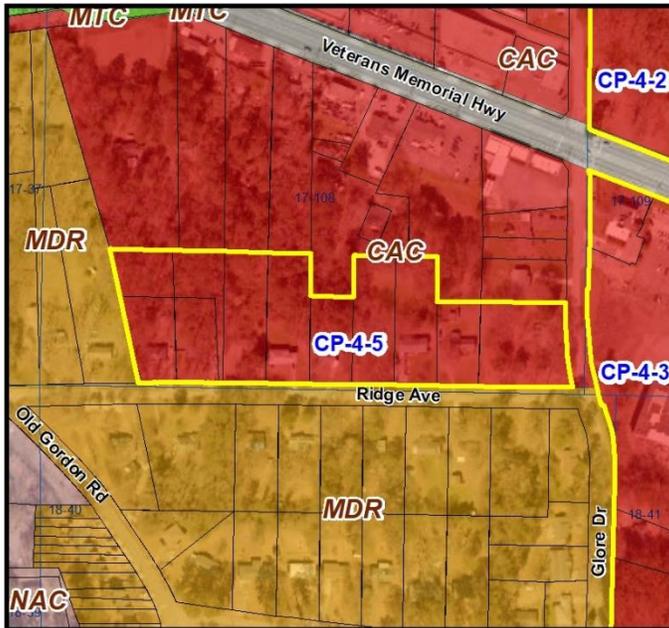
The subject parcels are not adjacent to any city boundary.

8) Transportation Analysis:

<b>CP-4-4 Lee Road</b>	
<b>Roadway Classification</b>	Local
<b># of Lanes Existing</b>	2 lanes
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	N/A
<b>Sidewalk</b>	No
<b>Bicycle Lanes/Trails</b>	No
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

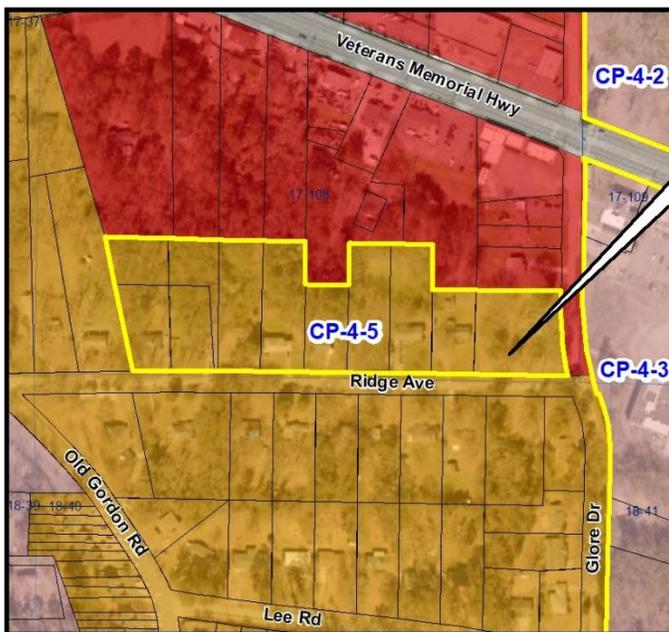
## CP-4-5 District 4



**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  
Community Activity Center  
to  
Medium Density Residential**



*Cobb County...Expect the Best!*



## CP-4-5

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** Approximately 6.4 acres

**PARCEL ID NUMBER:** 17010800420, 17010800440, 17010800270, 17010800430, 17010800260, 17010800250, 17010800240, 17010800220, 17010800210, 17010800200, 17010800190

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC)

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

**GENERAL LOCATION:** South of Veterans Memorial Highway, north of Ridge Avenue, and west of Glore Drive

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### **BACKGROUND:**

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

The intent of the amendment is to provide a more suitable future land use category due to existing 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 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 are currently in CAC. Due to current uses and changing conditions, parcels located along the north side of Ridge Avenue and west of Glore Drive are proposed to change to MDR. The subject parcels are mainly used for residential purposes with residential uses across Ridge Avenue to the south.

The subject properties are zoned GC with one parcel zoned O&I. Properties to the north are zoned GC, while properties to the south across Ridge Avenue are zoned R-20. Parcels to the west are zoned GC and parcels to the east are zoned PSC. Adjacent future land uses include CAC to the north and east across Glore Drive. MDR is located to the west and south across Ridge Avenue.

While the subject properties are transitionally situated, the existing and future use of the properties would likely be more marketable toward moderately dense residential development. The site is situated along Ridge Avenue away from Veterans Memorial 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) 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) 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 plan, 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:**

The area is part of the Veterans Memorial Highway Tax Abatement Program and is within the boundary of the South Cobb Enterprise Zone.

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

The subject parcels are not adjacent to any city boundary.

8) Transportation Analysis:

<b>CP-4-5</b>	<b>Ridge Avenue</b>	<b>Glore Drive</b>
<b>Roadway Classification</b>	Local	Local
<b># of Lanes Existing</b>	2 lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	N/A	N/A
<b>Sidewalk</b>	No	No
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

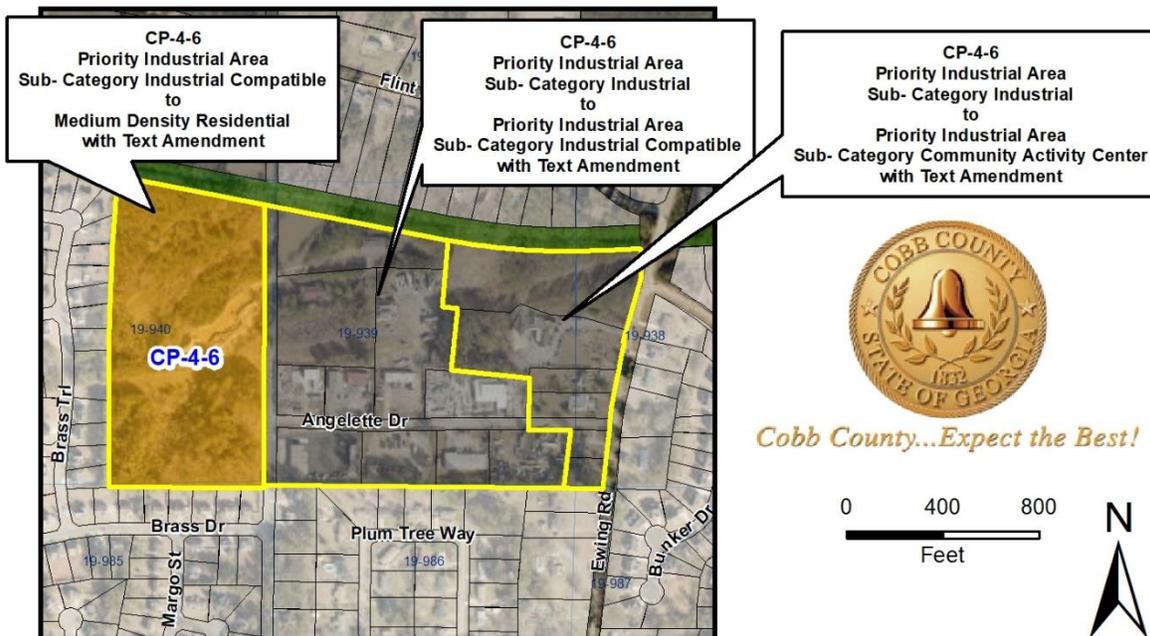
## CP-4-6 District 4



### 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

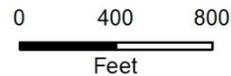
**CURRENT**



**PROPOSED**



*Cobb County...Expect the Best!*



## CP-4-6

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 53.5

**PARCEL ID NUMBER:** 19093900070, 19093900120, 19093900050, 19093900090, 19093900040, 19093900170, 19093900130, 19093900200, 19093900150, 19093900210, 19094000010, 19093900020, 19093900060, 19093900140, 19093900030, 19093900080, 19093900100

**EXISTING FUTURE LAND USE:** Priority Industrial Area with Sub-Classifications of Industrial (PIA-ind), Priority Industrial Area with Sub-Classifications of Industrial Compatible (PIA-ic)

**PROPOSED FUTURE LAND USE:** Medium Density Residential (MDR) with text amendment, Priority Industrial Area with Sub-Classifications of Industrial Compatible (PIA-ic) with text amendment, Priority Industrial Area with Sub-Classifications of community activity center (PIA-cac) with text amendment

**GENERAL LOCATION:** Amendment tract is located on the south of the Silver Comet Trail between Ewing Road and Sanders Road, including both sides of Sanders Road, and including both sides of Angelette Drive.

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### **BACKGROUND:**

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

The intent of this proposed amendment is to seek alternative future uses and/or policies that provide a more compatible development scenario in the future, while protecting the industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

#### **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 purpose of the Priority Industrial Area, Industrial (PIA-ind) sub-classification future land use category is to support heavy industrial and manufacturing uses.

The purpose of the Priority Industrial Area, Industrial Compatible (PIA-ic) sub-classification land use category is to support light industrial, office/warehouse and distribution uses.

The purpose of the Priority Industrial Area, community activity center (PIA-cac) sub-classification land use category is to support light industrial, office/warehouse and distribution uses.

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:**

There have been several planning studies and documents that have been created to help understand and lessen the impact between the incompatible uses that have evolved over the decades.

The 1990 Comprehensive Plan recommended Industrial and Industrial Compatible future land use for this area. At the time, many approved industrial sites in southwest Cobb were located in floodplain or in areas adjacent to low-density residential homes, significantly limiting capacity. However, the subject site and surrounding area was selected for industrial and industrial compatible use due to its good road and rail access at the time, as well as comparatively flat terrain. In addition, the Colonial Tank Farm, which was established in 1962, provided a basis for promoting more industrial uses in the area, specifically supporting the petroleum industry. Further, this area could accommodate industrial uses due the less adverse impacts from surrounding areas.

The 1996 Comprehensive Plan provided an assessment of existing conditions and a needs report that recognized the potential conflict between the existing industrial uses and increasing low density residential properties. As a way to mitigate this conflict, the 1996 Comprehensive Plan Short Term Work Program, established an action item to prepare sub-area classifications for industrial compatible areas adjacent to Powder Springs/Flint Hill Road/Ewing Road.

In response to the 1996 Short Term Work Program, the Planning Division staff, along with Cobb County Economic Development, Cobb County Department of Transportation, and the City of Powder Springs staff, conducted a Powder Springs, Flint Hill, Ewing Road Sub-Area Classification Study in 1999. The study area encompassed the subject site, as well as, other properties to Powder Springs Road and East West Connector, including the Colonial Tank Farm and the subject site. The study area totaled 37 land lots and 1500 acres.

The development recommendations from the study resulted in three general objectives. The objectives focused on appropriate transitional future uses between industrial facilities, neighborhoods, and sensitive natural resources. Consideration was given to create a unified plan for the area, that guided development and redevelopment, paying close attention to access, signage, pedestrian connections, and landscaping. It also addressed protecting Noses and Olley creek watersheds during the process of expanded and commercial growth.

To link the objectives to implementable items, the study developed potential Future Land Use Map Amendments and Development Criteria. According to the study, there was no need to change the future land use classifications to a great extent. The logic was that Industrial Compatible uses can be made compatible with surrounding residential uses as the area develops. Further, heavy industrial areas were located toward the center of the area surrounded by IC for the most part. However, there were still some proposed changes that were ultimately adopted. Floodplain areas along Noses and Olley Creek and the Dogwood Country Club property were approved to change from IC to Park, Recreation, and Conservation. These amendments would serve to provide for better protection of the Noses and Olley Creek watershed, as well as promote the expansion of a potential pedestrian network from the Silver Comet Trail.

In order to encourage complimentary establishments of future businesses, development criteria were established. As the zoning of properties change through continued development of the area, the development criteria would be applied through staff recommendations and site plan review.

- Subdivisions were identified to be assembled for redevelopment prior to requesting a rezoning for IC type uses.
- Redevelopment of individual parcels was not recommended. If rezoning did occur on formerly residential lot, the subject business must use the existing structure. Further, all outside storage should be kept in the rear of the building and screened from adjacent homeowners.
- Access to Powder Springs Road should be limited in general. This is to foster assemblages that can take advantage of access from Anderson Farm Road, Ewing Road, or Flint Hill Road.
- Sites zoned General Commercial are recommended for Industrial Compatible uses and should be considered during the process of rezoning. Specifically, uses that do not cause excessive odor, traffic, or noise that may affect the use and enjoyment of surrounding residential property owners are encouraged.

In 2009, Cobb County Community Development Agency and Office of Economic Development completed the Industrial Land Inventory and Protection Policy study. The study was conducted using market research and industry specific criteria to determine an industrial site selection process. Each industrial area in Cobb County was analyzed based upon the criteria to get a better understanding and evaluation of our competitive advantage regionally in regards to industrial site selection. Some areas in the county exhibited characteristics more desirable to industrial development while some were more appropriate to continue as industrial or alternate use considerations. The study also provided Policies and an Action Plan to protect and enhance industrial areas of Cobb County. The overall objective of the assessment was to improve Cobb's competitive position for Economic Development, which would diversify industrial sectors and create more employment opportunities.

The study identified three different policies, each containing action items to fulfil the objectives of the policies. Policy 1 and 2 focuses on Job Growth, Economic Development and Transportation. Policy 3, which relates to land use focuses on the preservation of industrial uses and minimizing conflicts between industrial uses and non-industrial uses.

Policy 3 specifically states: Preserve and protect land primarily used for industrial areas and minimize land use conflict in industrial and Industrial Compatible areas. Allow limited but compatible non-industrial uses in industrial areas that can provide retail and business services that primarily support industrial employees and businesses.

The objectives of Policy 3 include:

1. Preserve the overall industrial character of Industrial and Industrial Compatible areas;
2. Preserve the physical continuity of areas designated as Priority Industrial Areas;
3. Minimize conflicts between industrial and non-industrial users;
4. Prohibit new residential uses in and around Priority Industrial Areas;

5. Allow the provision of support services to employees and businesses in industrial and industrial compatible areas to reduce the number of trips necessary along roadways;
6. Recognize the importance of the Chattahoochee River as a valuable economic, natural, and recreational resource for the entire region. Coordinate industrial protection policies and implementation measures with the ongoing and future local and regional planning efforts that address the significance of the river and the region's industrial land supply;
7. Contribute to the maintenance and enhancement of Metropolitan Atlanta as a diverse environment that includes opportunities for housing, commercial services, and industrial employment in relative close proximity.

As an action item under Policy 3, staff was tasked with identifying Priority Industrial Areas and to amend the Comprehensive Plan and future land use map to encourage the protection of economically vital industrial areas.

In May of 2012, as a response to the policies and action plan within the Industrial Land Inventory and Protection Policy study, Community Development established four Priority Industrial Areas. The purpose of the PIA was to help ensure that there remains an adequate supply of lands to accommodate a diverse job sector and provide for the needs of an active industrial market. To do so, staff provided an up-to-date understanding of the characteristics, practicality and deficiencies of industrial properties throughout Cobb County. These traits were based on abandoned sites, non-industrial land uses locating within, or near, existing or planned industrial areas, and expansion of residential uses within and at the periphery of industrial areas.

As a means to improve our competitive advantage with industrial users, as well as strengthening our industrial jobs bases by marketing and protecting industrial job producing areas, there were four PIA areas established. The amendment was SP-4 and the intent of the proposal was to add a new overlay category called Priority Industrial Areas (PIA) with sub-categories. The sub-categories are defined within the PIA and support the industrial uses in each of the districts.

As written in the 2040 Comprehensive Plan the purpose of the PIA is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. Due to the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, this future use category was created to facilitate land use policy in greater detail as it relates to industrial areas. The overall intent of this policy is to not keep non-industrial uses from PIA areas, but to establish more stringent criteria for decision making when trying to alter the land use. The evaluation criteria include: Job Impacts, Tax Base Impacts, Viability, and Transition. The criteria are explained in full detail within the 2040 Comprehensive Plan's PIA Policy Guidelines and should be conducted by the applicant when the Planning Commission and the Board of Commissioners are considering a zoning change that is not compatible with the PIA.

#### **ANALYSIS:**

##### **Intent**

The intent of the proposed amendment is to seek alternative uses and/or policies going forward that provide a more compatible development scenario in the future, while protecting the job producing industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

## **Existing Conditions**

The subject site is part of a much larger industrial and industrial compatible area south of the intersection with Powder Springs Road and East West Connector. Industrial and Industrial compatible uses along with large tract home sites were the trend from which today's land use patterns are evolving. An influx of residential development in varying densities has created the necessity to continue to explore compatibility options. Among the uses in the area are industrial sites mixed with single lot residential homes. More recently, in addition to more industrial uses, there has also been an increase in residential subdivisions being developed in and around the already existing industrial tracts, creating incompatibility. Commercial and recreational uses are in the vicinity as well.

The subject tract is approximately 53.5 acres with existing uses that are indicative of heavy and light industrial uses, such as manufacturing, materials storage, construction equipment storage, film equipment storage and automotive storage. The eastern boundary of the tract along Ewing Road includes residential homes fronting Ewing Road along with a butcher/packaging use that includes wholesale and retail uses. In the northeast corner of the subject site, is a five-acre tract of undeveloped land fronting Ewing Road and adjacent to the Silver Comet Trail. The largest parcel within the subject area is a 16.4-acre tract of land that is undeveloped with environmental constraints (streams and wetlands). The entire subject site contains an underground gas line easement that traverses across it in an east-west direction, along with the before mentioned, streams and wetlands near the western portion of the amendment area.

The future land use for the site is currently PIA with sub-classifications of industrial for the property on the west side of Sanders Road and industrial compatible for the balance of the subject tract. The site is surrounded by Low Density Residential to the east, west and south with PRC (Silver Comet Trail) bordering the north boundary of the amendment area. Overall the tract is on the periphery of a larger industrial use complex that contains a mix of PIA, Industrial Compatible and NAC future land uses.

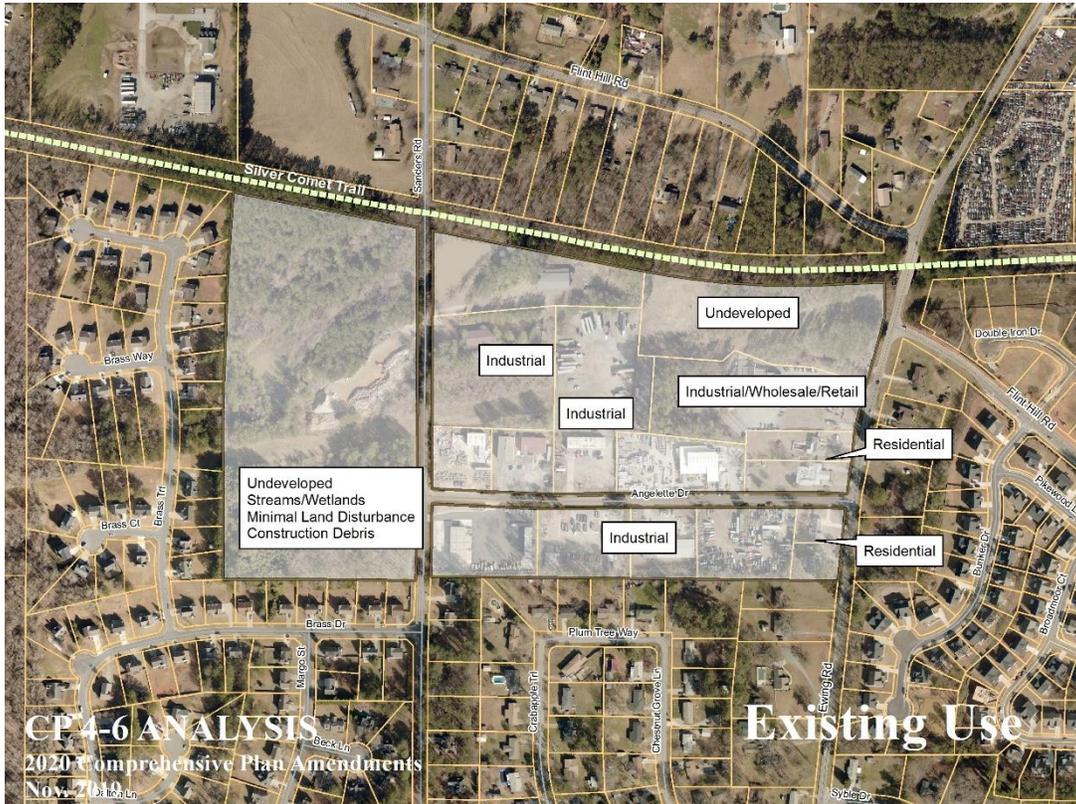
Except for the two residential lots along Ewing Road, south of Angelette Drive, the entire site is zoned Heavy Industrial (HI). The subject site is practically surrounded by residential zones of R-20 and R-15 to the east, south and west. North of the subject site is also zoned R-20 with the Silver Comet Trail bisecting the two zones.

The residential subdivision to the south of the subject site, known as Chestnut Grove, is an older neighborhood that directly abuts the southern boundary of the PIA area. There appears to be very little buffer between the industrial activity and the residential homes. However, at least one industrial site has afforded significant effort to landscaping their entire property to provide a more visually appealing appearance and to help mitigate the impact to the adjacent residential homes.

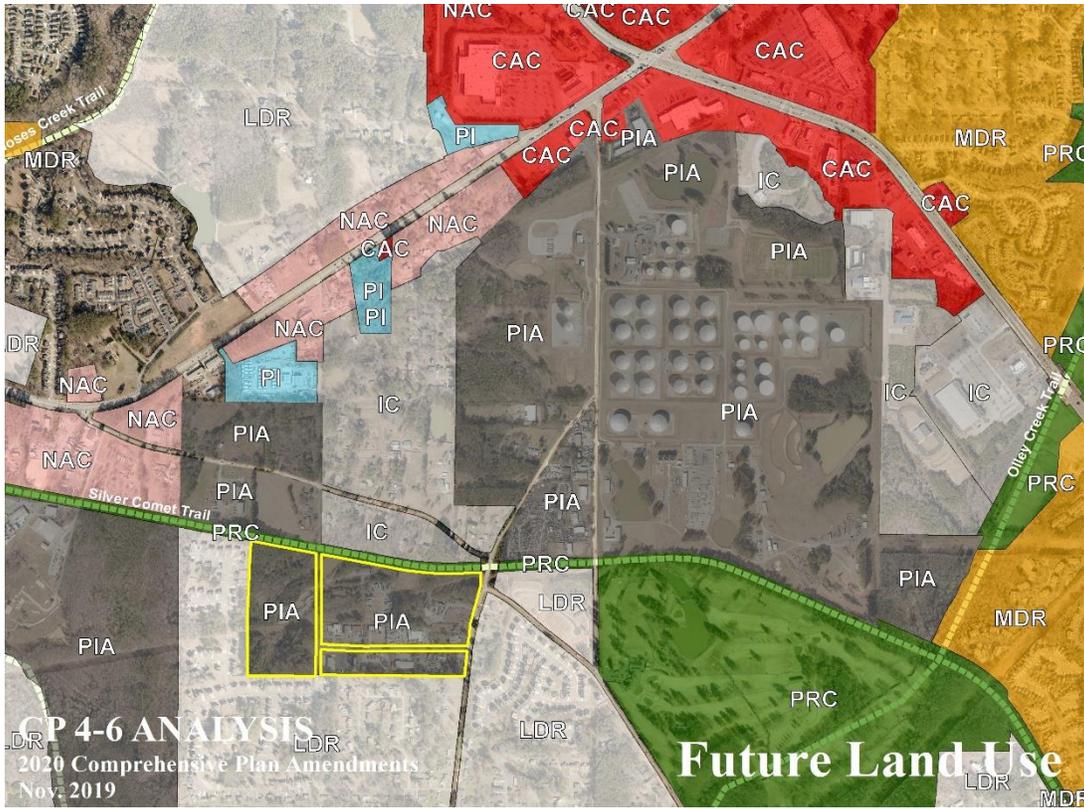
The residential neighborhood to the west of the subject site, known as Harcourt Manor, is adjacent to the 16.4-acre undeveloped industrial tract that has complete frontage along the west side of Sanders Road. The tract is zoned Heavy Industrial (HI) with a small portion of the property being used to store construction debris. Over the years the industrial property remained undeveloped while residential development surrounded the property to the south and west. Due to the environmental constraints, the pipeline easement, and substantial buffering that would likely be required, the industrial development of this site would be limited.

Along the east side of the subject tract are 4 residential lots within the PIA. Two of the lots north of Angelette Drive are zoned heavy industrial despite being used as residential. The two lots south of

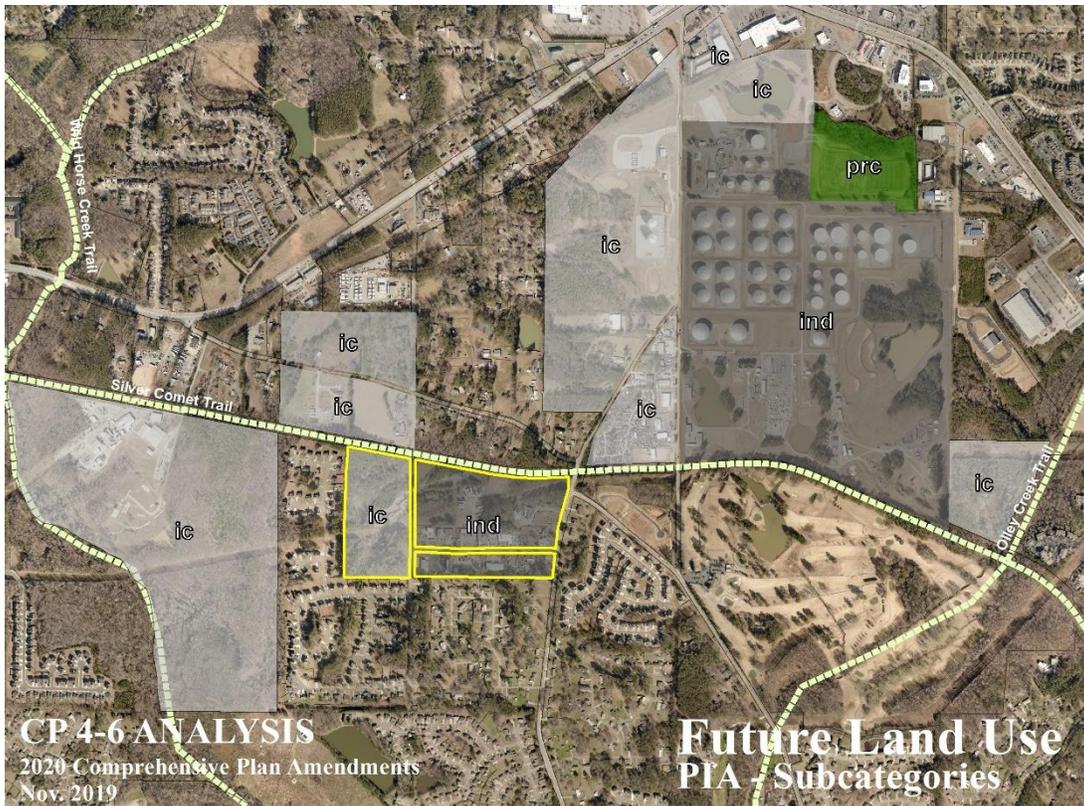
Angelette Drive are zoned R-20. All four lots have access to Ewing Road with industrial uses adjacent to the rear of the lots. The most northern residential lot is also adjacent to the butcher/packaging use located to its north. Along with the residential uses and the wholesale butcher shop, there is also an undeveloped tract in the northeast corner of the subject area that has access to Ewing Road and is directly adjacent to the Silver Comet Trail.



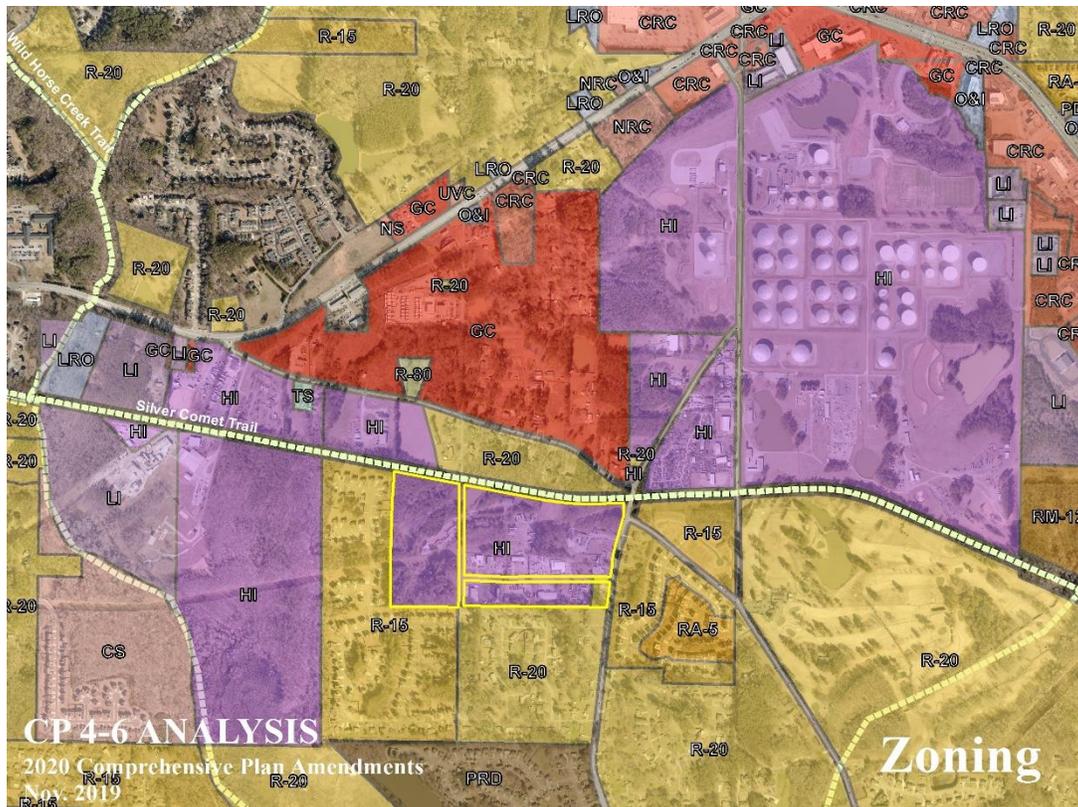
Map 1



Map 2



Map 3



Map 4

**Current Policies**

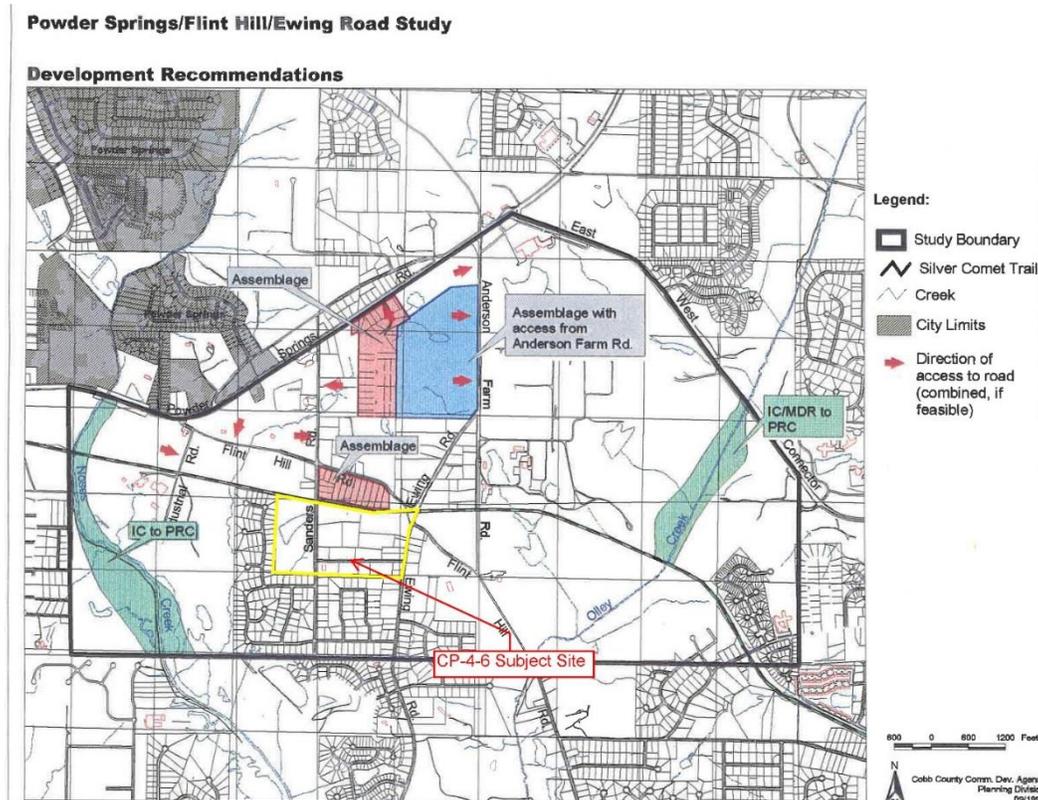
There are several policies that are currently in place on the subject site and within the vicinity of the subject site that needs to be considered. The following policies pertain to the subject site.

- Priority Industrial Area  
Evaluation and data analysis per PIA policy guidelines criteria will be need to be made prior to converting area to non-compatible uses.
- Priority Industrial Area-Industrial Compatible  
Industrial compatible sub-categories can support light industrial, office/warehouse and distribution uses
- Priority Industrial Area-Industrial  
Industrial sub-categories can support heavy industrial and manufacturing uses.

The following policies pertain to tracts in the vicinity of the subject area. A map from the 1999 study has been provided to better understand the location of the policy areas in relation to the subject site.

- As indicated on Map 5 below, parcels shall be assembled for redevelopment prior to request for rezoning for IC types of use. Assemblage of surrounding parcels is encouraged.
- As redevelopment of individual parcels is not recommended, if rezoning does occur on a formerly residential lot, the subject business must use the existing structure(s). Further, all outside storage should be kept in the rear of building and screened from adjacent homeowners.

- Sites currently zoned General Commercial (GC) are recommended for industrial compatible uses and should be considered for such uses during any process of rezoning. Uses that do not cause excessive odor, traffic, or noise that may affect the use and enjoyment of surrounding residential property owners are encouraged.
- As redevelopment occurs work with local businesses/industrial parks to have them enhance image signs.
- Upgrade properties through a uniform signage or façade program.
- Encourage uses, such as light manufacturing of medical equipment or electronic components or phone apparatus
- Landscape right-of-way or key areas to create visual appeal.
- Creation of pedestrian walkways and bike paths to tie into the study area via the Silver Comet Trail
- Encourage traffic intensive uses along major roadways at the perimeter of the industrial area, and less traffic intensive uses along roads located in the interior of the industrial area.



Map 5

### Proposed Amendment

Given the history of the area, the policies that currently guide development of the subject tract and surrounding areas, the existing uses, and individual property rights, the following proposal aims to offer alternative future uses and/or policies that provide a more compatible development scenario in the

future, while protecting the industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

As a way to arrange the proposal in an organized fashion, the amendment is broken into three sectors: Residential, Industrial, and Commercial sectors.

### **Residential Sector**

The Residential Sector is made up of the 16.4-acre tract of mostly undeveloped land that stretches along the west side of Sanders Road. Due to the property being partially undeveloped, the environmental constraints on the property, and the residential subdivision that wraps around the south and west side of the tract, the proposal would be to exclude this large acre tract from the PIA and convert the Industrial Compatible sub-category use to Medium Density Residential (MDR). Further, add a text amendment that would recommend all lots to include documentation in their property deed noting their close proximity to a heavy industrial area that may at times have loud noises, noxious odors and sounds. The text amendment also suggests requiring a heavily landscaped berm along the property line adjacent to Sanders Road, where appropriate.

#### Text Amendment

##### *Medium Density Residential – Small Area Policy Guideline*

*In an effort to encourage compatibility between conflicting land uses, the 16.4-acre tract of land along the west side of Sanders Road, known as the residential sector on Map 4.xx in the 2040 Comprehensive Plan Small Area Policy Guidelines, directly south of the Silver Comet Trail, is encouraged to be developed at the Medium Density Residential scale. Upon any approved rezoning application within a residential zoning category, it is recommended that all lots include documentation in their property deed noting their close proximity to a heavy industrial area that at times may have loud noises, noxious odors, and sound. It is also recommended that a heavily landscaped berm be constructed along the eastern property line of the tract adjacent to Sanders Road, where appropriate, to help shield future homeowners from the industrial uses.*

### **Industrial Sector**

The Industrial sector is made up of the properties located in the center of the overall proposed area. The parcels within the industrial sector are currently being used for a variety of industrial purposes. The proposal for the industrial sector would be to remain in the PIA area with a change in the sub-category, going from industrial to industrial compatible. This provides support for non-manufacturing future industrial uses. It is also consistent with one of the policy initiatives from the 1999 study that recommended locating heavy industrial uses toward the center of the industrial district surrounded by Industrial Compatible uses at the perimeter. In addition, a text amendment provides further policy guidance encouraging future industrial uses that do not cause excessive odor, traffic, noise, or pollutants with application through the rezoning process. Also, the policy recommends limiting structures to 2 stories, and upon rezoning or redevelopment of site, include additional and enhanced buffering and/or screening on any redevelopment of the industrial properties along the south side of the PIA area adjacent to residential.

#### Text Amendment

##### *Priority Industrial Area – Subcategory industrial compatible*

*In an effort to encourage compatibility between conflicting land uses and support job producing uses, the industrial sector, as identified in Map 4.xx in the 2040 Comprehensive Plan Small Area Policy Guidelines, is encouraged to transition from PIA industrial uses to PIA industrial compatible uses. This policy, through*

*rezoning efforts, encourages non-manufacturing uses that do not cause excessive odor, traffic, noise, or pollutants. In addition, it is recommended that any new structures be limited to 2 stories and landscaping along right-of-way to enhance the visual appeal of the area. It is also important that during any rezoning or redevelopment of sites along the southern border of the sector, provide additional and enhanced buffering and/or screening along the property line adjacent to the residential neighborhoods to the south.*

### **Commercial Sector**

The proposed commercial sector is comprised of the eastern 2/3 of the subject site and includes all parcels with frontage and access to Ewing Road. The proposed land use amendment is to keep this area in a PIA and convert the sub-category to community activity center. This meets the intent of the PIA by protecting and supporting the industrial uses but also provides a commercial type transition from the heavy industrial uses on the west side to the residential uses to the east. The PIA-cac sub-category supports small retail type uses that serve the needs of the surrounding industrial users. Such potential uses would be similar to the food processing/packing use that currently sits within the site. Other potential uses could be contract offices and other administrative businesses tied to the industrial uses.

A text amendment is proposed to recommend that if the two residential lots on the north side of Angelette Drive and the two residential lots on the south side of Angelette Drive were redeveloped as industrial supportive uses, that the subject businesses are encouraged to use the existing structures. The structures would be allowed to be retrofitted or renovated to accommodate the needs of the new business but not demolished and rebuilt for a more substantial industrial structure. The text amendment also includes limited outside storage to the rear of the building and screening from adjacent homeowners.

For the undeveloped lot within the northern area of the commercial sector adjacent to the Silver Comet Trail, the text amendment would be valid outside of the existing structure recommendations, since there are no structures currently on the property. However, due to the parcels proximity to the Silver Comet Trail, the intersection of Ewing Road and Flint Hill Road, and the pedestrian and bike paths policy initiative from the 1999 study, another potential use for this site could be recreational use (private or public) that provides access to the Silver Comet Trail. The primary constraint for the site is a gas line easement that traverse across the entire parcel.

### Text Amendment

*Priority Industrial Area – Subcategory community activity center*

*In an effort to encourage compatibility between conflicting land uses and support job producing uses, the commercial sector, as identified in Map 4.xx in the 2040 Comprehensive Plan Small Area Policy Guidelines, is encouraged to transition from PIA industrial uses to PIA community activity center uses. This policy, through rezoning efforts, encourages commercial and office type uses that serve the needs of the surrounding industrial users. If redevelopment occurs on a formerly residential lot, the subject business be recommended to use the existing structure. To accommodate the needs of the new business the structure may be retrofitted or renovated to fit the needs of the business. Outside storage should be limited to the rear of the property/building and screened from roadway and adjacent homes. For the tract that is directly adjacent to the Silver Comet Trail, another valid use may be a recreational use that provides pedestrian and bike access to the Silver Comet Trail.*



Map 6

**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) 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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- d) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- e) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- f) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites

- g) Support and regularly evaluate new and existing small area plans, corridor studies, design guidelines and other appropriate strategies
- h) Enhance underperforming corridors or redevelopment sites
- i) Encourage and support environmentally clean industries

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

This property is located within the boundaries of Powder Springs/Ewing Road/Flint Hill Road Land Use Study and is consistent with the objectives and policies of the 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:**

Not applicable

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

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

**8) Transportation Analysis:**

CP-4-6	Ewing Road	Sanders Road	Angellette Drive
<b>Roadway Classification</b>	Minor	Local	Local
<b># of Lanes Existing</b>	2 lanes	2 lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A	N/A
<b>Traffic Volumes (ADT)</b>	N/A	N/A	N/A
<b>Sidewalk</b>	No	No	No
<b>Bicycle Lanes/Trails</b>	No	No	No
<b>Transit</b>	N/A	N/A	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A	N/A
<b>CTP Recommendations</b>	N/A	N/A	N/A

# COMPREHENSIVE PLAN AMENDMENTS 2020

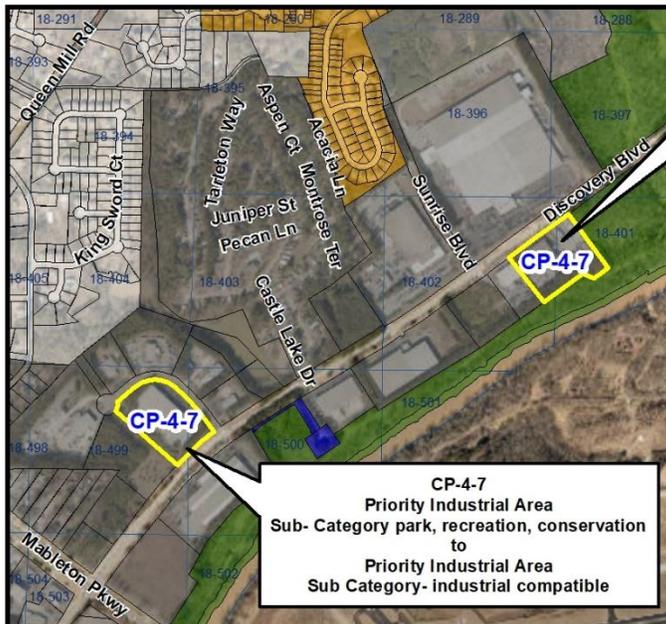
## CP-4-7 District 4



**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



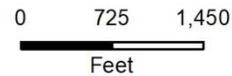
**PROPOSED**

**CP-4-7**  
Priority Industrial Area  
Sub-Category park, recreation, conservation  
to  
Priority Industrial Area  
Sub-Category- industrial

**CP-4-7**  
Priority Industrial Area  
Sub-Category park, recreation, conservation  
to  
Priority Industrial Area  
Sub-Category- industrial compatible



*Cobb County...Expect the Best!*



## CP-4-7

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** N/A

**PARCEL ID NUMBER:** Multiple Parcels

**EXISTING FUTURE LAND USE:** Priority Industrial Area with Sub-Classification Park/Recreation/Conservation (PIA-prc)

**PROPOSED FUTURE LAND USE:** Priority Industrial Area with Sub-Classifications of Industrial Compatible (PIA-ic), Priority Industrial Area with Sub-Classifications of Industrial (PIA-ind)

**GENERAL LOCATION:** Discovery Boulevard, north of Mableton Parkway

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### **BACKGROUND:**

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

The intent of this proposed amendment is to seek alternative future uses and/or policies that provides a more compatible development scenario in the future, while protecting the industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

#### **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 purpose of the Priority Industrial Area – Industrial Compatible (PIA-ic) sub-classification land use category is to support light industrial, office/warehouse and distribution uses.

The purpose of the Priority Industrial Area – Industrial (PIA-ind) sub-classification land use category is to support heavy industrial and manufacturing uses.

The purpose of the Priority Industrial Area – Park, Recreation, and Conservation (PIA-prc) sub-classification is to provide for land dedicated to permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

#### **Planning History:**

There have been several planning studies completed that have involved the subject tract. The Industrial Land Inventory and Protection Policy and other studies that have culminated in one single plan known as the South Cobb Implementation Strategy. More recently, there have been several Commissioner Proposals that have amended the Future Land Use map and established Small Area Policy Guidelines.

Cobb County Community Development Agency and Office of Economic Development completed the Industrial Land Inventory and Protection Policy study. The study was conducted using market research and industry specific criteria to determine an industrial site selection process. Each industrial area in Cobb County was analyzed based upon the criteria to get a better understanding and evaluation of our competitive advantage regionally, in regards to industrial site selection. Some areas in the county exhibited characteristics more desirable to industrial development, while some were more appropriate to continue as industrial or alternate use considerations. The study also provided Policies and an Action Plan to protect and enhance industrial areas of Cobb County. The overall objective of the assessment is to improve Cobb's competitive position for Economic Development, which would diversify industrial sectors and create more employment opportunities.

The study identified three different policies, each containing action items to fulfil the objectives of the policies. Policy 1 and 2 focuses on Job Growth, Economic Development and Transportation. Policy 3, which relates to land use focuses on the preservation of industrial uses and minimize conflicts between industrial uses and non-industrial uses.

Policy 3 specifically states: Preserve and protect and primarily use for industrial areas and minimize land use conflict in industrial and Industrial Compatible areas. Allow limited but compatible non-industrial uses in industrial areas that can provide retail and business services that primarily support industrial employees and businesses.

The objectives of Policy 3 include:

1. Preserve the overall industrial character of Industrial and Industrial Compatible areas;
2. Preserve the physical continuity of areas designated as Priority Industrial Areas;
3. Minimize conflicts between industrial and non-industrial users;
4. Prohibit new residential uses in and around Priority Industrial Areas;
5. Allow the provision of support services to employees and businesses in industrial and industrial compatible areas to reduce the number of trips necessary along roadways;
6. Recognize the importance of the Chattahoochee River as a valuable economic, natural, and recreational resource for the entire region. Coordinate industrial protection policies and implementation measures with the ongoing and future local and regional planning efforts that address the significance of the river and the region's industrial land supply;
7. Contribute to the maintenance and enhancement of Metropolitan Atlanta as a diverse environment that includes opportunities for housing, commercial services, and industrial employment in relative close proximity.

As an action item under Policy 3, staff was tasked with identifying Priority Industrial Areas and to amend the Comprehensive Plan and future land use map to encourage the protection of economically vital industrial areas.

In May 2012, as a response to the policies and action plan within the Industrial Land Inventory and Protection Policy study, Community Development established four Priority Industrial Areas. The purpose of the PIA, was to help ensure that there remains an adequate supply of lands to accommodate a diverse job sector and provide for the needs of an active industrial market. To do so, staff provided an up-to-date understanding of the characteristics, practicality and deficiencies of industrial properties throughout Cobb County. These traits were based on abandoned sites, non-industrial land uses locating within, or near, existing or planned industrial areas, and expansion of residential uses within and at the periphery of industrial areas.

As a means to improve our competitive advantage with industrial users, as well as strengthening our industrial jobs bases by marketing and protecting industrial job producing areas, there were four PIA areas established. The amendment was SP-4 and the intent of the proposal was to add a new overlay category called Priority Industrial Areas (PIA) with sub-categories. The sub-categories are defined within the PIA and support the industrial uses in each of the districts.

As written in the 2040 Comprehensive Plan, the purpose of the PIA is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. Due to the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, this future use category was created to evaluate land use policy in greater detail as it relates to industrial areas. The overall intent of this policy is to not keep non-industrial uses from PIA areas, but to establish more stringent criteria for decision making when trying to alter the land use. The evaluation criteria include: Job Impacts, Tax Base Impacts, Viability, and Transition. The criteria are explained in full detail within the 2040 Comprehensive Plan's PIA Policy Guidelines and should be conducted by the applicant when the Planning Commission and the Board of Commissioners are considering a zoning change that is not compatible with the PIA.

Also in 2012, the Cobb County Board of Commissioners adopted the South Cobb Implementation Strategy (SCIS). The Comprehensive, cross-department strategy and communication tool was commissioned to help South Cobb develop a clear and concise strategy to complement past study efforts over the years. The purpose and intent of the study is to serve as the primary basis for preserving, protecting, and enhancing South Cobb's positive assets and build social capacity by coordinating with non-profit organizations and fostering community improvements. Most of the study focuses on strategies in the Six Flags Drive, Mableton, and Riverline areas. Specific boundaries are described in the SCIS.

In 2017, the Cobb County Board of Commissioners adopted the 5-year update to the SCIS. The 5-year update focuses on the current state and recent trends of the three previous mentioned areas and adds a fourth development node centered around Wellstar Cobb Hospital and the Austell Road/East-West Connector intersection.

Within the original SCIS and the 5-Year update, there are no specific policies or initiatives guiding future development for the subject site. However, the plan does have an implementation strategy vision that depicts part of the subject site as an industrial protection zone. The industrial protection zone provides opportunities for services that meet the needs of the existing and expanding industrial base.

In addition to the large-scale studies and plans, this area has also been a subject of several Commission Proposed Text Amendments. Below are Small Area Policy Guidelines that are currently in the 2040 Comprehensive Plan. The intent of these policies is to lessen the impact to residential neighborhoods that have been developed around the existing industrial uses.

**MDR-P20:**

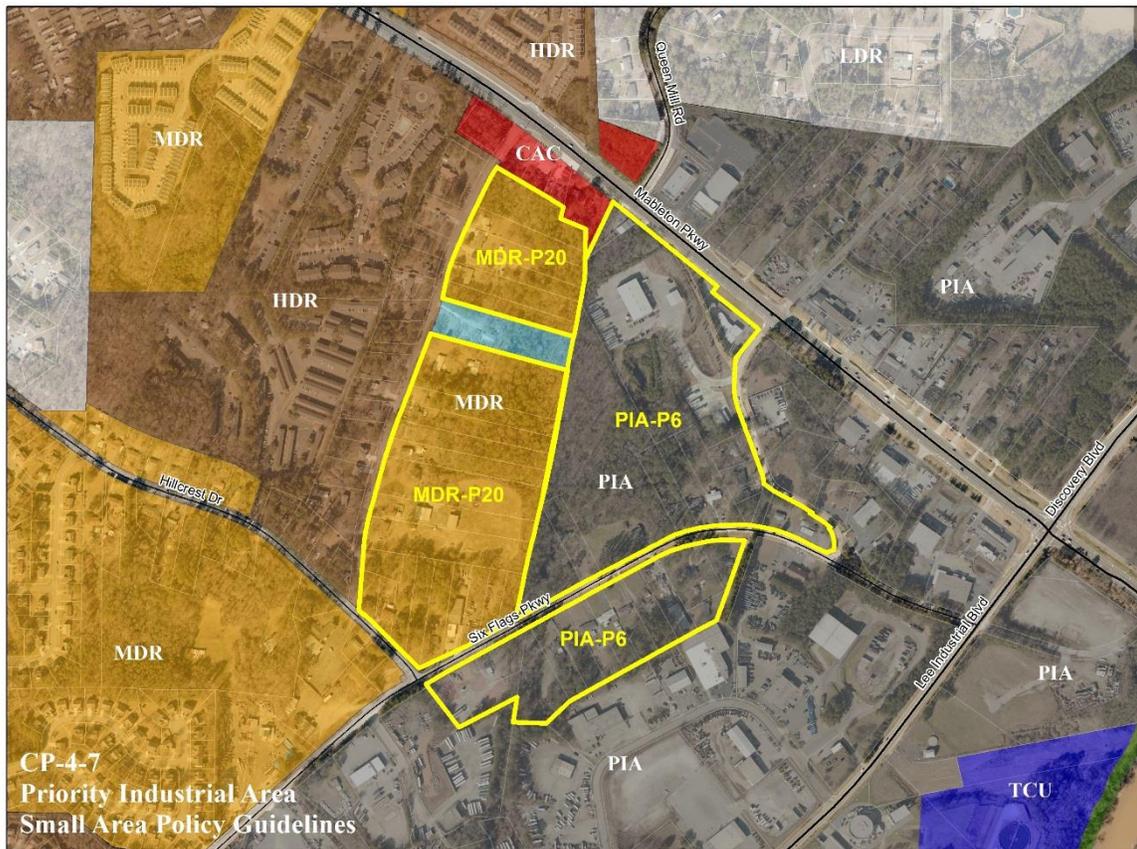
*In an effort to mitigate any future land use conflicts between the Medium Density Residential neighborhood along Felton Land and the Priority Industrial Area along Six Flags Parkway, it recommended that any new development within the MDR provide appropriate buffering as determined by the Board of Commissioners.*

**PIA-P6:**

*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 the following when rezoning properties located within the PIA Future Land Use Category.*

- 1.) *Industrial uses that foster innovative, high technology, and low pollution industries;*
- 2.) *The use of stone, brick and /or EFIS on building facades; and*
- 3.) *The use of enhanced landscaping along primary road frontages to enhance aesthetics and mitigate negative impacts.*

*To facilitate this, the Board encourages the assemblage of smaller land parcels into single tracts. Additionally, as a means of protection for area residences, the Board encourages transitional land uses that serve as a step-down from the more intense heavy industrial uses to the less-intense residential uses. Also, in instances where an industrial uses is directly adjacent to residential uses, it is recommended that a natural or enhanced buffer be established on the industrial side of the property line.*



IND-P6:

*In an effort to mitigate any future land use conflicts between the residential lots along Regal Hills Lane and the Industrial Compatible use to the south and east of the neighborhood, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the existing residential land users, as well as the viability of the industrial users.*

**ANALYSIS:**

**Intent**

The intent of the proposed amendment is to seek alternative future uses and/or policies that provide a more compatible development scenario in the future, while protecting the job producing industrial uses and mitigating any industrial land use impacts to adjacent residential uses.

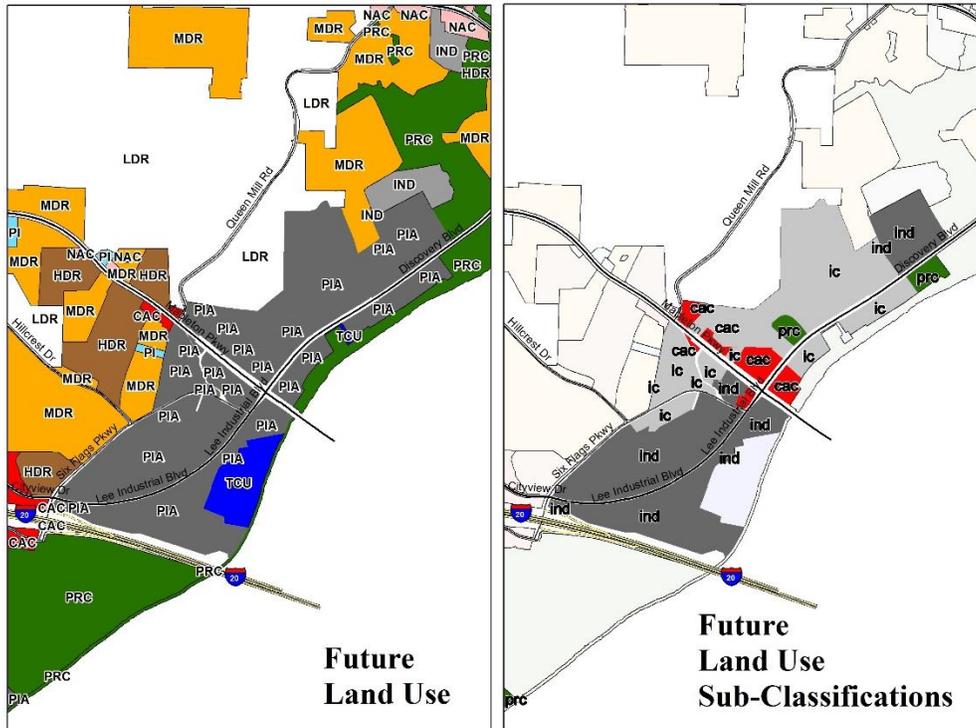
**Existing Conditions**

The subject site is a large industrial district directly north of Interstate 20 (I-20), that stretches along the east side of Six Flags Parkway, both sides of Lee Industrial Boulevard and Discovery Boulevard. It includes parcels along Mableton Parkway near the intersection of Lee Industrial Boulevard and Discovery Boulevard and continues north along both side of Discovery Boulevard where it terminates just south of Nickajack Creek. The area is also just across the Chattahoochee River from the Fulton County Airport, which has compatible use zones that extend out into Cobb County and specifically the subject industrial area.

Existing uses within the district are typical of a heavy industrial and light industrial district. There are warehouse/distribution uses, manufacturing uses, heavy construction equipment dealer, repair shops, large contractor businesses, etc. In addition to the existing industrial, there is also a mobile home park with access from Discovery Boulevard and a row of residential lots along the east side of Six Flags Parkway between Bishop Road and Queens Ferry Drive. The majority of the district is built out as industrial developments. However, there are sporadic undeveloped industrial lots along Discovery Boulevard. A variety of commercial uses that support the adjacent industrial stretches along both sides of Mableton Parkway from Queen Mill Road and the Chattahoochee River.

Existing uses surrounding the site include Medium Density Residential homes, west of Six Flags Parkway and Low Density Residential homes along the western boundary, north of Mableton Parkway. South of the district is Six Flags Over Georgia Entertainment Park and north of the district is park land. To the east is the Chattahoochee River.

Connectivity to the area is managed by I-20, which can be accessed via Six Flags Parkway or Cityview Drive. Mableton Parkway and Lee Industrial Boulevard/Discovery Boulevard are both Arterial Roadways connecting uses to I-20 and other collector roadways and local industrial streets. Six Flags Parkway in the southern end of the district is considered a Major Collector Roadway that provides access to the district from the I-20 west bound exit ramp and to I-20 from east bound on ramp.



The Future Land Use for the site is currently PIA with sub-classifications of industrial compatible, industrial, and community activity center. There are two areas within the PIA that are currently zoned Light Industrial and Heavy Industrial that have a PIA sub-classification of park, recreation and conservation. Surrounding the PIA, along the Chattahoochee River, is Park, Recreation, and Conservation. Cobb County also operates a reclamation water facility that has been designated as Transportation, Communication, and Utilities on the future land use map. West of the industrial district are High Density Residential, Medium Density Residential, Low Density Residential, and Community Activity Center future land uses.

Except for General Commercial zones along Mableton Parkway, the majority of the site is zoned either Heavy Industrial or Light Industrial. There are a few properties along Six Flags Parkway that are zoned R-20. The R-20 lots are considered PIA-ic and have Small Area Policy Guidelines that guide future development on those sites.

**Proposed Amendment**

Given the existing conditions in this industrial district and the surrounding area, as well as the planning history, the Fulton County Airport Compatible uses zones, and the Small Area Policy Guidelines that are currently in place, the most appropriate future land use for this industrial district is to remain PIA with existing sub-classifications. The only exception to this would be to amend the industrial parcels that currently have a PRC sub-classification. These parcels are currently zoned LI and HI, and have existing industrial 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) Guide growth to areas that have infrastructure in place
- b) Consider impacts to area residents and address compatibility between land uses when making land use decisions
- c) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations
- d) Provide sufficient opportunities for each future land use designation
- e) Ensure that non-residential sites are designed with adequate buffering, parking and open space
- f) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community
- g) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites
- h) Support and regularly evaluate new and existing small area plans, corridor studies, design guidelines and other appropriate strategies
- i) Enhance underperforming corridors or redevelopment sites
- j) Encourage and support environmentally clean industries

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

This property is located within the boundaries of South Cobb Implementation Strategy and is consistent with the objectives and policies of the 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:**

Not applicable

**6) Environment Impact:**

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

**7) Adjacency to Cities:**

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

**8) Transportation Analysis:**

<b>Discovery Boulevard CP-4-7</b>	
<b>Roadway Classification</b>	Arterial
<b># of Lanes Existing</b>	2 lanes
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	N/A
<b>Sidewalk</b>	Yes in front of the two parcels under rezoning
<b>Bicycle Lanes/Trails</b>	No **
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	N/A

\*\* The parcel on the south side of Discovery Boulevard is right next to the Chattahoochee Greenway Pilot Project—a greenway multi-used trail project. The concept design will be finished early next year, and the local portion of funding for construction is prepared.