



2040 Comprehensive Plan: *Vision for a New Era*

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

Public Hearing Dates:

Planning Commission  
January 8, 2019, 7 p.m.

Board of Commissioners  
January 15, 2019, 9 a.m.



**COMMUNITY DEVELOPMENT AGENCY**

P.O. Box 649  
Marietta, Georgia 30061

[www.cobbcounty.org/comdev](http://www.cobbcounty.org/comdev)

2019

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Paula Moore, Administrative Specialist III

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# **Cobb County Comprehensive Plan Amendment Process**

## **Background on the Cobb County Comprehensive Plan**

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

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

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

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

## **Elements of the Cobb County Comprehensive Plan**

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

## **Procedure to modify and update the Comprehensive Plan**

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

The annual plan amendment process begins in October and ends in January of the following year, with the final public hearing. During this time, staff members study proposed changes to the text and land use map that have arisen throughout the year. The changes may be the result of direction from the Board of Commissioners due to a rezoning action, approval of a study or master plan, and/or suggestions from the Planning Commission, residents, business community, or staff. Any site which was not previously posted for a rezoning, land use permit, special land use permit or study/master plan hearing, is posted to notify the public of the proposed amendments. The posting consists of general area notifications that alert the public

about changes to the plan impacting a particular area. Letters are mailed to property owners informing them of the impending changes to the Comprehensive Plan, and the amendment package is posted online at [www.cobbcounty.org](http://www.cobbcounty.org) for public review.

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

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

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

# Terminology Guide to Proposed Amendments

BOC	Cobb County Board of Commissioners																														
Corridor	For the purposes of the Cobb Comprehensive Plan, corridor refers to an area of development that extends along a major roadway, such as Windy Hill Road or Mableton Parkway.																														
District	For the purposes of the Cobb County Comprehensive Plan and zoning ordinance, district refers to Commissioner areas and a classification of zoning. For example, “Commission District 3” and “R-20 district.”																														
dua	Dwelling units per acre.																														
FLU	Future Land Use. A recommendation for future use of the property per the Cobb County Future Land Use Map, part of the Comprehensive Plan. FLU is guidance based on projection of anticipated future community needs, not a zoning classification.																														
FLU Categories	<table> <tr> <td>RR</td><td>Rural Residential (0 - 1 dua)</td></tr> <tr> <td>VLDR</td><td>Very Low Density Residential (0 - 2 dua)</td></tr> <tr> <td>LDR</td><td>Low Density Residential (1 - 2.5 dua)</td></tr> <tr> <td>MDR</td><td>Medium Density Residential (2.5 - 5 dua)</td></tr> <tr> <td>HDR</td><td>High Density Residential (5 - 12 dua)</td></tr> <tr> <td>RAC</td><td>Regional Activity Center</td></tr> <tr> <td>CAC</td><td>Community Activity Center</td></tr> <tr> <td>NAC</td><td>Neighborhood Activity Center</td></tr> <tr> <td>IC</td><td>Industrial Compatible</td></tr> <tr> <td>IND</td><td>Industrial</td></tr> <tr> <td>PIA</td><td>Priority Industrial Area</td></tr> <tr> <td>PI</td><td>Public/Institutional</td></tr> <tr> <td>PRC</td><td>Park/Recreation/Conservation</td></tr> <tr> <td>TCU</td><td>Transportation/Communication/Utilities</td></tr> <tr> <td>MTC</td><td>Mableton Town Center</td></tr> </table>	RR	Rural Residential (0 - 1 dua)	VLDR	Very Low Density Residential (0 - 2 dua)	LDR	Low Density Residential (1 - 2.5 dua)	MDR	Medium Density Residential (2.5 - 5 dua)	HDR	High Density Residential (5 - 12 dua)	RAC	Regional Activity Center	CAC	Community Activity Center	NAC	Neighborhood Activity Center	IC	Industrial Compatible	IND	Industrial	PIA	Priority Industrial Area	PI	Public/Institutional	PRC	Park/Recreation/Conservation	TCU	Transportation/Communication/Utilities	MTC	Mableton Town Center
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PI	Public/Institutional																														
PRC	Park/Recreation/Conservation																														
TCU	Transportation/Communication/Utilities																														
MTC	Mableton Town Center																														
Node	For the purposes of the Cobb County Comprehensive Plan, node refers to areas of commercial development built or planned around roadway intersections. Nodes vary in size based on similar uses and conditions of the surrounding area.																														
PC	Cobb County Planning Commission																														
Rezoning	A change in use classification from one zoning district to another. Rezoning can take place monthly at regularly scheduled hearings of the Planning Commission and Cobb Board of Commissioners.																														
Zoning	Zoning refers to the designated use of specific parcels of property. The zoning district designation governs what is eligible to be developed on a particular piece of property.																														

## Cobb County Zoning Sections and Districts

Sec. 134-193.	<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
MDR	R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL
HDR	RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL
PI	State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, 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.

# COMPREHENSIVE PLAN AMENDMENTS 2019

## ZD & CP LOCATIONS

This map illustrates the locations of various Zoning Districts (ZD) and Community Plans (CP) within the City of Roswell, Georgia. The map is bounded by Hiram Acworth Hwy to the west, Lake Acworth Dr to the north, and South Atlanta Rd to the south. Major highways shown include I-75, I-575, I-285, and I-20. The map is divided into numerous Zoning Districts, each labeled with a unique identifier in a colored box. The districts are as follows:

- ZD-1** (Green)
- ZD-2** (Green)
- ZD-3** (Green)
- ZD-4** (Green)
- ZD-5** (Green)
- ZD-6** (Green)
- ZD-7** (Green)
- ZD-8** (Green)
- ZD-9** (Green)
- ZD-10** (Green)
- ZD-11** (Green)
- ZD-12** (Green)
- ZD-13** (Green)
- ZD-14** (Green)
- ZD-15** (Green)
- ZD-16** (Green)
- ZD-17** (Green)
- ZD-18** (Green)
- ZD-19** (Green)
- ZD-20** (Green)
- ZD-21** (Green)
- ZD-22** (Green)

Community Plans (CP) are also indicated by red labels:

- CP-3-1**
- CP-2-1**
- CP-4-1**
- CP-4-2**

The map includes a north arrow and a scale bar indicating distances in miles (0, 2, 4, 6). Major roads are labeled, including Lake Acworth Dr, Baker Rd, New McEver Rd, Jiles Rd, Acworth Due West Rd, Stilesboro Rd, Old 41 Hwy, Cobb Pkwy, Allgood Rd, Roswell St, Lower Roswell Rd, Polk St, Whitlock Ave, Burnt Hickory Rd, Irwin Rd, Midway Rd, Macland Rd, Villa Rica Rd, Hopkins Rd, C H James Pkwy, Brownsville Rd, Burnt Hickory Rd, Hurst Rd, Alustell Rd, Hicks Rd, Concord Rd, East-west Confi, Fontaine Rd, Clay Rd, Humphries Hill Rd, Factory Shoals Rd, Mableton Pkwy, Riverside Pkwy, South Atlanta Rd, Johnson Ferry Rd, Old Canton Rd, Roswell Rd, and Wileg Rd.

## 2019 Comprehensive Plan Amendments – Zoning Decisions (ZDs)

ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
<b>ZD-1</b>	10/2017	Z-60/2017	IC	IND	3	Specialized contractor	Northeast side of Dixie Drive, and the southwest side of Homer Corn Road	9
<b>ZD-2</b>	10/2017	Z-53/2017	PI	CAC	3	Retail, restaurants, bank, and grocery	East side of Sandy Plains Road, south of Shallowford Road, and at the northern terminus of Hunters Lodge Road	12
<b>ZD-3</b>	11/2017	Z-67/2017	NAC	CAC	3	Retail	South side of Shiloh Road, east of Frey Road	16
<b>ZD-4</b>	11/2017	Z-34/2017	LDR	MDR	4	Single-family subdivision	Northern terminus of Burrus Lane, at the northwestern terminus of Milton Place, the northern terminus of Lakeview Drive, the eastern end of Mark Lee Drive, and northeast of Veterans Memorial Highway	19
<b>ZD-5</b>	12/2017	Z-76/2017	NAC	CAC	4	Office	Southwest corner of Austell Road and Evergreen Drive	22
<b>ZD-6</b>	12/2017	Z-79/2017	NAC	LDR	3	Single-family house	Southeast side of Old Mountain Park Road, east of Alabama Road	25
<b>ZD-7</b>	12/2017	Z-44/2017	LDR & MDR	MDR	4	Residential community	Southwest intersection of Floyd Road and Glore Road, at the northern terminus of Green Valley Road	28
<b>ZD-8</b>	12/2017	Z-64/2017	MDR & CAC	CAC	2	Mixed-use development	East side of Oakdale Road, the north side of West Village Crossing, on the west side of Pine Street, on the southwesterly side of Atlanta Road and on the north and south sides of West Village Way	31
<b>ZD-9</b>	12/2017	Z-80/2017	NAC	MDR	4	Single-family house	East side of Gordon Road, north of Old Alabama Road	34
<b>ZD-10</b>	12/2017	Z-70/2017	HDR	MDR	4	Townhomes	Southwest corner of Smyrna-Powder Springs Road and Vineyard Way	37
<b>ZD-11</b>	12/2017	Z-73/2017	CAC	MDR	3	Townhomes	Southwest side of Wooten Lake Road, and on the east side of Wade Green Road	40
<b>ZD-12</b>	2/2018	Z-12/2017	HDR, CAC, & PI	RAC/	2	Mixed-use development	Northwest side of Terrell Mill Road, and on the west side of Powers Ferry Road	43
<b>ZD-13</b>	2/2018	Z-83/2017	LDR	MDR	3	Single-family residential subdivision	Southwest side of Hawkins Store Road, west of Canton Road	47
<b>ZD-14</b>	2/2018	Z-2/2018	NAC	IC	4	Warehouse	Northeast corner of Oak Ridge Road and Oak Ridge Parkway	50
<b>ZD-15</b>	3/2018	Z-9/2018	NAC	CAC	3	Assisted living facility	Northwest side of Sandy Plains Road, north of Ebenezer Road	53
<b>ZD-16</b>	4/2018	Z-12/2018	LDR	MDR	3	Residential subdivision	Northwest side of Shallowford Road, north of Shallow Ridge Road	56
<b>ZD-17</b>	4/2018	Z-5/2018	CAC	HDR	2	Townhomes	Southwest corner of Olde Towne Parkway and Olde Towne Lane	59
<b>ZD-18</b>	5/2018	Z-23/2018	HDR	MDR	3	Single-family house and duplex	West Side of Carnes Drive, on the east side of Lakewood Road	62

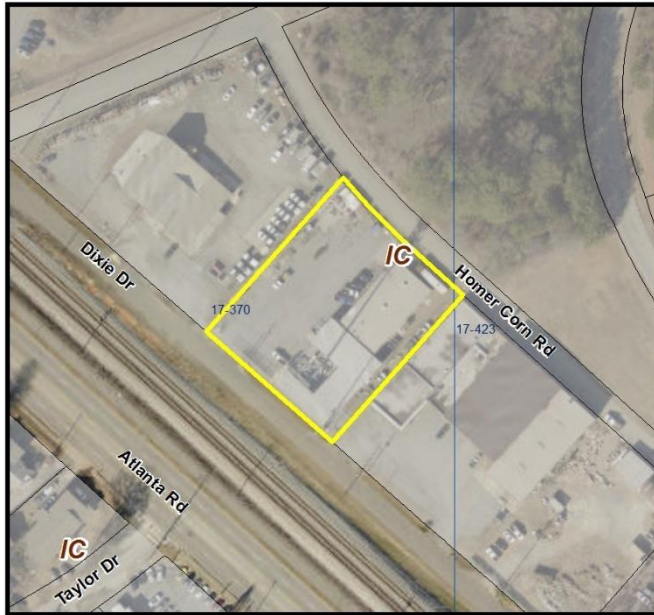
ZD	Month	Case	FLU		Com. Dist.	Proposed use	Location	Page
			Existing	Proposed				
<b>ZD-19</b>	5/2018	Z-24/2018	RAC/rs	RAC/hdr	2	Multi-family residential	Northwest side of Akers Mill Road, on the north side of Galleria Lane, on the south side of Galleria Parkway	65
<b>ZD-20</b>	5/2018	Z-25/2018	LDR	MDR	2	Single-family residential	North side of Lee Road, east of Pineridge Road	68
<b>ZD-21</b>	8/2018	Z-50/2018	IC	IND	2	Indoor recreation	South side of South Cobb Industrial Boulevard, west of Martin Court	71
<b>ZD-22</b>	8/2018	Z-8/2018	NAC	MDR	1	Residential subdivision	East side of John Ward Road, west of Powder Springs Road	74



# COMPREHENSIVE PLAN AMENDMENTS 2019

## ZD-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**

**ZD-1  
Industrial Compatible  
to  
Industrial**



*Cobb County...Expect the Best!*

0 100 200  
Feet



## ZD-1

---

**REZONING CASE:** Z-60 (Date Effect: October 2017; Changed from GC to HI)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 0.88

**PARCEL ID NUMBER:** 17037000540 (D 17/LL 370)

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

**PROPOSED FUTURE LAND USE:** Industrial (IND)

**GENERAL LOCATION:** Northeast side of Dixie Drive, and the southwest side of Homer Corn Road

**ADDRESS:** 1731 Dixie Drive

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (HI) that was approved in October 2017.

#### **Definitions:**

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

The purpose of the 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.

#### **Planning History:**

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

### **ANALYSIS:**

The subject property was rezoned from General Commercial (GC) to Heavy Industrial (HI) for the purpose of a specialized steel construction contractor business. The future land use designation is IC. Considering the approved rezoning and the industrial nature of the proposed project, the IND category might be a more suitable future land use designation.

The site has road frontage on both Dixie Drive and Homer Corn Road and is located between small manufacturing uses. The property across Homer Corn Road is undeveloped land owned by Cobb County.

Railroad tracks are parallel to Dixie Drive to the west. The site is surrounded by the IC future land use category.

According to the zoning map, the site is surrounded by Heavy Industrial (HI) to the north and east, GC to the south, and GC and HI to the west across the railroad tracks.

**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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations.
- b) Provide sufficient opportunities for each future land use designation.
- c) Enhance the County's competitive position and business climate.
- d) Encourage and support environmentally clean industries.

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

This property is located within the boundary of Atlanta Road Corridor Study area.

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

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

**5) Consistency with Revitalization Goals:**

This property is located within the boundaries of Smyrna-Osborne Enterprise Zone and Less Developed Census Tract 310.01.

**6) Adjacency to Cities:**

The site is not directly adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

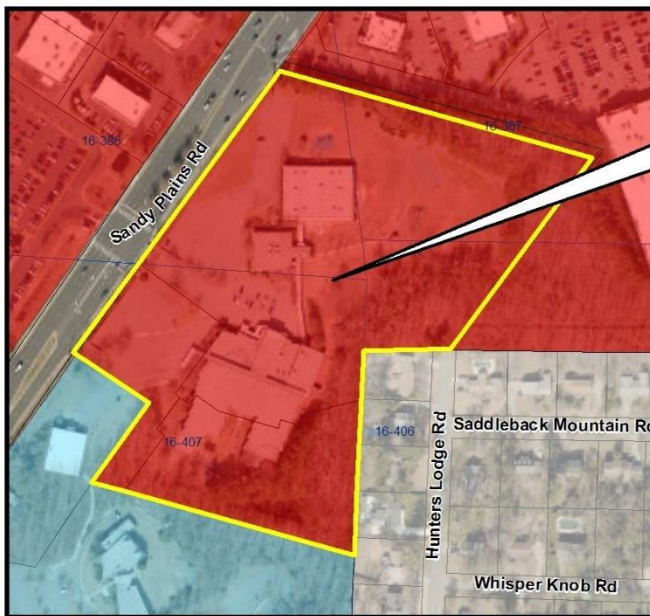
## ZD-2 District 3



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**ZD-2  
Public Institutional  
to  
Community Activity Center**



*Cobb County...Expect the Best!*

0 200 400  
Feet



## ZD-2

---

**REZONING CASE:** Z-53 (Date Effect: Oct. 2017; Changed from R-20 to CRC)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 13.84

**PARCEL ID NUMBERS:** 16038700030, 16040700040, 16040700050 (D 16/LL 687, 407)

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

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

**GENERAL LOCATION:** East side of Sandy Plains Road, south of Shallowford Road, and at the northern terminus of Hunters Lodge Road

**ADDRESS:** 3448 Sandy Plains Road

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (CRC) that was approved in October 2017.

#### **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, and retirement communities.

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

#### **Planning History:**

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 Community Retail Commercial (CRC) zoning district in order to redevelop an old elementary school site. The rezoning allows for a mix of retail uses and subsequently, there was a Special Land Use Permit (SLUP) for the development of a Climate Controlled Self Storage Facility (CCSSF).

Because the site was the old Mountain View Elementary School, the future land use designation on the tract is PI. Located to the north is CAC, which is part of a larger commercial node surrounding the intersection of Shallowford and Sandy Plains Roads. To the east is Low Density Residential (LDR) and to the south is PI. Across Sandy Plains Road is the Mountain View Aquatic Center, which is designated Park/Recreation/Conservation (PRC).

Considering the changing conditions on the site and the intensity anticipated from the commercial uses, a more appropriate future land use category may be CAC. This would expand the existing CAC node further south along the east side of Sandy Plains Road; however, there are several public facilities that are directly south of the subject site that would discourage “strip” development patterns.

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

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights.
- b) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County’s vitality.
- c) Provide opportunities for an educational system that benefits all County residents and establishes a lifelong learning environment that is commensurate with land use and demographic trends.
- d) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

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

- a) Consider circulation and connectivity for all modes of transportation within activity centers.
- b) Support efforts to revitalize and/or redevelop struggling commercial and residential areas.
- c) Accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites.
- d) Guide growth to areas that have infrastructure in place.
- e) Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple driveways.
- f) Coordinate and communicate, when necessary, appropriate land use planning functions with the general public, Cobb County School District, Dobbins ARB, cities, adjacent counties and regional partners.
- g) Ensure that non-residential sites are designed with adequate buffering, parking 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.

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

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

**5) Consistency with Revitalization Goals:**

This change is compatible with revitalization goal LU-Goal #3

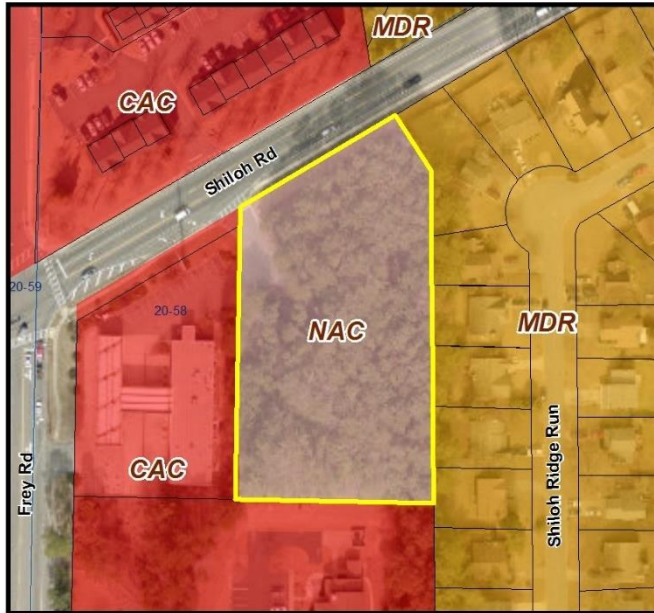
**6) Adjacency to Cities:**

The site is not directly adjacent to a city boundary.



# COMPREHENSIVE PLAN AMENDMENTS 2019

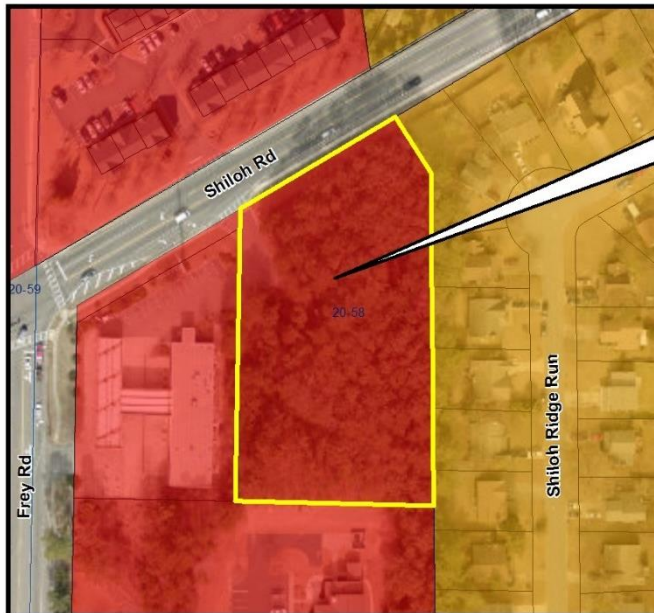
## ZD-3 District 3



**CURRENT**

### FUTURE LAND USE

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

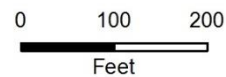


**PROPOSED**

**ZD-3  
Neighborhood Activity Center  
to  
Community Activity Center**



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## ZD-3

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**REZONING CASE:** Z-67 (Date Effect: Nov. 2017; Changed from O&I to CRC)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 1.69

**PARCEL ID NUMBER:** 20005800050 (D 20/LL 58)

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

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

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

**ADDRESS:** Unaddressed parcel.

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (CRC) that was approved in November 2017.

#### **Definitions:**

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

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

#### **Planning History:**

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

### **ANALYSIS:**

The subject site was rezoned from the Office and Institutional (O&I) zoning district to the Community Retail Commercial (CRC) zoning district for the purpose of an 8,000 square-foot retail building with two tenant spaces. It has been stipulated that a sidewalk will be installed from the retail shops to a senior living community located south of the site.

The site is currently undeveloped with a future use designation of NAC. Surrounding the tract are the following future land uses:

- to the east are single-family residential homes under a Medium Density Residential (MDR) future use designation;
- to the south is a senior living development with a CAC future use designation;
- to the west is a vacant service station with a CAC future use designation; and
- to the north, across from Shiloh Road, are office uses with a CAC future designation

Considering the changing conditions on and adjacent to the site, a more appropriate future land use category may be CAC.

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

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

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

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- b) Guide growth to areas that have infrastructure in place.
- c) Promote infill development where appropriate and compatible with desirable future land use designations.
- d) Ensure that non-residential sites are designed with adequate buffering, parking 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.

**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:**

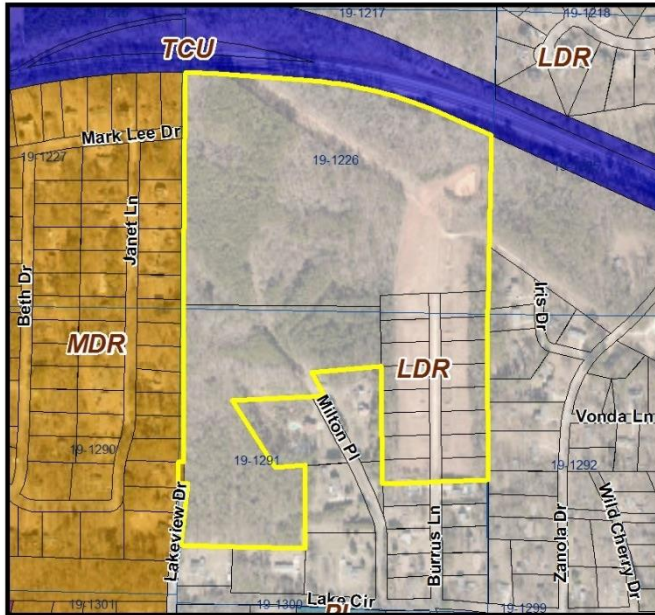
Not applicable

**6) Adjacency to Cities:**

The site is not directly adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

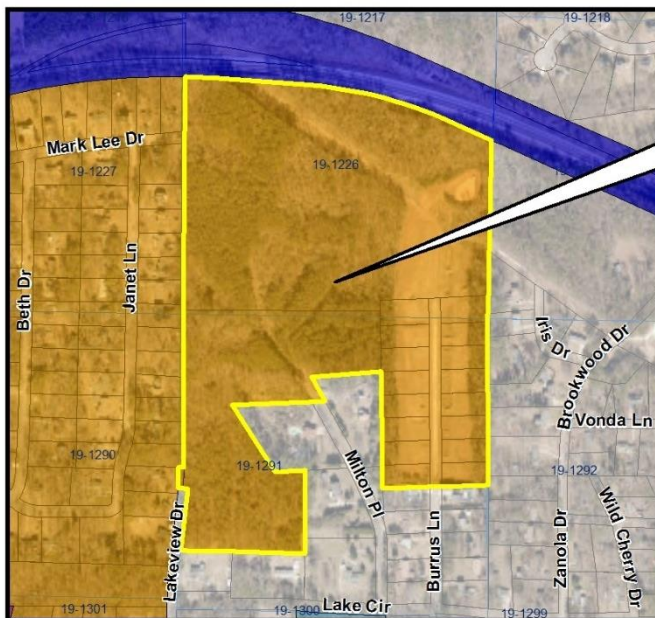
## ZD-4 District 4



**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**  
**Low Density Residential**  
**to**  
**Medium Density Residential**



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0 400 800  
Feet



## ZD-4

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**REZONING CASE:** Z-34 (Date Effect: November 2017; Changed from R-15 and R-20 to RA-5)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 46.43

**PARCEL ID NUMBERS:** 19122600020, 19129100010, 19129100070, 19129100080, 19129100090, 19129100100, 19129100110, 19129100120, 19129100130, 19129100140, 19129100150, 19129100160, 19129100170, 19129100180, 19129100190, 19129100200, 19129100210, 19129100220 (D 19/LL 1226 & 1291)

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

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

**GENERAL LOCATION:** Northern terminus of Burrus Lane, at the northwestern terminus of Milton Place, the northern terminus of Lakeview Drive, the eastern end of Mark Lee Drive, and northeast of Veterans Memorial Highway

**ADDRESSES:** 1552 Lake Circle, 5400, 5401, 5410, 5411, 5420, 5421, 5430, 5431, 5440, 5441, 5452, 5453, 5464, 5465, 5476, 5477, 5488, 5489 SW Burrus Lane

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RA-5) that was approved in November 2017.

#### **Definitions:**

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. 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 property was rezoned from R-15 and R-20 to RA-5 for the purpose of a 153-lot detached single-family subdivision with a density of 3.44 dwelling units per acre (dua). The future land use designation is LDR. Considering the approved rezoning, the residential nature of the proposed project, and the proposed density, a more appropriate future land use designation may be MDR.

The site has no road frontage and will be connected by Burrus Lane, an internal residential street. The development is bounded to the west, east, and south by existing single-family residential uses, which are zoned R-20 and R-15. Railroad tracks are adjacent to the property to the north. Across the railroad tracks is undeveloped land zoned R-20.

The surrounding future land use is LDR to the south, east and north across the railroad. The property to the west is under the MDR.

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

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

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

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

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

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

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

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

**5) Consistency with Revitalization Goals:**

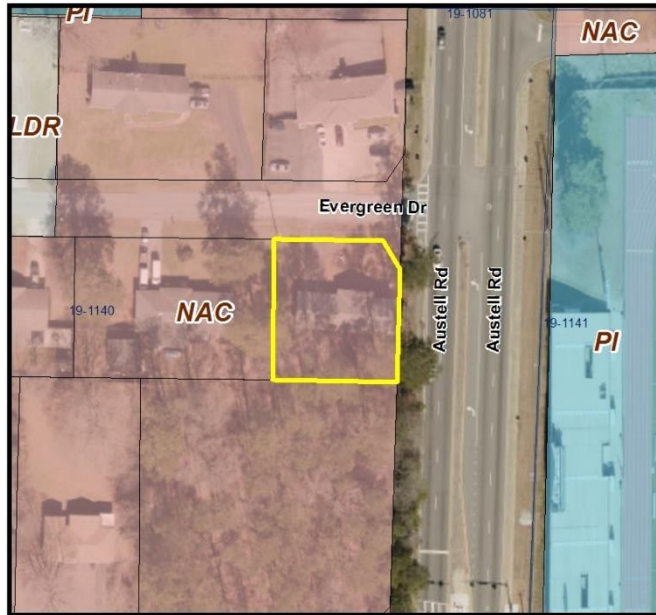
This property is located within the boundary of South Cobb Enterprise Zone.

**6) Adjacency to Cities:**

The site is not directly adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

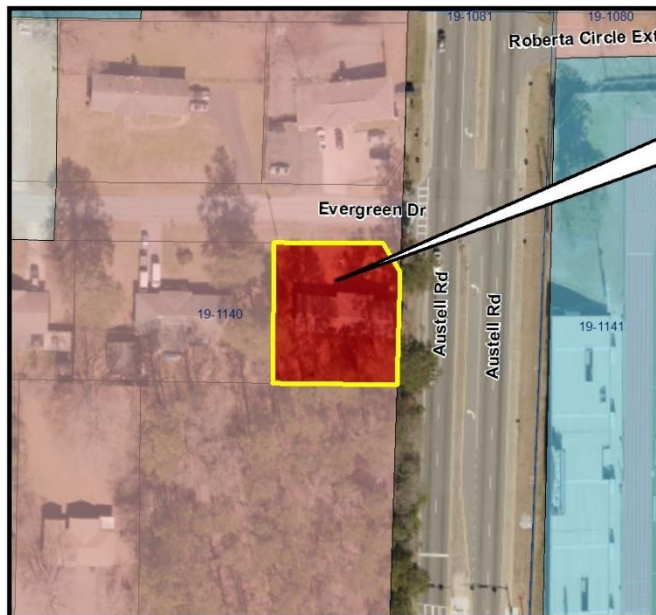
## ZD-5 District 4



**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**

**ZD-5  
Neighborhood Activity Center  
to  
Community Activity Center**



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0 75 150  
Feet



## ZD-5

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**REZONING CASE:** Z-76 (Date Effect: December 2017; Changed from R-20 to O&I)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 0.289

**PARCEL ID NUMBER:** 19114000150 (D 19/LL 1140)

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

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

**GENERAL LOCATION:** Southwest corner of Austell Road and Evergreen Drive

**ADDRESS:** 1961 Evergreen Drive, SW.

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (O&I) that was approved in October 2017.

#### **Definitions:**

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

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

#### **Planning History:**

In 2013, the subject property was one of many parcels along an eight-mile stretch of Austell Road from the city limits of Austell to Sandtown Road (with exception of those parcels located between Amy Lane and Orange Hill Drive) that were changed from Community Activity Center to Neighborhood Activity Center.

### **ANALYSIS:**

The subject property was rezoned from R-20 to O&I for the purpose of an office building. The future land use designation is NAC. Considering the intensity of commercial development allowed by the zoning district that was approved, a more appropriate future land use designation may be CAC.



The site has road frontage on Austell Road and Evergreen Drive. A parcel to the north across Evergreen Drive is zoned O&I and to the south is an undeveloped lot that is also zoned O&I. South Cobb High School is located to the east across Austell Road. The site is within walking distance of retail shops along Austell Road as well as potential employment opportunities. Most of the surrounding future land uses are NAC and PI.

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

- a) Protect sensitive natural resources while allowing for growth and development.
- b) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

**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) Support efforts to revitalize and/or redevelop struggling commercial and residential areas.
- d) Enhance the County's competitive position and business climate.
- e) Encourage development patterns that promote an active healthy lifestyle.

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

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

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

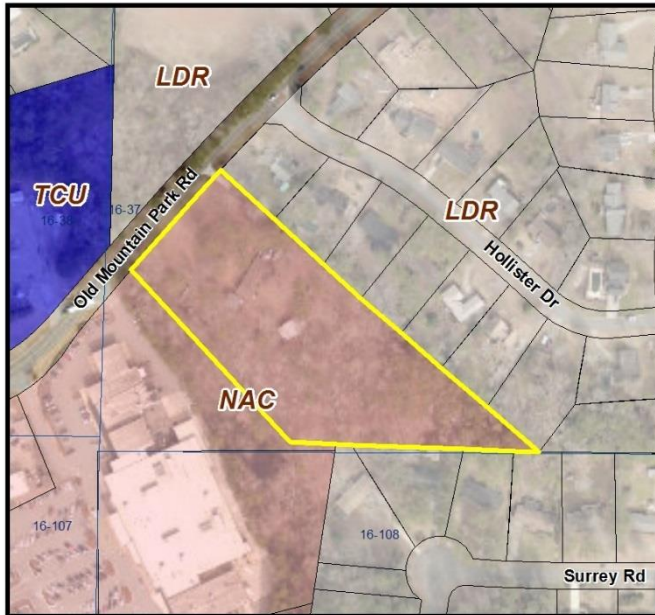
**6) Adjacency to Cities:**

The site is not directly adjacent to a city boundary; however, it is within 2,000 feet of the Austell city limits.



# COMPREHENSIVE PLAN AMENDMENTS 2019

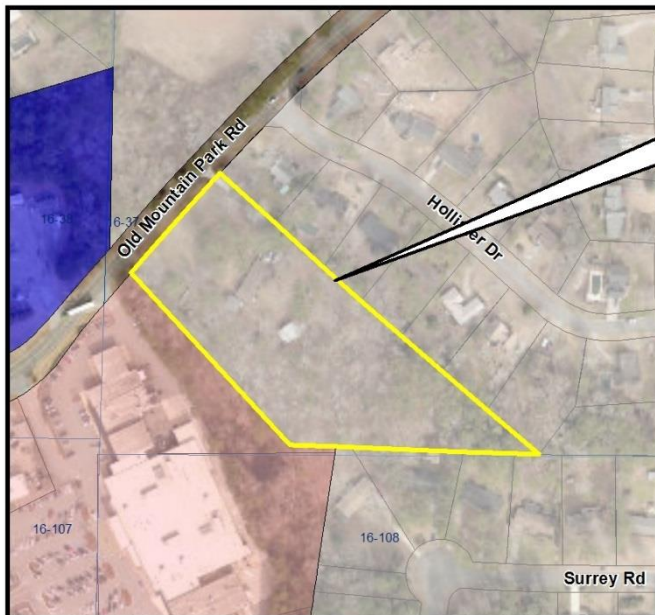
## ZD-6 District 3



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**ZD-6  
Neighborhood Activity Center  
to  
Low Density Residential**



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0 175 350  
Feet



## ZD-6

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**REZONING CASE:** Z-79 (Date Effect: December 2017; Changed from LRO to R-20)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 3.877

**PARCEL ID NUMBER:** 16003700040 (D 16/LL 37)

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

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

**GENERAL LOCATION:** Southeast side of Old Mountain Park Road, east of Alabama Road

**ADDRESS:** 4840 Old Mountain Park Road

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (R-20) that was approved in December 2017.

#### **Definitions:**

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

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that, in certain circumstances, may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

#### **Planning History:**

The subject parcel is part of a Small Area Policy Guideline (NAC-P18) for the Sandy Plains Road and SR 92 commercial node. The purpose of the guideline is to protect adjacent residential areas and to prevent further expansion of the commercial node.

**ANALYSIS:**

The property was rezoned from LRO to R-20 for the purpose of a single-family residence. The future land use designation is NAC. Considering the approved rezoning and the continued residential use, a more appropriate future land use designation might be LDR.

The site has road frontage on Old Mountain Park Road and is located just north of its intersection with Alabama Road. The subject parcel sits behind a grocery store and shopping plaza. The surrounding future land use is NAC and LDR. NAC is located to the southwest and LDR is located to the north, south, and to the west across Old Mountain Park Road. There is also a power sub-station to the northwest across Old Mountain Park Road under the Transportation/Communication/Utilities (TCU) 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) Provide a wide array of housing stock for all residents.

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

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- c) Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- d) Provide sufficient residential capacity to accommodate projected household growth.

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

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

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

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

**5) Consistency with Revitalization Goals:**

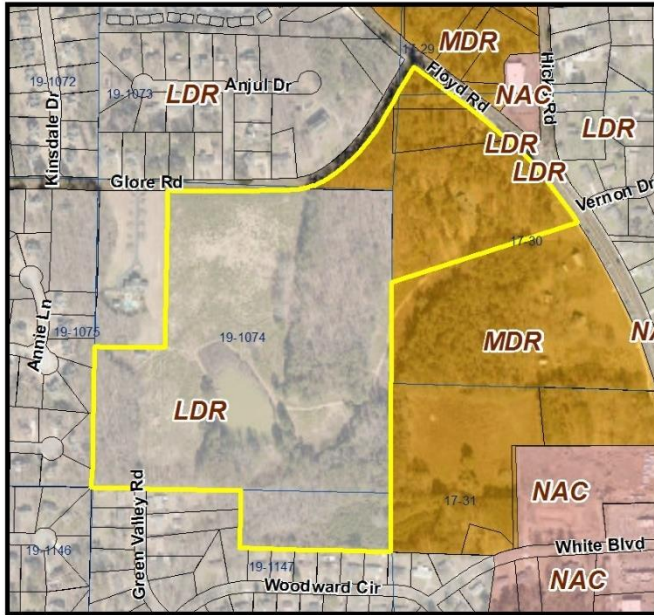
Not applicable

**6) Adjacency to Cities:**

The subject parcel is not adjacent to any city limits.

# COMPREHENSIVE PLAN AMENDMENTS 2019

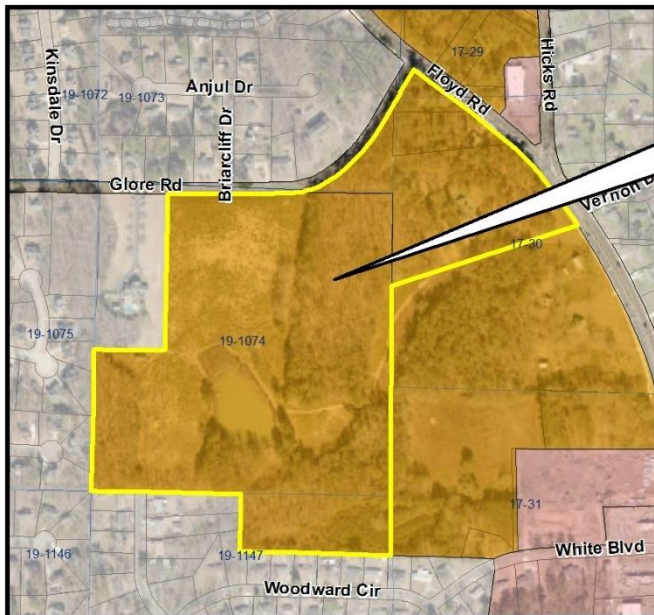
## ZD-7 District 4



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**ZD-7**  
**Low Density Residential**  
**Medium Density Residential**  
**to**  
**Medium Density Residential**



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0 400 800  
Feet



## ZD-7

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**REZONING CASE:** Z-44 (Date Effect: December 2017; Changed from R-20 to PRD)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 47.515

**PARCEL ID NUMBERS:** 19107400010, 17003000240, 17003000030, 17002900210 (D 19/LL 1073, 1074, 1147; 17/LL 29, 30)

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

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

**GENERAL LOCATION:** Southwest intersection of Floyd Road and Glore Road, at the northern terminus of Green Valley Road

**ADDRESS:** 4692 Floyd Road; 4656 Floyd Road; 4646 Floyd Road; one unaddressed parcel

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (PRD) that was approved in December 2017.

#### **Definitions:**

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

Several parcels associated with case Z-44 were part of a previously approved future land use change. Multiple parcels along the west side of Floyd Road were changed from LDR and Neighborhood Activity Center (NAC) to MDR and NAC as part of CP-4-2 in 2017. The parcels associated with Z-44 changed from LDR to MDR.

A Small Area Policy Guideline (MDR-P22) was also established for this area of Floyd Road that states that the change to MDR would allow for a step-down in intensity and would serve as a transition between a commercial node and single-family residential uses.

**ANALYSIS:**

The subject property was rezoned from R-20 to PRD for the purpose of a residential subdivision with townhomes and single-family detached homes. The future land use designation is a split between MDR and LDR. Considering the approved rezoning, the proposed development, and the approved density (3.64 dwelling units per acre), a more appropriate future land use designation may be MDR.

The site has frontage on Floyd and Glore Roads. The subject parcels are surrounded by other residential developments and residentially zoned properties. The surrounding future land use is MDR and LDR. MDR is located to the south, east, and to the northeast across Floyd Road. LDR is located to the north, south, and west of the subject parcels. There is one parcel in the Neighborhood Activity Center (NAC) category across Floyd Road.

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

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

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

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

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

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

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

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

**5) Consistency with Revitalization Goals:**

The subject properties are part of the South Cobb Enterprise Zone.

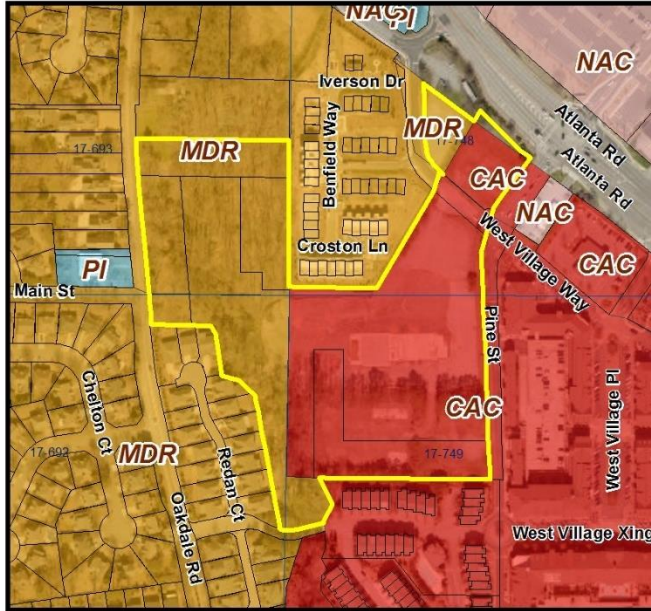
**6) Adjacency to Cities:**

The subject parcel is not adjacent to a city boundary.



# COMPREHENSIVE PLAN AMENDMENTS 2019

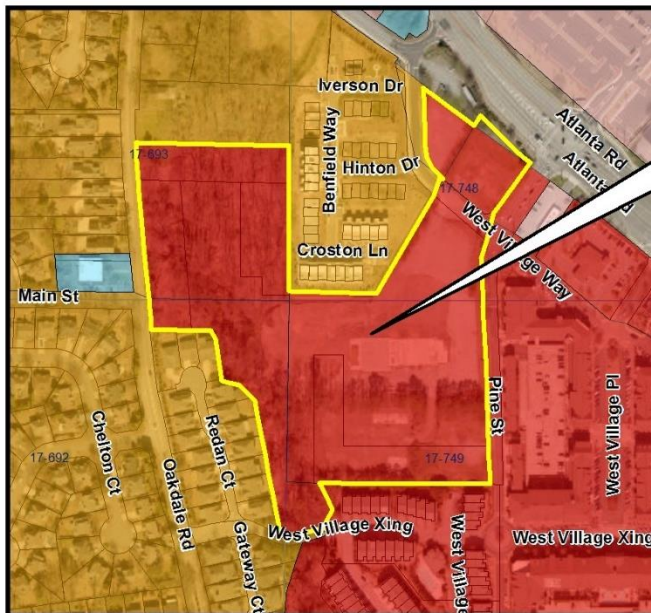
## ZD-8 District 2



**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-8  
Medium Density Residential  
Community Activity Center  
to  
Community Activity Center**



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0 250 500  
Feet



## ZD-8

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**REZONING CASE:** Z-64 (Date Effect: Dec. 2017; Changed from R-15, R-20 & PVC to PVC)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 13.702

**PARCEL ID NUMBERS:** 17069300100, 17069300110, 17069300120, 17074900320, 17074900330, & 17074800560 (D 17/LL 692, 693, 748 & 749)

**EXISTING FUTURE LAND USES:** Medium Density Residential (MDR) & Community Activity Center (CAC)

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

**GENERAL LOCATION:** East side of Oakdale Road, north side of West Village Crossing, west side of Pine Street, southwesterly side of Atlanta Road and north and south sides of West Village Way

**ADDRESSES:** 4448 Atlanta Road, 4520 Southeast Pine Street, 4542 Pine Street 4457, 4467 & 4475 Oakdale Road.

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### **BACKGROUND:**

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

To provide a single future land use designation to contiguous parcels that is compatible with the new zoning district (PVC) that was approved in December 2017.

#### **Definitions:**

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

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

#### **Planning History:**

In 2005, a small piece of the subject property for ZD-8 was changed from NAC to CAC as part of a Commissioner Proposal (CP-6). In 2006, another piece of the subject property for ZD-8 was changed from Public/Institutional (PI) to CAC as part of a Zoning Decision proposal (ZD-22) resulting in the current designation of Future Land Use categories.

### **ANALYSIS:**

The properties were rezoned from R-15, R-20, and PVC to PVC in its entirety for the purpose of an addition to the existing West Village mixed use development. The future land use designation is split between



MDR and CAC. Considering the approved rezoning, the mixed-use nature of the proposed project, and the fact that a large portion of the assembled site was already designated CAC, a more appropriate future designation may be CAC.

The site has road frontage on Atlanta Road, West Village Way, Pine Street, West Village Crossing, and Oakdale Road. It is contiguous to the north of the West Village development. The development is less than 1/3 mile from the I-285 interchange in an area of mixed residential and business uses. Except for a small portion along Atlanta Road where the assembled site borders Neighborhood Activity Center (NAC), the site is bordered either by MDR or CAC. The CAC is located to the east and south, while the MDR is located to the north 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) Promote development, diversification and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment.
- c) Encourage residential uses in locations where necessary public facilities can be economically provided.
- d) Promote infill development where appropriate and compatible with desirable future land use designations.
- e) Encourage development flexibility as a means to protect and preserve open space and sensitive natural resources.

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

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

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

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

**5) Consistency with Revitalization Goals:**

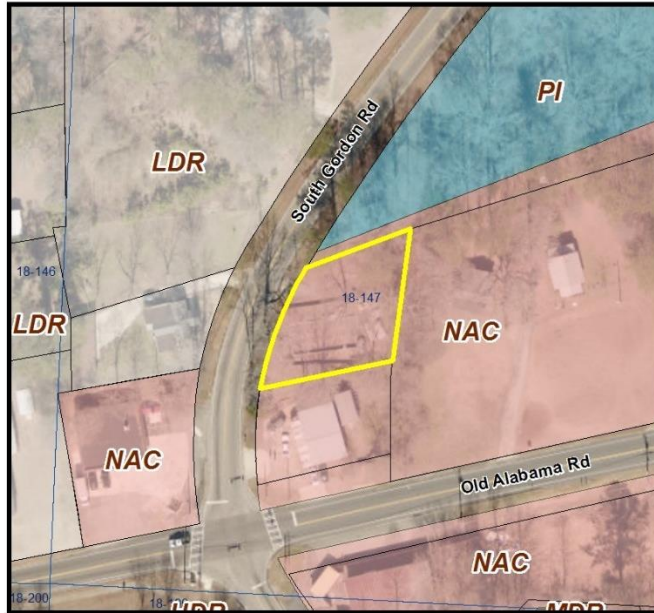
Not applicable

**6) Adjacency to Cities:**

This site is not directly adjacent to a city boundary; however, it is within 1/4 mile of the City of Smyrna.

# COMPREHENSIVE PLAN AMENDMENTS 2019

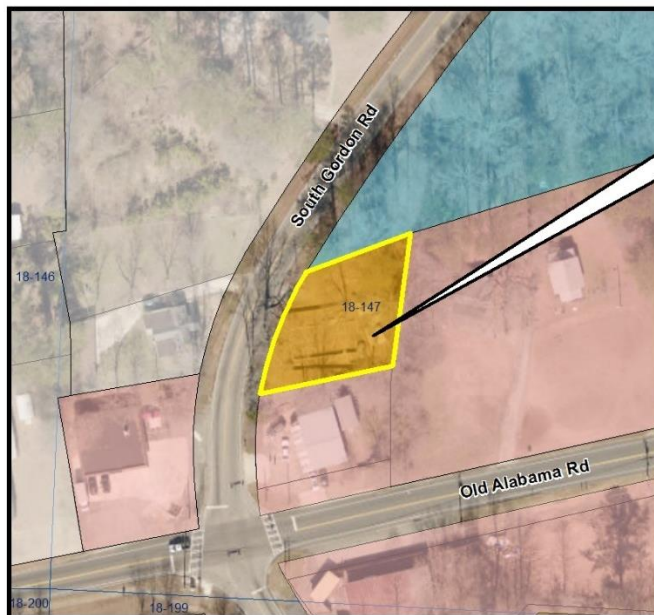
## ZD-9 District 4



**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  
Medium Density Residential**



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0 75 150  
Feet



## ZD-9

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**REZONING CASE:** Z-80 (Date Effect: December 2017; Changed from NS to R-12)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** .216

**PARCEL ID NUMBER:** 18014700260 (D 18/LL 147)

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

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

**GENERAL LOCATION:** East side of Gordon Road, north of Old Alabama Road

**ADDRESS:** 6121 South Gordon Road

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (R-12) that was approved in December 2017.

#### **Definitions:**

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

The purpose of the 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 NS to R-12 for the purpose of a single-family residence. The future land use designation is NAC. Considering the approved rezoning and the continued residential use, a more appropriate future land use designation may be MDR.

The site has frontage on South Gordon Road. The subject parcel is surrounded by commercial and residential uses. The future land use to the west across South Gordon Road is Low Density Residential (LDR). NAC is located to the south, east, and to the west across South Gordon Road. Public/Institutional (PI) is located to the north.

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

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

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

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

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

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

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

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

**5) Consistency with Revitalization Goals:**

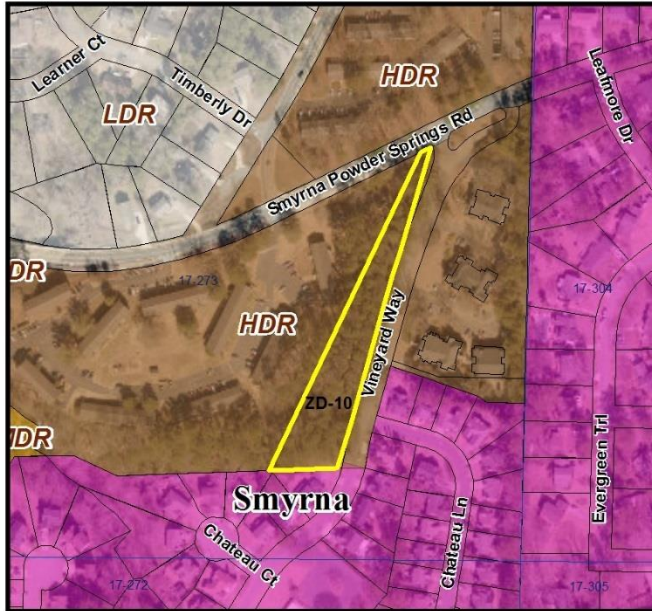
The subject property is within the South Cobb Enterprise Zone.

**6) Adjacency to Cities:**

The subject parcel is not adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

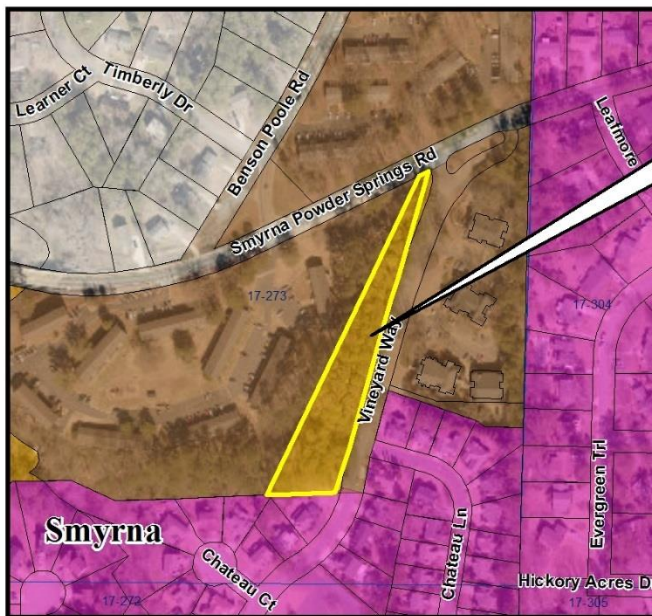
## ZD-10 District 4



**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  
High Density Residential  
to  
Medium Density Residential**



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0 210 420  
Feet



## ZD-10

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**REZONING CASE:** Z-70 (Date Effect: December 2017; Changed from RM-8 to RD)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 1.274

**PARCEL ID NUMBER:** 17027300020 (D 17/LL 273)

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

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

**GENERAL LOCATION:** Southwest corner of Smyrna-Powder Springs Road and Vineyard Way

**ADDRESS:** Unaddressed parcel

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RD) that was approved in December 2017.

#### **Definitions:**

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

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

#### **Planning History:**

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

### **ANALYSIS:**

The property was rezoned from RM-8 to RD for the purpose of a townhome development. The future land use designation is HDR. Considering the approved rezoning and the proposed density, a more appropriate future land use designation may be MDR.

The site has frontage on Vineyard Way and Smyrna-Powder Springs Road. The subject parcel is surrounded by multi-family and single-family residential uses. The future land use to the north, west, and east is HDR. To the south is the City of Smyrna, where there is a single-family residential subdivision.



The City of Smyrna's Future Land Use Map shows this subdivision as Moderate Density Residential, which allows a maximum of 4.5 dwelling units per acre (dua).

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

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

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

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- c) Provide sufficient residential capacity to accommodate projected household growth.

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

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

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

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

**5) Consistency with Revitalization Goals:**

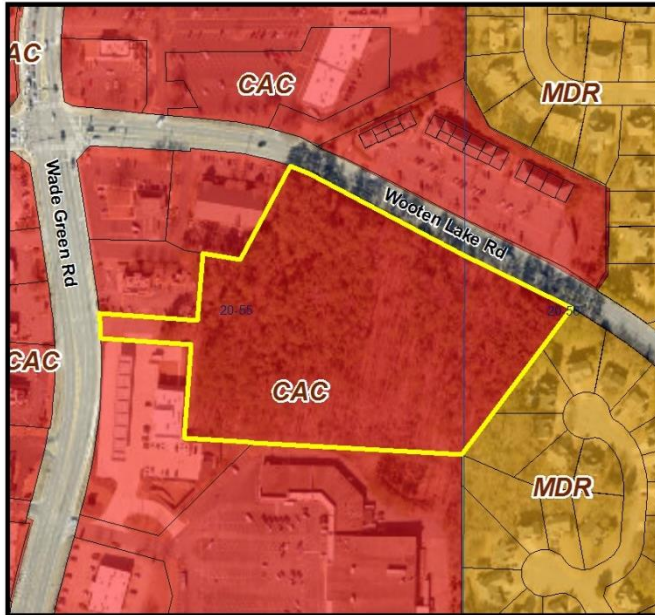
The subject property is within the Smyrna-Osborne Enterprise Zone.

**6) Adjacency to Cities:**

The subject property is located immediately adjacent to the City of Smyrna.

# COMPREHENSIVE PLAN AMENDMENTS 2019

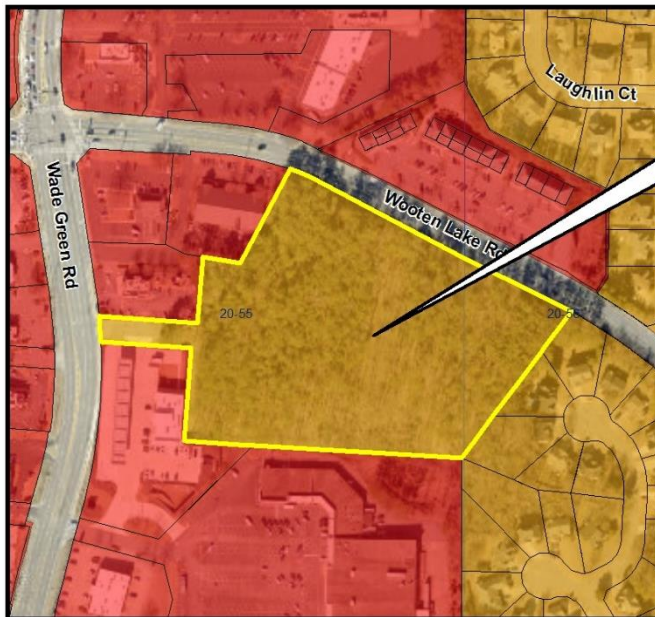
## ZD-11 District 3



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**ZD-11  
Community Activity Center  
to  
Medium Density Residential**



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0 200 400  
Feet





## ZD-11

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**REZONING CASE:** Z-73 (Date Effect: Dec. 2017; Changed from GC to RA-5)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 7.7

**PARCEL ID NUMBER:** 20005500160 (D 20/LL 55, 56)

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

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

**GENERAL LOCATION:** Southwest side of Wooten Lake Road, and on the east side of Wade Green Road

**ADDRESS:** 1401 Wooten Lake Road

---

### **BACKGROUND:**

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

To establish a future land use designation that is more compatible to the new zoning district (RA-5) that was approved in December 2017.

#### **Definitions:**

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

The purpose of the 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 GC to RA-5 for the purpose of developing a “semi-detached” townhome development. The entire site is 7.7 acres and was approved for a maximum of 35 residential units resulting in a density of 4.5 dwelling units per acre (dua).

The future land use designation is CAC, which allows for moderately-intense commercial zoning. Property to the north, south and west is also in CAC. The future land use designation to the east is MDR.

The site is within walking distance to retail shops, a grocery store and other businesses near the intersection of Wade Green and Wooten Lake Roads. It is also within proximity of employment options.

Considering the changing conditions proposed for the site and its proximity to commercial and other residential uses, a more appropriate transitional future land use would be MDR. This would be consistent with the recommended MDR density range of 2.5 to 5 du/a.

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

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

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

- a) Provide sufficient residential capacity to accommodate projected household growth.
- b) Encourage new and innovative housing types that meet the needs of an evolving, diverse community.
- c) Promote a variety of residential developments around activity centers that can accommodate a broad range of households.
- d) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies.
- e) Guide growth to areas that have infrastructure in place.
- f) 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 plans.

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

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

**5) Consistency with Revitalization Goals:**

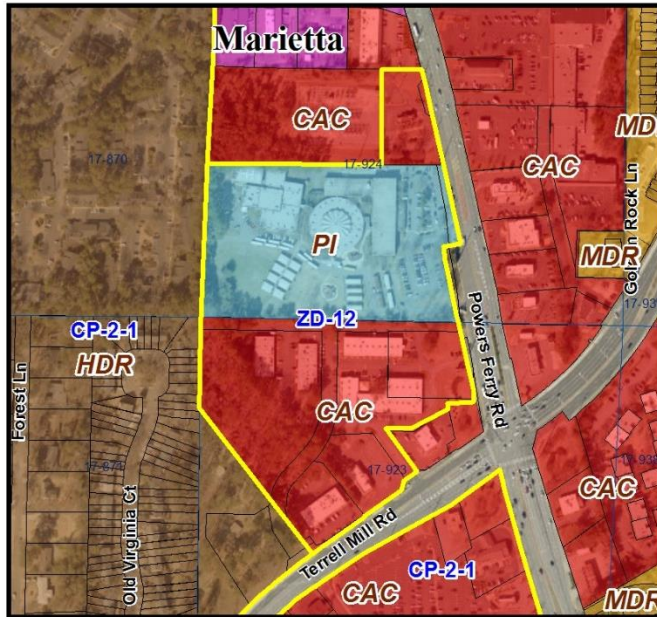
Not applicable

**6) Adjacency to Cities:**

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

# COMPREHENSIVE PLAN AMENDMENTS 2019

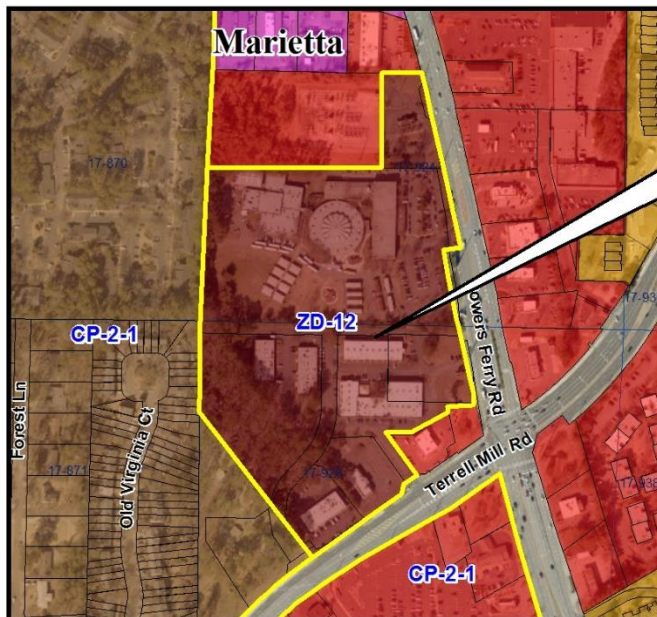
## ZD-12 District 2



**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

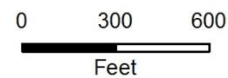


**PROPOSED**

**ZD-12  
Community Activity Center  
Public Institutional  
to  
Regional Activity Center/hdr**



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## ZD-12

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**REZONING CASE:** Z-12 (2017) (Date Effect: Feb. 2018; Changed from GC, NS, R-20 & R-80 to RRC)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 23.9

**PARCEL ID NUMBERS:** 17092300040, 17092300060, 17092300210, 17092300260, 17092300250, 1709240016, & 17092400360 (D 17/LL 923, 924)

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC) and Public/Institutional (PI)

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

**GENERAL LOCATION:** Northwest side of Terrell Mill Road, and on the west side of Powers Ferry Road

**ADDRESS:** 1270 Powers Ferry Road, 1360 Terrell Mill Road, and unaddressed parcels

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RRC) that was approved in February 2018.

#### **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 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 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, and retirement communities.

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

**RAC Sub-Category Definitions:**

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

**Planning History:**

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

**ANALYSIS:**

The subject site was rezoned from General Commercial (GC), Neighborhood Shopping (NS), R-20, and R-80 zoning districts to the Regional Retail Commercial (RRC) zoning district for the purpose of a mixed-use development consisting of retail, restaurants, office, self-storage, and multi-family residential uses. The total site area is 23.9 acres and will consist of a maximum of 250,000 square feet of non-residential space and 298 residential units, resulting in a density of 12.46 dwelling units per acre (dua).

The future land use for the property is split between CAC and PI. The PI portion is the former location of Brumby Elementary School. The site is bounded by CAC on the north, south and east, and HDR to the west. The City of Marietta is to the north.

The subject site is identified as a catalyst site in the Powers Ferry Master Plan and is listed on the Cobb County Redevelopment Inventory list. The location, design, and mixture of uses is consistent with the overall vision of the Powers Ferry Master Plan. It is also consistent with the 2040 Comprehensive Plan, which guides growth to where the infrastructure can handle such development as a way to preserve the outlying, stable suburban areas of Cobb County.

Considering the changing conditions on site and the intensity that the proposed development will generate, a more appropriate future use designation may be Regional Activity Center with a sub-category of high density residential (RAC/hdr). The RAC/hdr allows for mixed use including residential, retail, and office zoning categories.

**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) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality.
- d) Provide a wide array of housing stock for all residents.
- e) 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) Promote a variety of residential developments around activity centers that can accommodate a broad range of households.

- b) Encourage the distribution of all housing types throughout the County and ensure compatibility with the desirable future development policies.
- c) Promote redevelopment of underperforming commercial areas and neighborhoods through incentivized regulatory strategies.
- d) Support efforts to revitalize and/or redevelop struggling commercial and residential areas.
- e) Consider impacts to area residents and address compatibility between land uses when making land use decisions.
- f) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community.

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

This property is located within the boundaries of the approved Powers Ferry Master Plan. The proposed use and future land use amendment is consistent with the recommendations and conceptual land use plan of the Powers Ferry Master Plan.

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

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

**5) Consistency with Revitalization Goals:**

This amendment is consistent with the county’s revitalization goals.

**6) Adjacency to Cities:**

The site is directly adjacent to the Marietta city limits.



# COMPREHENSIVE PLAN AMENDMENTS 2019

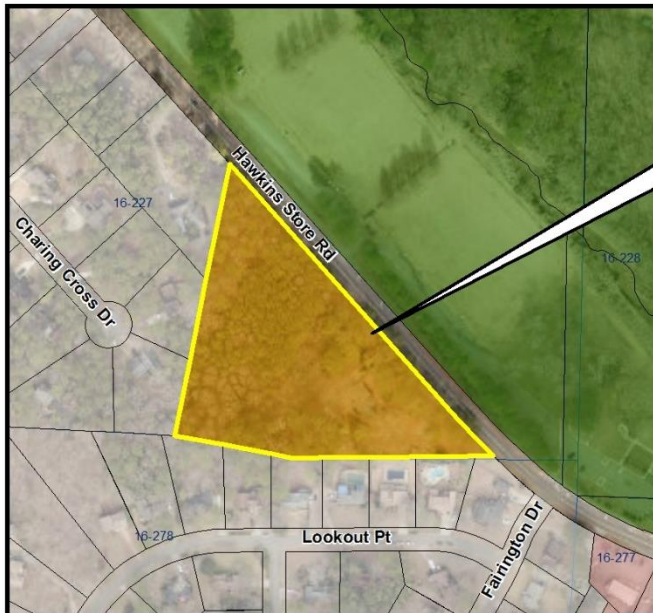
## ZD-13 District 3



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**ZD-13**  
**Low Density Residential**  
**to**  
**Medium Density Residential**



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0 200 400  
Feet



## ZD-13

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**REZONING CASE:** Z-83(2017) (Date Effect: February 2018; Changed from R-20 to R-12)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 4.60

**PARCEL ID NUMBER:** 16022700030 (D 16/LL 227)

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

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

**GENERAL LOCATION:** Southwest side of Hawkins Store Road, west of Canton Road

**ADDRESS:** 694 Hawkins Store Road

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (R-12) that was approved in February 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 subject property was rezoned from R-20 to R-12 for the purpose of a single-family residential subdivision. The future land use designation is LDR. Considering the approved rezoning and the density of the proposed project, a more appropriate future land use designation may be MDR.



The site has road frontage on Hawkins Store Road. It is located on the southwest side of Hawkins Store Road between single-family homes zoned R-20 and R-15. Properties across the street, to the north, and to the east are sports fields zoned R-20 and a small business zoned Community Retail Commercial (CRC), respectively. This site is within walking distance to entertainment and retail shops along Canton Road as well as potential employment opportunities. The surrounding future land use to the west and south is LDR. Properties to the north and east on the northeast of Hawkins Store Road are under the Parks/Recreation/Conservation (PRC) 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) Provide sufficient residential capacity to accommodate projected household growth.
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- c) Provide sufficient residential capacity to accommodate projected household growth.

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

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

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

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

**5) Consistency with Revitalization Goals:**

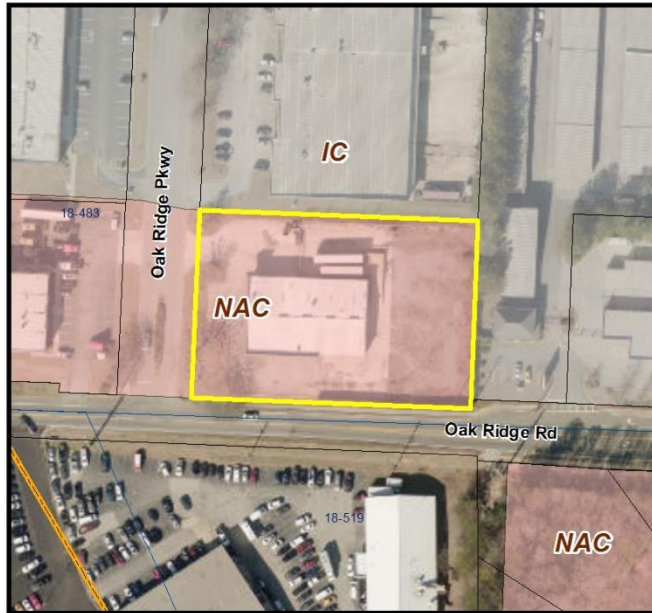
Not applicable

**6) Adjacency to Cities:**

The subject property is not adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

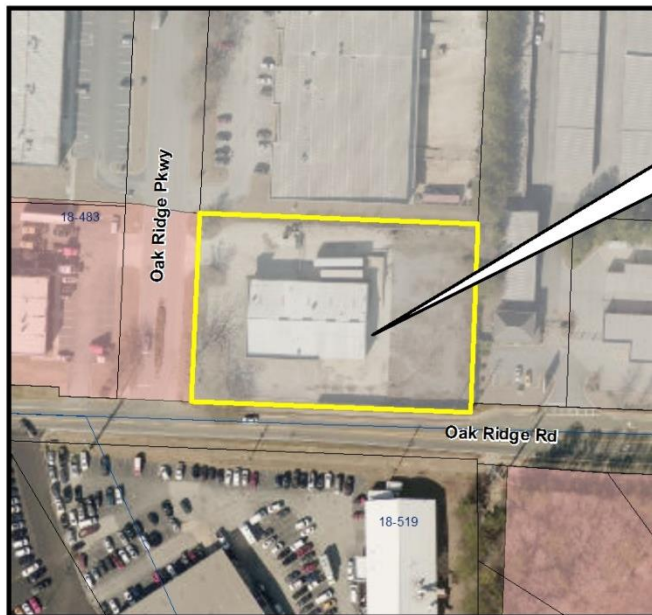
## ZD-14 District 4



**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-14  
Neighborhood Activity Center  
to  
Industrial Compatible  
with text amendment**



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0 100 200  
Feet



## ZD-14

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**REZONING CASE:** Z-2 (Date Effect: February 2018; Changed from GC to LI)

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 1.37

**PARCEL ID NUMBER:** 18048300080 (D 18/LL 483)

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

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

**GENERAL LOCATION:** Northeast corner of Oak Ridge Road and Oak Ridge Parkway

**ADDRESS:** 7100 Oak Ridge Parkway

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible to the new zoning district (LI) that was approved in February 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 Industrial Compatible (IC) category is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

#### **Planning History:**

The subject parcel was included in a previously approved future land use change. Multiple parcels along Oak Ridge Road and Blair Bridge Road were changed from Community Activity Center (CAC) to NAC as part of CP-9 in 2011.

### **ANALYSIS:**

The subject property was rezoned from General Commercial (GC) to Light Industrial (LI) for the purpose of an office and warehouse. The future land use designation is NAC. Considering the approved rezoning and the proposed use, a more appropriate future land use designation may be IC.

The site has road frontage on Oak Ridge Road and Oak Ridge Parkway and is surrounded by other warehouse/distribution uses. The future land use to the north and east is IC. The future land use to the west across Oak Ridge Parkway is NAC and IC. The parcel directly across Oak Ridge Road has no future land use designation as it is shared with Douglas County.

**Text Amendment:**

*Industrial Compatible*

Due to the mix of uses located along Oak Ridge Road at the Douglas County line, future retail and office uses are appropriate. This is in addition to the light industrial and residential uses that currently exist in the surrounding area.

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

- a) Coordinate and advance land use policies that manage growth by promoting compatible distribution of land uses, while preserving established suburban and rural communities and respecting individual property rights.
- b) 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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations.
- b) Provide sufficient opportunities for each future land use designation.
- c) Enhance the County's competitive position and business climate.
- d) Encourage and support environmentally clean industries.

**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:**

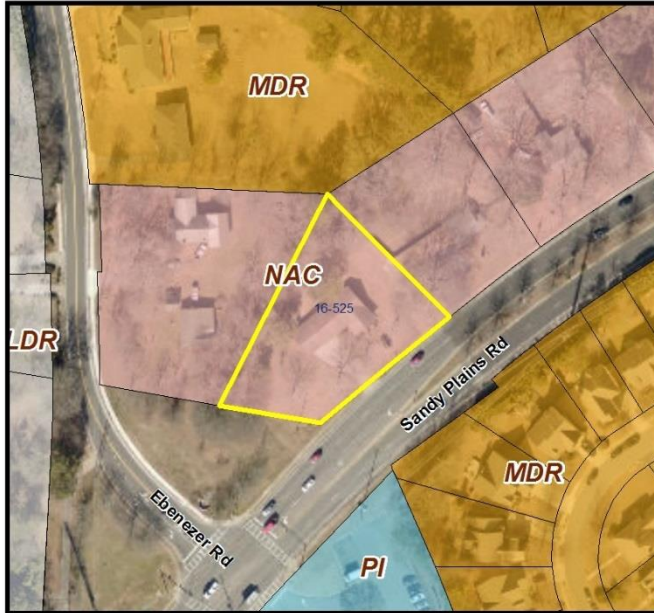
The subject parcel is within the South Cobb Enterprise Zone.

**6) Adjacency to Cities:**

The subject parcel is not adjacent to any city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

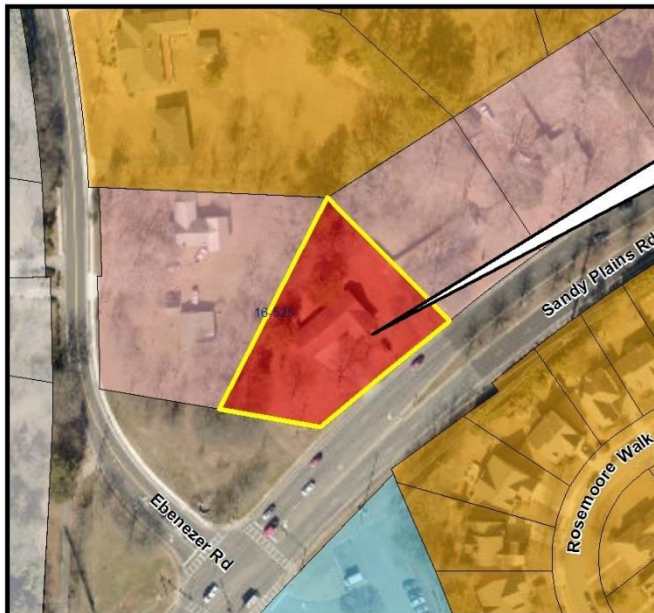
## ZD-15 District 3



**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-15  
Neighborhood Activity Center  
to  
Community Activity Center**



*Cobb County...Expect the Best!*

0 100 200  
Feet



## ZD-15

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**REZONING CASE:** Z-9 (Date Effect: Mar. 2018; Changed from LRO to O&I)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 0.70

**PARCEL ID NUMBER:** 16052500120 (D 16/LL 525)

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

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

**GENERAL LOCATION:** Northwest side of Sandy Plains Road, north of Ebenezer Road

**ADDRESS:** 2941 Sandy Plains Road

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (O&I) that was approved in March 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 Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low-to-mid-rise office buildings and department stores.

#### **Planning History:**

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

### **ANALYSIS:**

The subject property was rezoned from Low Rise Office (LRO) to Office & Institutional (O&I) for the purpose of an assisted living facility. The future land use designation is NAC. Considering the approved rezoning and the intensity of the commercial use, a more appropriate future land use designation may be CAC.

The site has road frontage on Sandy Plains Road. There are four lots between the two roads intersecting Sandy Plains to the north and south of the site. Starting to the north, the first lot on the corner of Bryant

Lane has two buildings with multiple small offices. The next lot is vacant. It is followed by an existing residence, which is then followed by a residential structure that has been converted to a small stand-alone office. The subject parcel is the last in the row. It borders on the right of way (ROW) for Ebenezer Road. Behind it to the northwest and across Sandy Plains Road to the southeast are residential neighborhoods.

**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) Improve the quality of life of senior citizens through innovative programs and state-of-the-art facilities that meet levels of need.

**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) Ensure all residents have convenient access to health services, healthy foods, and clean drinking water.

**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 site is not adjacent to a city boundary.



# COMPREHENSIVE PLAN AMENDMENTS 2019

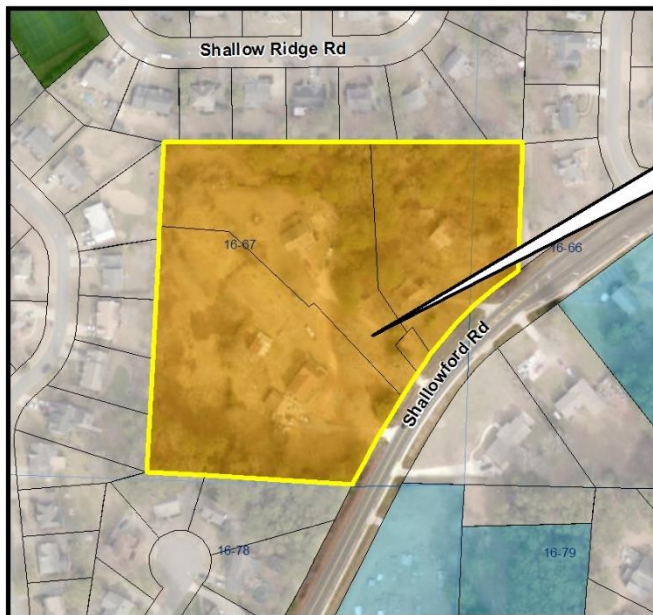
## ZD-16 District 3



**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-16**  
**Low Density Residential**  
**to**  
**Medium Density Residential**



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0 150 300  
Feet



## ZD-16

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**REZONING CASE:** Z-12(Date Effect: April 2018; Changed from R-30 to R-12)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 6.10

**PARCEL ID NUMBER:** 16006701050, 16006701040, 16006700010 (D 16/LL 67)

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

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

**GENERAL LOCATION:** Northwest side of Shallowford Road, north of Shallow Ridge Road

**ADDRESS:** 8, 12, 14 Shallowford Road

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (R-12) that was approved in April 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 subject property was rezoned from R-30 to R-12 for the purpose of a single-family residential subdivision. The future land use designation is LDR. Considering the approved rezoning and the density of the proposed development, a more appropriate future land use designation may be MDR.

The site has road frontage on Shallowford Road. It is surrounded primarily by single-family homes under various zoning classifications. The future land use designation for the majority of surrounding parcels is LDR; however, the church and cemetery properties located to the southeast across Shallowford Road are under the Public/Institutional (PI) designation.

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

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

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

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- b) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- c) Provide sufficient residential capacity to accommodate projected household growth.

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

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

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

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

**5) Consistency with Revitalization Goals:**

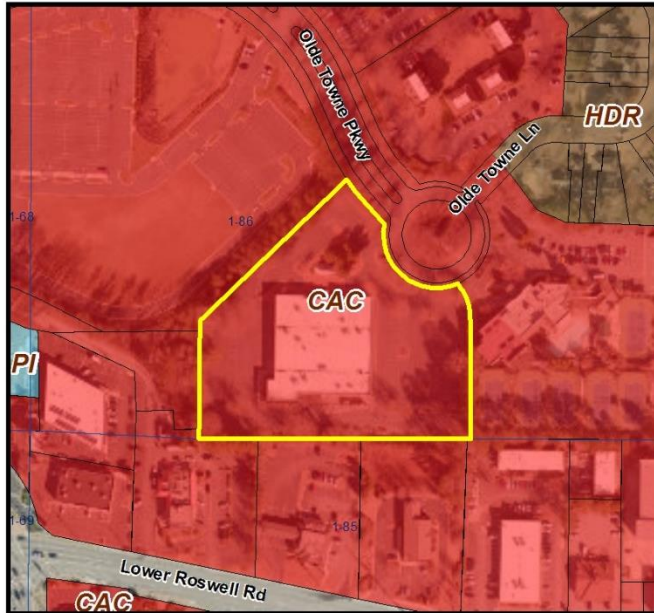
Not applicable

**6) Adjacency to Cities:**

The subject property is not adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

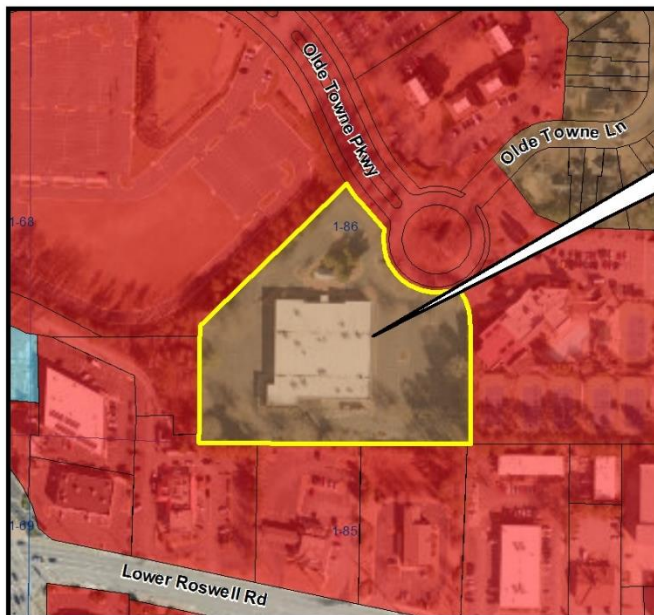
## ZD-17 District 2



**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-17  
Community Activity Center  
to  
High Density Residential**



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0 175 350  
Feet



## ZD-17

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**REZONING CASE:** Z-5 (Date Effect: Arp. 2018; Changed from PSC to RM-12)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 4.089

**PARCEL ID NUMBER:** 01008600510 (D 01/LL 0086)

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

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

**GENERAL LOCATION:** Southwest corner of Olde Towne Parkway and Olde Towne Lane

**ADDRESS:** 5000 Olde Towne Parkway.

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RM-12) that was approved in April 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 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 property was rezoned from Planned Shopping Center (PSC) to RM-12 for the purpose of a 10.52-dwelling unit per acre (dua) townhome development. The future land use designation is CAC. Considering the approved rezoning and the residential nature of the proposed development, a more appropriate future land use designation may be HDR.

The site has frontage on Olde Towne Parkway and Olde Towne Lane. A medical center is located to the west and an athletic club is located to the east. The development is a short drive from entertainment and retail shops along Johnson Ferry and Lower Roswell Roads. All the surrounding future land use is CAC. Abutting CAC to the north and east is HDR.

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

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

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

- a) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- b) Guide growth to areas that have infrastructure in place.
- c) Encourage residential uses in locations where necessary public facilities can be economically provided.
- d) Maintain adequate amounts of residential land uses that support all types and densities of housing needed to support a growing and diverse population.
- e) Provide sufficient residential capacity to accommodate projected household growth.
- f) Promote a variety of residential developments around activity centers that can accommodate a broad range of households.

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

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

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Adjacency to Cities:**

This site is not adjacent to a city boundary.



# COMPREHENSIVE PLAN AMENDMENTS 2019

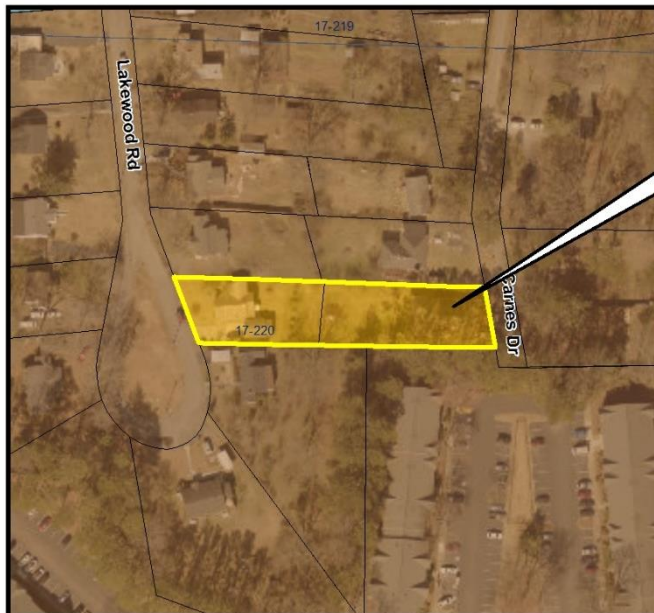
## ZD-18 District 3



**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-18  
High Density Residential  
to  
Medium Density Residential**



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0 100 200  
Feet





## ZD-18

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**REZONING CASE:** Z-23 (Date Effect: May, 2018; Changed from R-20 to R-12 & RD)

**COMMISSIONER DISTRICT:** 3

**ACREAGE:** .55

**PARCEL ID NUMBERS:** 17022000370, 17022000230 (D 17/LL 220)

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

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

**GENERAL LOCATION:** West side of Carnes Drive, on the east side of Lakewood Road

**ADDRESS:** 137 Lakewood Road, 117 Carnes Drive

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning districts (R-12 & RD) that were approved in May 2018.

#### **Definitions:**

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

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

#### **Planning History:**

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

### **ANALYSIS:**

The subject site was rezoned from R-20 to R-12 for tract 1, and from R-20 to RD for tract 2 for the purpose of a lot split. The RD zoning district was necessary, as the home on Carnes Drive is an existing duplex. The rezoning was approved at 2 lots for a density of 3.63 dwelling units per acre (dua). Because the purpose of the rezoning was a lot split, there was no increase in the number of residential units; however, there were a number of contemporaneous variances approved along with the rezoning.

The future land use designation of the property is HDR and allows for residential densities between 5 and 12 dua. The subject site is surrounded by HDR in all directions.

While the net density of the proposal was approved at 3.63 du, which is within the MDR density range, there will be no additional units built as part of this proposal. The R-12 zoning district is compatible with the HDR future land use category, while RD is compatible with MDR. Despite the changing conditions on the site, the overall density of 3.63 du, and the surrounding future land use designation of HDR, it may be more appropriate for the subject site to remain within the HDR category.

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

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

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

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

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

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Adjacency to Cities:**

The subject property is not adjacent to a city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

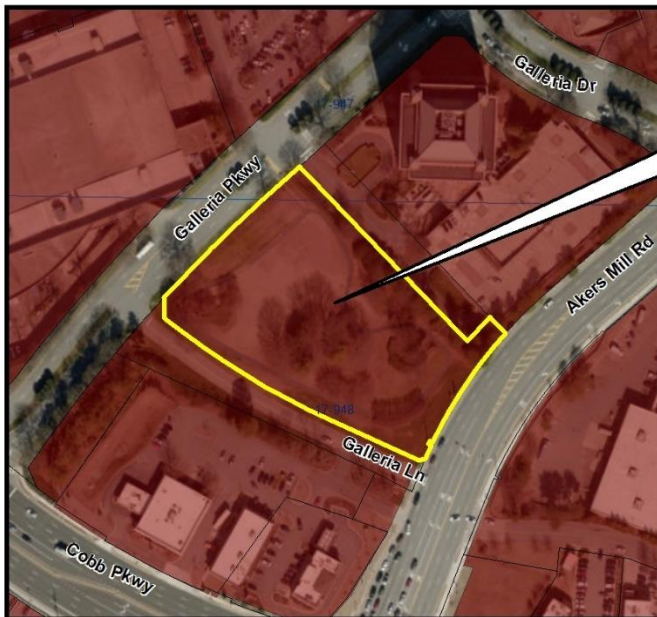
## ZD-19 District 2



**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-19  
Regional Activity Center/rs  
to  
Regional Activity Center/hdr**



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0 150 300  
Feet



## ZD-19

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**REZONING CASE:** Z-24 (Date Effect: Oct. 2011; Changed from GC to RRC)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 4.00

**PARCEL ID NUMBER:** 17094800210 (D 17/LL 948)

**EXISTING FUTURE LAND USE:** Regional Activity Center/retail service (RAC/rs)

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

**GENERAL LOCATION:** Northwest side of Akers Mill Road, on the north side of Galleria Lane, on the south side of Galleria Parkway

**ADDRESS:** Unaddressed parcel

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RRC) that was approved in May 2018.

#### **Definitions:**

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

#### **RAC Sub-Category Definitions:**

Retail stores and service operations are considered the most appropriate use in the Retail/Service (rs) 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.

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

#### **Planning History:**

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

**ANALYSIS:**

The subject property was rezoned from General Commercial (GC) to Regional Retail Commercial (RRC) for the purpose of a multi-family residential community. The future land use designation is RAC/rs. Considering the approved rezoning and the residential nature of the proposed development, a more appropriate future land use designation may RAC/hdr.

The site has frontage on Galleria Parkway and Akers Mill Road. It is located between a small commercial center to the south and an office building to the north. Across Galleria Parkway is the Cobb Energy Center. Across Akers Mill Road is a commercial area. The site is within walking distance to entertainment and retail shops along Galleria Parkway, as well as potential employment opportunities. Most of the surrounding future land use is RAC/rs, with office uses across Galleria Drive to the northeast.

**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) Guide growth to areas that have infrastructure in place.
- c) Promote development, diversification and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment.
- d) Coordinate compatible land use and transportation linkages for anticipated future populations.
- e) Encourage walkable, nodal developments at strategic locations.

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

This property is located within the boundaries of the Blueprint Cumberland LCI study area.

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

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

**5) Consistency with Revitalization Goals:**

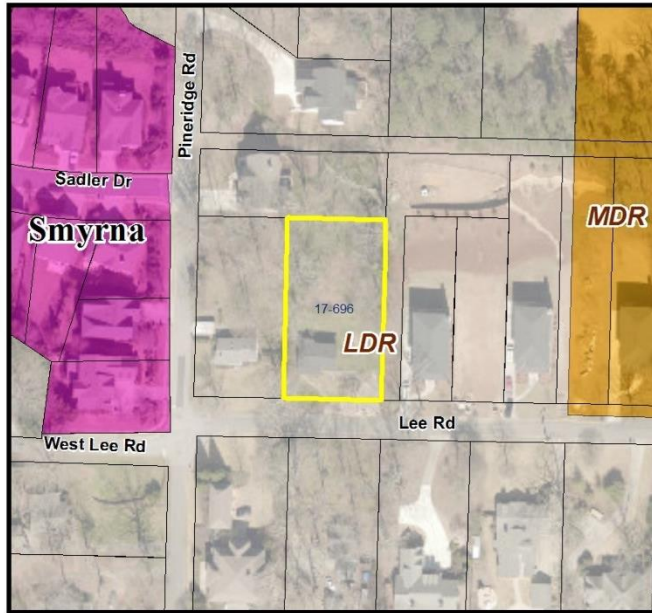
Not applicable

**6) Adjacency to Cities:**

This site is not adjacent to a city boundary; however, it is within ½ mile of the Smyrna city limits.

# COMPREHENSIVE PLAN AMENDMENTS 2019

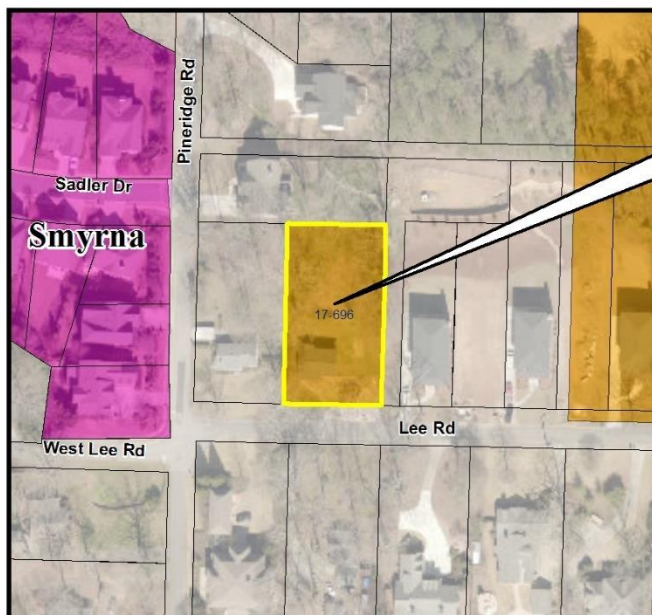
## ZD-20 District 2



**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-20**  
Low Density Residential  
to  
Medium Density Residential



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0 100 200  
Feet



## ZD-20

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**REZONING CASE:** Z-25 (Date Effect: May 2018; Changed from R-20 to R-12)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 0.45

**PARCEL ID NUMBER:** 17069600370 (D 17/LL 696)

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

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

**GENERAL LOCATION:** North side of Lee Road, east of Pineridge Road

**ADDRESS:** 2009 Lee Road, SE

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (R-12) that was approved in May 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 subject property was rezoned from R-20 to R-12 for the purpose of a two-lot residential subdivision (3.73 dwelling units per acre). The future land use designation is LDR. Considering the approved rezoning and the density of the proposed development, a more appropriate future land use designation may be MDR.



The site has road frontage on Lee Road and is surrounded by single-family homes of various ages. The site is within walking distance to a small retail shopping center on Atlanta Road. The immediate surrounding future land use is LDR. Approximately 300 feet to the east of the site is a large area of MDR.

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

- a) 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 in locations accessible to services and employment
- b) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- c) Encourage residential uses 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.

**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 is within 200 feet of the Smyrna city limits.

# COMPREHENSIVE PLAN AMENDMENTS 2019

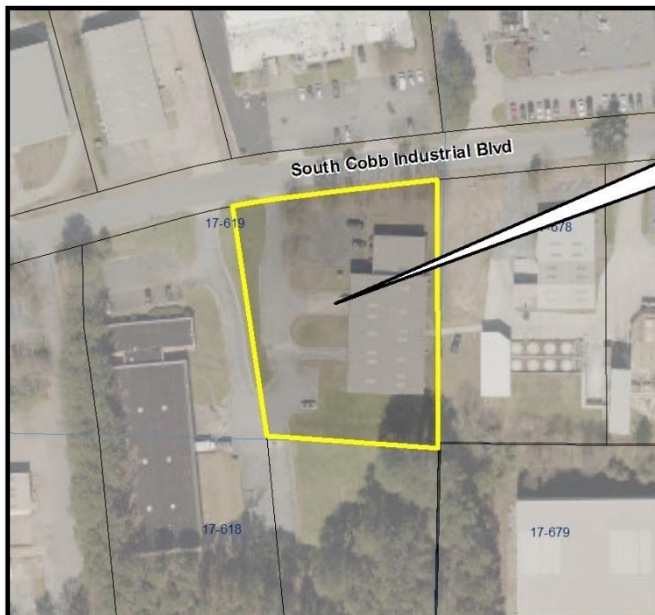
## ZD-21 District 2



**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-21  
Industrial Compatible  
to  
Industrial**



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0 100 200  
Feet



## ZD-21

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**REZONING CASE:** Z-50 (Date Effect: August 2018; Changed from HI to HI with stipulations)

**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 1.28

**PARCEL ID NUMBER:** 17061900200 (D 17/LL 619)

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

**PROPOSED FUTURE LAND USE:** Industrial (IND)

**GENERAL LOCATION:** South side of South Cobb Industrial Boulevard, west of Martin Court

**ADDRESS:** 1834 South Cobb Industrial Boulevard

---

### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (HI w/stipulations) that was approved in August 2018.

#### **Definitions:**

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

The purpose of the 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.

#### **Planning History:**

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

### **ANALYSIS:**

The subject property was rezoned from Heavy Industrial (HI) to HI with stipulations for the purpose of an indoor fitness facility. The future land use designation is IC. Considering the approved rezoning and the nature of the proposed use, a more appropriate future land use designation may be IND.

The site has road frontage on South Cobb Industrial Blvd. It is located in an industrial park and among light industrial/office uses zoned HI, with an exception to the southeast, where there is a property zoned Light Industrial (LI). The surrounding industrial properties are all under the IC future land use designation.

The northern property line, which is the northern boundary of the industrial park, is bounded by railroad tracks and is under the Park/Recreation/Conservation (PRC) 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) 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) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations.
- b) Provide sufficient opportunities for each future land use designation.
- c) Enhance the County's competitive position and business climate.
- d) Encourage and support environmentally clean industries.

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

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

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

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

**5) Consistency with Revitalization Goals:**

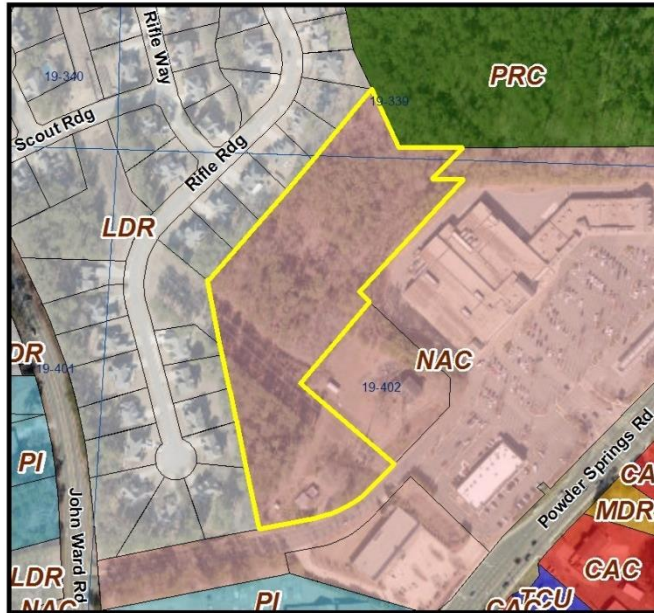
Not applicable

**6) Adjacency to Cities:**

This site is directly adjacent to the Smyrna city boundary.

# COMPREHENSIVE PLAN AMENDMENTS 2019

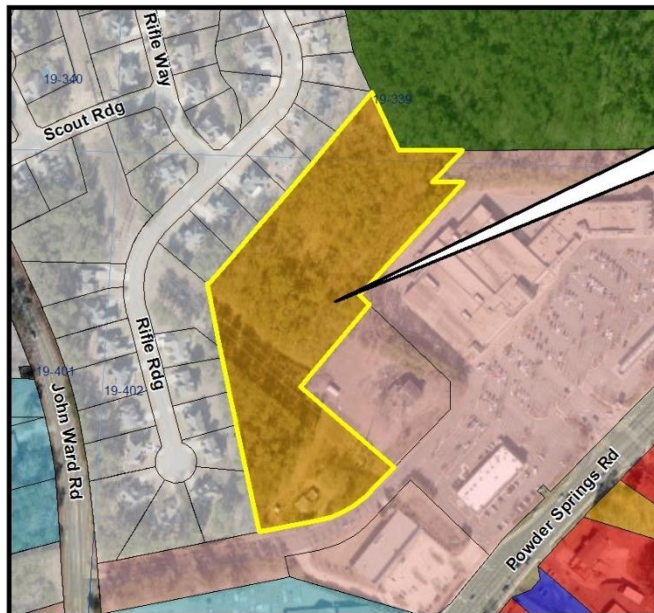
## ZD-22 District 1



**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-22  
Neighborhood Activity Center  
to  
Medium Density Residential**



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0 225 450  
Feet



## ZD-22

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**REZONING CASE:** Z-8 (Date Effect: Aug. 2018; Changed from SC to RA-5)

**COMMISSIONER DISTRICT:** 1

**ACREAGE:** 6.7

**PARCEL ID NUMBER:** 19040200070 (D 19/LL 402)

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

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

**GENERAL LOCATION:** East side of John Ward Road, west of Powder Springs Road

**ADDRESS:** 1706 Powder Springs Road

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### **BACKGROUND:**

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

To establish a future land use designation that is compatible with the new zoning district (RA-5) that was approved in August 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 Suburban Condominium (SC) to RA-5 Detached (Single family Residential) for the purpose of a 25-lot single-family detached residential development. The rezoning was approved at a density of 3.73 dwelling units per acre (dua), which is compatible with the MDR future land use category. Currently, the future land use designation is NAC and allows for low-intensity commercial uses. The surrounding future land use is NAC to the south and east, Low Density Residential (LDR) to the west and Park/Recreation/Conservation (PRC) to the north (Kennesaw Mountain National Battlefield Park).

The site is within walking distance to retail shops, grocery stores, and business services along Powder Springs Road. Considering the changing conditions on the site and its location between commercial uses to the east and residential uses to the west, a more appropriate future land use designation may be MDR.

**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 strategies and creative designs to accommodate innovative land development techniques that promote an active lifestyle.
- b) Encourage land use strategies in applicable areas that allow for live-work opportunities.
- c) Promote a mix of housing design and materials in new residential areas through the rezoning process.
- d) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations.
- e) Consider impacts to area residents and address compatibility between land uses when making land use decisions.

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

This property is located within the boundaries of the Macland Road Corridor Study.

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Adjacency to Cities:**

The subject property is not adjacent to a city boundary.

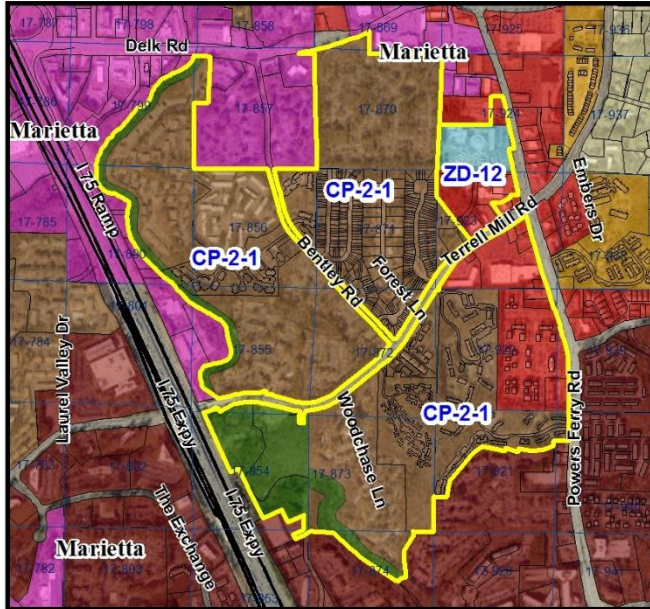


## 2019 Comprehensive Plan Amendments – Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
<b>CP-2-1</b>	CAC, HDR, & PRC	RAC/hdr, RAC/rs, & RAC/osr	2	Commercial and residential	West side of Powers Ferry Road, south of Delk Road and north and south of Terrell Mill Road	78
<b>CP-3-1</b>	MDR	LDR	3	Residential	East side of Piedmont Road, south of the intersection with Cajun Drive	83
<b>CP-4-1</b>	CAC	NAC	4	Commercial	Multiple parcels located on the northwest side of Powder Springs Road south of the intersection with Pine Grove Road and north of the Powder Springs city limits	86
<b>CP-4-2</b>	NAC & MDR	NAC	4	Commercial	North side of Veterans Memorial Highway, west of Buckner Road	90

# COMPREHENSIVE PLAN AMENDMENTS 2019

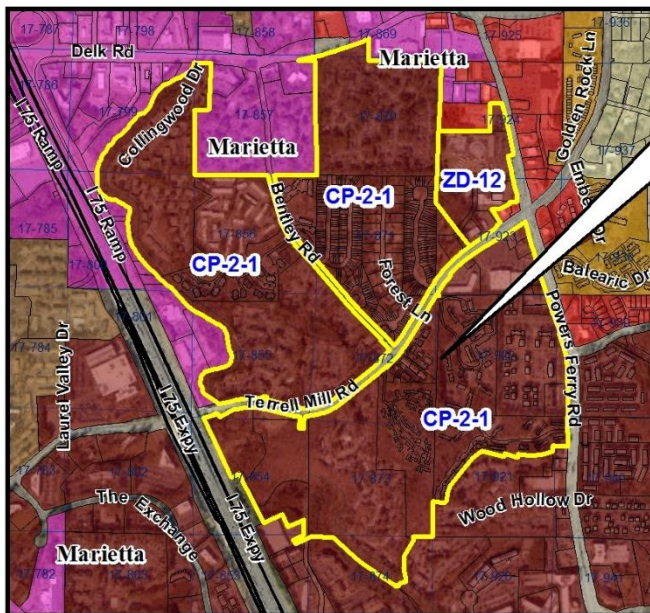
## CP-2-1 District 2



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**CP-2-1**  
Community Activity Center  
High Density Residential  
Park/Recreation/Conservation  
to  
Regional Activity Center/hdr/rs/osr



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0 970 1,940  
Feet



## CP-2-1

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**COMMISSIONER DISTRICT:** 2

**ACREAGE:** 370

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

**EXISTING FUTURE LAND USE:** Community Activity Center (CAC), High Density Residential (HDR), & Park/Recreation/Conservation (PRC)

**PROPOSED FUTURE LAND USE:** Regional Activity Center/retail service (RAC/rs), Regional Activity Center/high density residential (RAC/hdr), and Regional Activity Center/open space, recreation (RAC/osr)

**GENERAL LOCATION:** Tracts of land east of I-75 and west of Powers Ferry Road, south of Delk Road and on the north and south side of Terrell Mill Road.

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### **BACKGROUND:**

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

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

#### **Definitions:**

The purpose of the 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.

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

#### **RAC Sub-Category Definitions:**

High Density Residential (hdr) 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.

Retail stores and service operations are considered the most appropriate use in the Retail/Service (rs) 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.

Open Space/Recreational (osr) 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:**

Parts of the tract have been the subject of previous Comprehensive Plan Amendments (CP-3, 2011).

**ANALYSIS:**

The subject tract consists of multiple parcels totaling approximately 370 acres. There are two types of uses currently impacting the subject site. Commercial is concentrated at the southwest corner of Powers Ferry Road and Terrell Mill Road, while the majority of the site is being used for multi-family residential. The site also includes Rottenwood Creek which runs from north to south, including a tract of land on the south side of Terrell Mill Road near I-75. The Rottenwood Creek corridor, along with said tract of land, is anticipated to become part of the Bob Callahan Trail network, complete with a trailhead along Terrell Mill Road.

The site is bordered by the City of Marietta to the north and west, CAC to the east and RAC to the south. A rezoning on the northwest side of Powers Ferry Road and Terrell Mill Road was recently approved for a mix of uses at a scale that is consistent with RAC.

Based on the existing and changing conditions on and near the subject site, this proposal would extend the RAC north to Delk Road, to include sub-categories that are consistent with the existing future land use categories.

**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) Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County's vitality.
- d) Provide a wide array of housing stock for all residents.
- e) Ensure residents live in safe, healthy housing that provides convenient access to jobs, goods and services to meet daily needs.
- f) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

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

- a) Guide growth to areas that have infrastructure in place.
- b) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- c) Consider impacts to area residents and address compatibility between land uses when making land use decisions.
- d) Allow mix-use development patterns within Regional Activity Centers or other areas as designated by Master Plans.
- e) Locate higher density housing, including workforce units, in and around regional activity centers and large employment centers and provide appropriate land use transitions.
- f) Promote development, diversification and intensification within Regional Activity Centers and other appropriate areas as a means to protect existing stable suburban and rural areas from development growth pressures and encourage redevelopment.

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

This property is located within the boundaries of the Powers Ferry Master Plan.

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Environmental Impact:**

The site includes Rottenwood Creek. It is flanked by floodway and regulated AE zones. In the open space / recreation sub-category, it is recommended that uses in the floodplain areas should be restricted to passive recreation, including bicycle/pedestrian trails. If, as anticipated in the analysis above, the Rottenwood Creek corridor becomes part of the Bob Callahan Trail network, impacts to this environmental resource should be largely mitigated. At this level of analysis, staff is not able to identify any other known environmental resources, restraints or concerns that may be impacted by this application.

**7) Adjacency to Cities:**

The subject parcel is adjacent to the Marietta city limits.

**8) Transportation Analysis:**

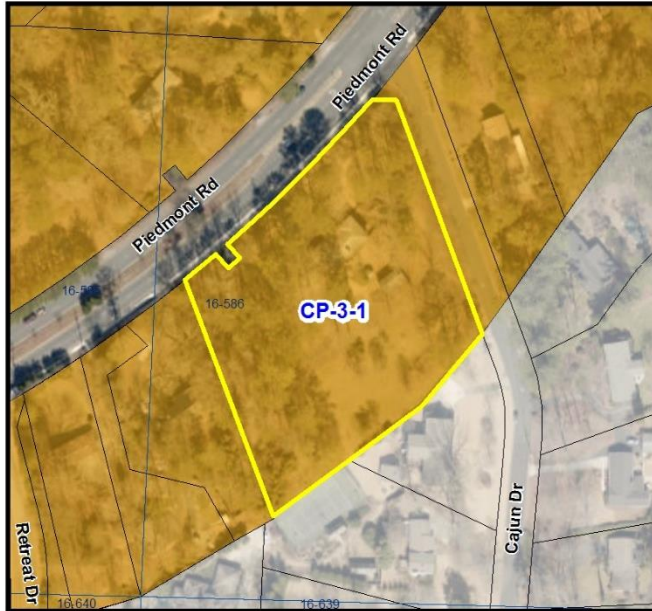
<b>CP-2-1</b>	<b>Powers Ferry Road</b>	<b>Delk Road</b>	<b>Terrell Mill Road</b>
<b>Roadway Classification</b>	Arterial	Arterial	Arterial
<b># of Lanes Existing</b>	4-5 lanes with the availability of turn lanes	4 lanes with the availability of turn lanes	2-4 lanes with the availability of turn lanes
<b># of Lanes Proposed</b>	N/A	South side continue 3 lanes of travel	N/A
<b>Traffic Volumes (ADT)</b>	25,500	28,800	17,800
<b>Sidewalk</b>	yes	yes	yes
<b>Bicycle Lanes/Trails</b>	yes	yes	yes
<b>Transit</b>	yes	yes	no
<b>Proposed Projects of Impact (SPLOST)</b>	N/A	N/A	Same as below Tier 1 SPLOST Project
<b>CTP Recommendations</b>	ASP: Widen to 6 lanes divided from Terrell Mill to Delk Rd.	LR: Widening from Bentley to Power Ferry Rd.	AR: Windy Hill/Terrell Mill Rd. Connection from Windy Hill Rd. to Terrell Mill Rd.

*Note: CTP Short-Range recommendations is the same as the 2016 SPLOST*



# COMPREHENSIVE PLAN AMENDMENTS 2019

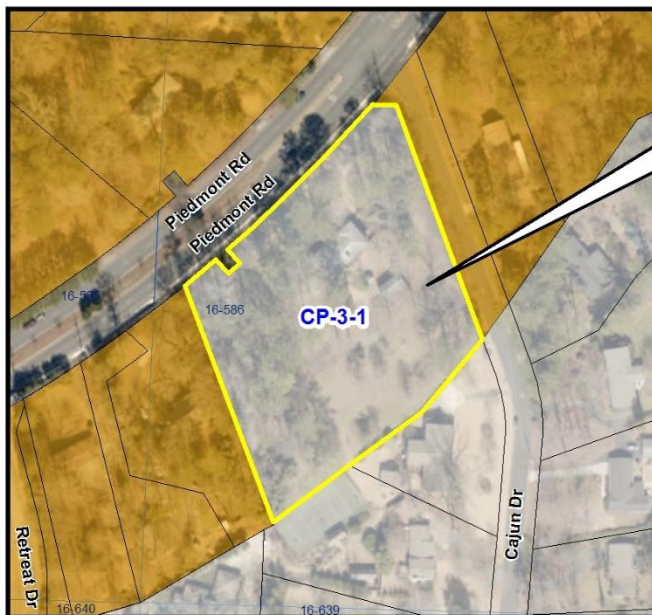
## CP-3-1 District 3



**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  
Medium Density Residential  
to  
Low Density Residential**



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0 125 250  
Feet





## CP-3-1

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**COMMISSIONER DISTRICT:** 3

**ACREAGE:** 3.1

**PARCEL ID NUMBER:** 16058600300

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

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

**GENERAL LOCATION:** East side of Piedmont Road, south of the intersection with Cajun Drive

---

### **BACKGROUND:**

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

To provide a future land use designation that is more compatible with the character of the surrounding area.

#### **Definitions:**

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

The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors, such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

#### **Planning History:**

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

### **ANALYSIS:**

The subject property consists of one parcel of approximately 3.1 acres. It has road frontage along both Piedmont Road and Cajun Drive. The property is currently zoned R-20 with a single-family house located on site. It is currently under the MDR future land use designation. Adjacent properties to the west, east, and to the north across Piedmont Road are also under the MDR designation. Properties adjacent to the south are under the LDR designation. Residential uses surround the subject property in all directions, all zoned either R-15 or R-20.

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

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

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

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

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

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

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

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Environmental Impact:**

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

**7) Adjacency to Cities:**

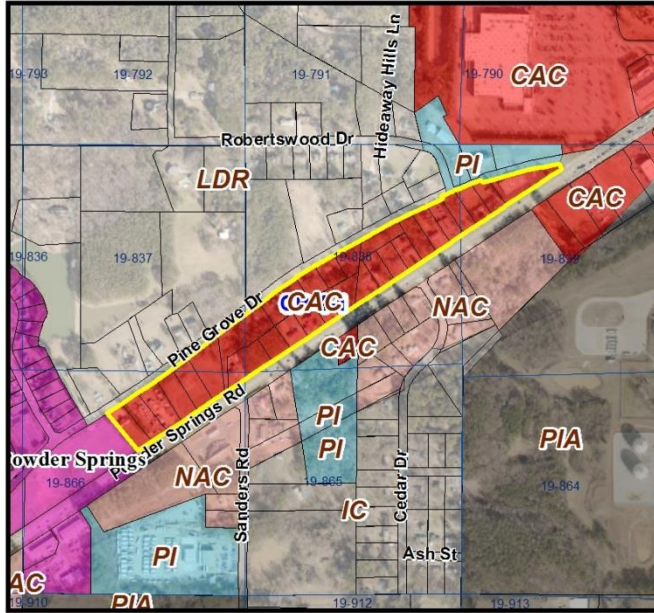
The subject parcel is not adjacent to a city boundary.

**8) Transportation Analysis:**

<b>Piedmont Road CP-3-1</b>	
<b>Roadway Classification</b>	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of turn lanes
<b># of Lanes Proposed</b>	N/A
<b>Traffic Volumes (ADT)</b>	22,100
<b>Sidewalk</b>	yes
<b>Bicycle Lanes/Trails</b>	yes
<b>Transit</b>	N/A
<b>Proposed Projects of Impact (SPLOST)</b>	N/A
<b>CTP Recommendations</b>	LR: Widen to 6 lanes from Bells Ferry Rd to Canton Road

# COMPREHENSIVE PLAN AMENDMENTS 2019

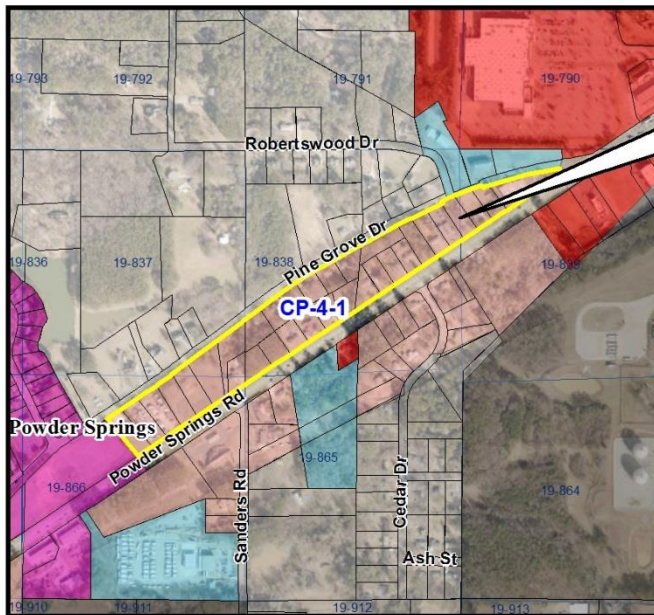
## CP-4-1 District 4



**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**



*Cobb County...Expect the Best!*

0 525 1,050  
Feet



## CP-4-1

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**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 18.70

**PARCEL ID NUMBERS:** 19086600060, 19086600080, 19086600090, 19086600100, 19086600110, 19083700020, 19083700070, 19083700160, 19083800040, 19083800050, 19083800060, 19083800070, 19083800080, 19083800090, 19083800100, 19083800110, 19083800380, 19083800390, 19083800430, 19083800400, 19083800410, 19083800420, 19083800440, 19083800450, 19083800460, 19083800470, 19083800480, 19083800490, 19083900030, 19083900040, 19083900050, 19083900060

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

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

**GENERAL LOCATION:** Northwest side of Powder Springs Road south of the intersection with Pine Grove Road and north of the Powder Springs city limits

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### **BACKGROUND:**

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

To provide a step-down in intensity of commercial development from the Community Activity Center (CAC) centered on the intersection of Ernest Barrett Parkway and Powder Springs Road, traveling southwest along Powder Springs Road. This is the second half of a coordinated effort with the city resulting from HB 289 annual meeting discussions. This would provide consistency with the city's future land use plan and facilitate their plans to make the corridor a gateway into the City.

#### **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:**

No Comprehensive Plan changes have been proposed on the subject properties; however, through CP-4-5 in 2018, most of the properties directly opposite on the south side of Powder Springs Road, and a number further to the west near the City of Powder Springs boundary were changed from either Industrial Compatible or Priority Industrial Area for the same reasons as stated above.

**ANALYSIS:**

The subject parcels are surrounded by Low Density Residential (LDR) to the north, CAC to the northeast, NAC and CAC to the southeast, and the City of Powder Springs to the southwest. The immediately adjacent properties to the southeast within the Powder Springs city limits are in the Neighborhood Activity Center land use designation on the City's future land use map. There is also a residential subdivision in Powder Springs to the southwest. To improve the transition between LDR and residential uses, a more appropriate future land use designation may be NAC.

**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) Coordinate planning and policy making between the County, cities, regional, state, federal agencies and other special authority governments to ensure consistency in developments and provisions of services.

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

- a) Coordinate and communicate, when necessary, appropriate land use planning functions with the general public, Cobb County School District, Dobbins ARB, cities, adjacent counties and regional partners.
- b) Monitor and facilitate expansion and reduction opportunities for appropriate future land use designations.
- c) Support greater intergovernmental coordination to address common issues of growth management and resource conservation and provision of public facilities and services.
- d) Communicate and partner with adjacent jurisdictions on planning issues to manage growth potential.
- e) Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place.

**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) Environmental 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:**

This area is adjacent to the City of Powder Springs.

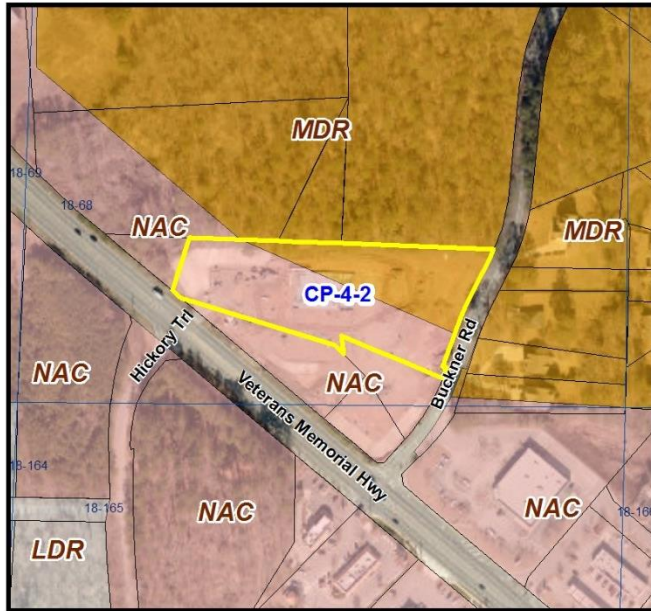
**8) Transportation Analysis:**

<b>CP-4-1</b>	<b>Powder Springs Rd</b>	<b>Pine Grove Rd</b>
<b>Roadway Classification</b>	Arterial	Local
<b># of Lanes Existing</b>	4 lanes with the availability of turn lanes	2 lanes
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	34,300	N/A
<b>Sidewalk</b>	No connectivity from Sanders Rd. to Pine Grove Rd.	No
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	No	No
<b>Proposed Projects of Impact (SPLOST)</b>	Same as below Tier 1 SPLOST Project	N/A
<b>CTP Recommendations</b>	ST: Powder Springs Rd at Flint Hill Rd./Pine Grove Dr./ Deer Creek Dr. intersection improvement project (Joint project w/Powder Springs)	N/A



# COMPREHENSIVE PLAN AMENDMENTS 2019

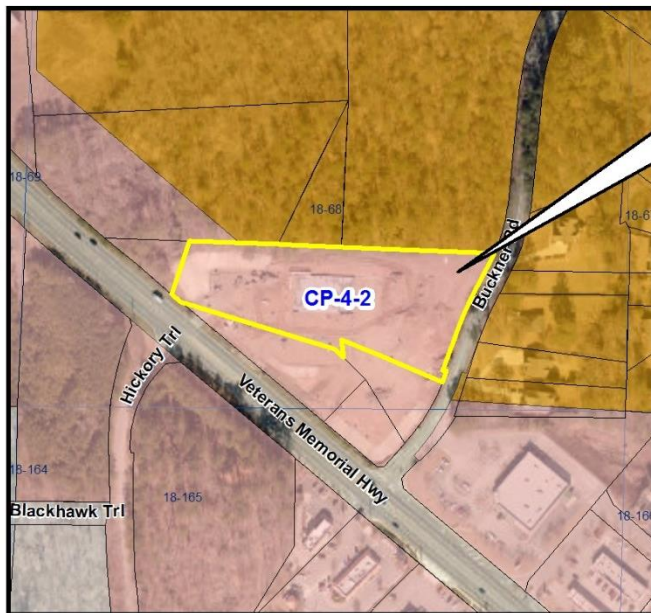
## CP-4-2 District 4



**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**  
Neighborhood Activity Center  
Medium Density Residential  
to  
Neighborhood Activity Center



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0 200 400  
Feet





## CP-4-2

---

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 2.9

**PARCEL ID NUMBER:** 18006800080

**EXISTING FUTURE LAND USE:** Neighborhood Activity Center (NAC) & Medium Density Residential (MDR)

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

**GENERAL LOCATION:** Northwest corner of Veterans Memorial Highway and Buckner Road

---

### **BACKGROUND:**

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

To provide a future land use designation that is consistent with the changing conditions impacting the site.

#### **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:**

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

### **ANALYSIS:**

The subject tract consists of one parcel totaling 2.9 acres. The parcel is zoned Neighborhood Retail Commercial (NRC) and is currently being developed for commercial retail and self-storage. The site is on the fringe of a larger commercial node that exists along Veterans Memorial Highway and serves area residents. Outside of the node are primarily single-family homes varying in density.

Most of the subject site is already designated NAC, while a portion of the tract is designated MDR. This amendment focuses on the area that is currently designated MDR. Based on the existing and changing conditions, the more appropriate future land use designation may be NAC.

**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) Enhance underperforming corridors or redevelopment sites.
- b) Guide growth to areas that have infrastructure in place.
- c) Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character.
- d) Consider impacts to area residents and address compatibility between land uses when making land use decisions.

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

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

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

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

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Environmental Impact:**

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

**7) Adjacency to Cities:**

The subject parcel is not adjacent to a city boundary.

**8) Transportation Analysis:**

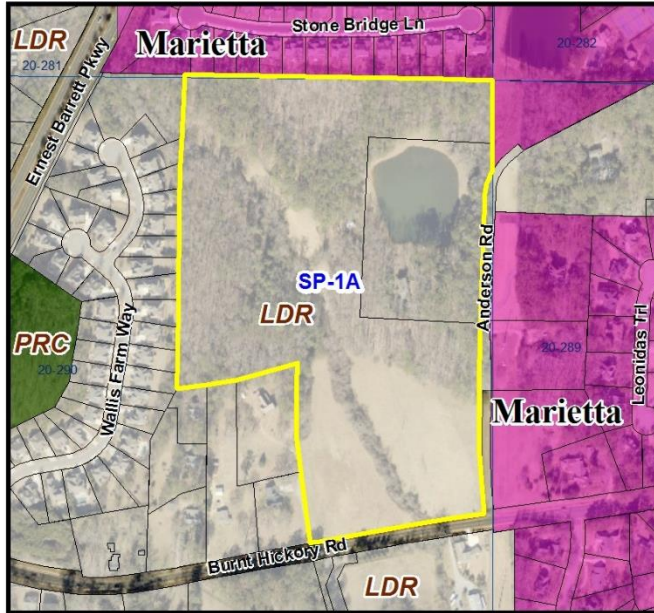
<b>CP-4-2</b>	<b>Buckner Road</b>	<b>Veterans Memorial</b>
<b>Roadway Classification</b>	Minor Collector	Arterial
<b># of Lanes Existing</b>	4 lanes with the availability of turn lanes	2 lanes with the availability of turn lane
<b># of Lanes Proposed</b>	N/A	N/A
<b>Traffic Volumes (ADT)</b>	4,850	18,708 (average)
<b>Sidewalk</b>	No	Incomplete connectivity
<b>Bicycle Lanes/Trails</b>	No	No
<b>Transit</b>	No	Closes stop approx. 0.27 mi south of intersection
<b>Proposed Projects of Impact (SPLOST)</b>	Same as below Tier 2 SPLOST Project	N/A
<b>CTP Recommendations</b>	SR: Intersection improvements including turn lanes and sidewalks from Oakdale Rd. to Veterans Memorial Hwy.	N/A

## 2019 Comprehensive Plan Amendments – Staff Proposals (SPs)

SP	District	Description	Page
SP-1 (A-G)	All	Change future land use to PRC for properties purchased by Cobb County with Parks Bond funding	95
SP-2	All	Add completed studies to supplemental studies section	104
SP-3	2, 4	Add approved design guidelines to Comprehensive Plan	108
SP-4	All	Update Redevelopment Inventory	112

# COMPREHENSIVE PLAN AMENDMENTS 2019

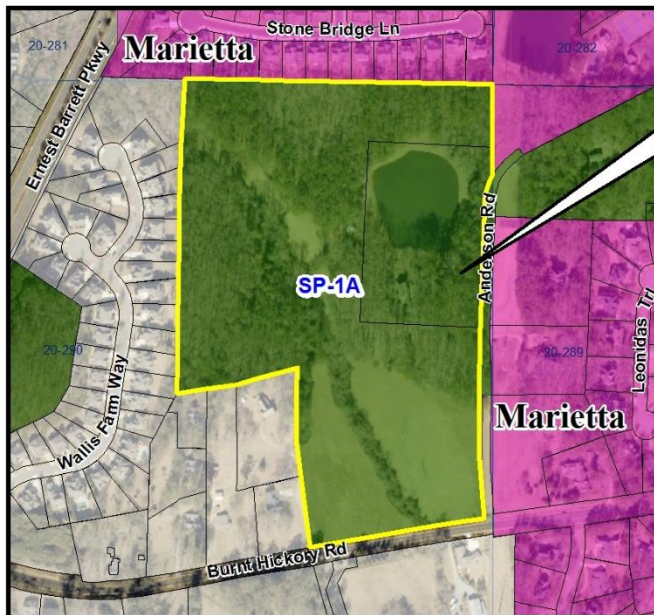
## SP-1A District 1



**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**

**SP-1A**  
Low Density Residential  
to  
Park/Recreation/Conservation



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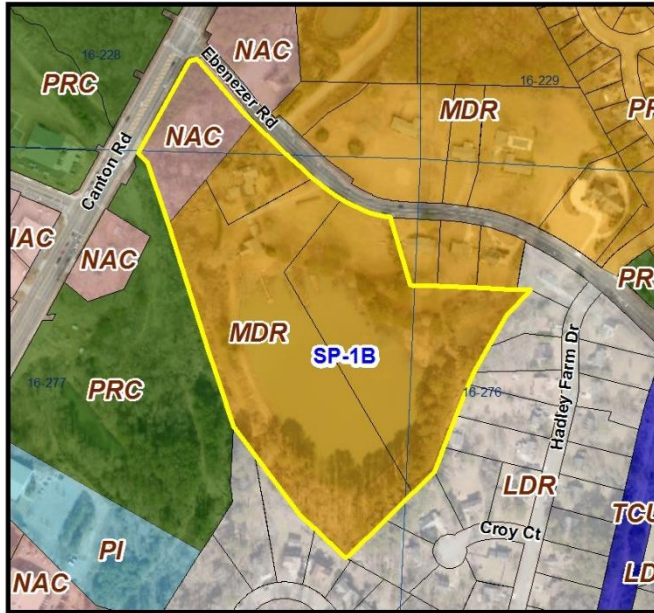
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# COMPREHENSIVE PLAN AMENDMENTS 2019

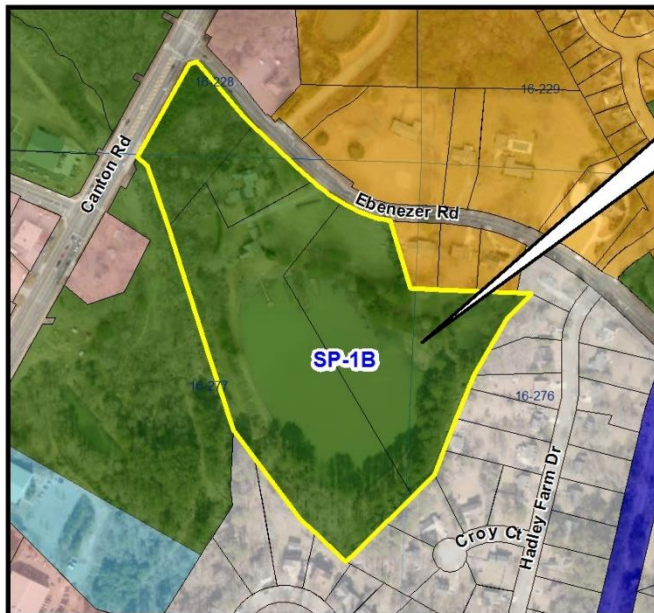
## SP-1B District 3



**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**

**SP-1B**  
Medium Density Residential  
Neighborhood Activity Center  
to  
Park/Recreation/Conservation



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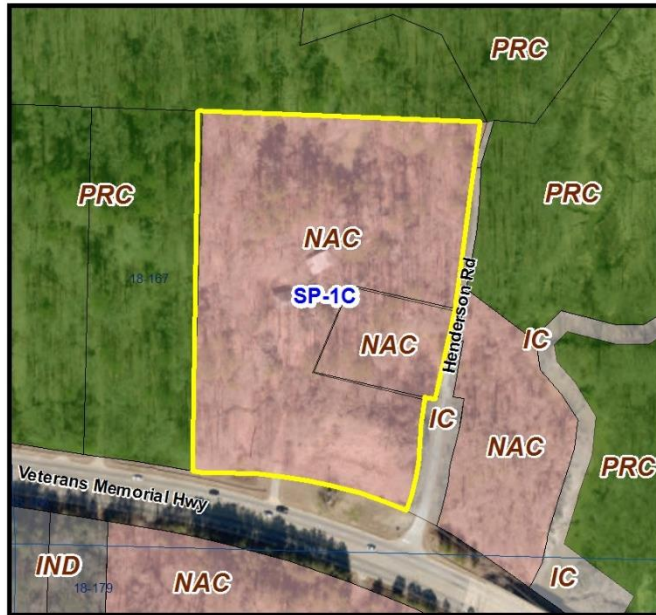
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# COMPREHENSIVE PLAN AMENDMENTS 2019

## SP-1C

### 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

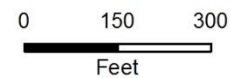


**PROPOSED**

**SP-1C**  
Neighborhood Activity Center  
to  
Park/Recreation/Conservation



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# COMPREHENSIVE PLAN AMENDMENTS 2019

## SP-1D 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**

**SP-1D**  
Very Low Density Residential  
to  
Park/Recreation/Conservation



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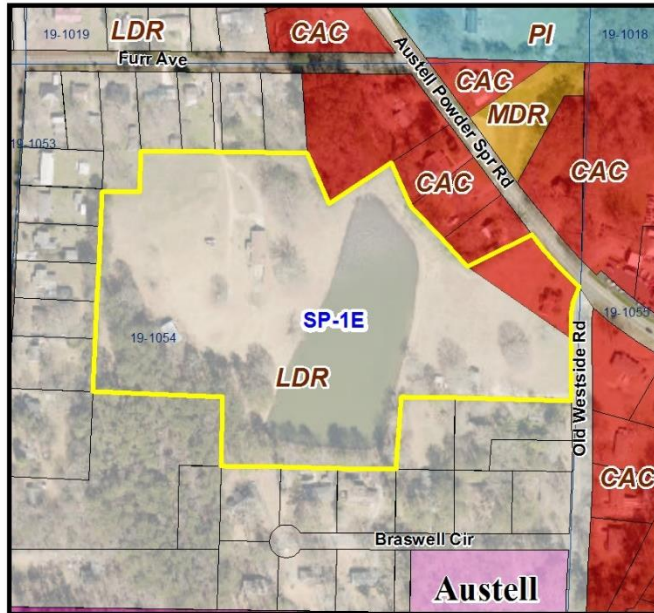
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# COMPREHENSIVE PLAN AMENDMENTS 2019

**SP-1E**

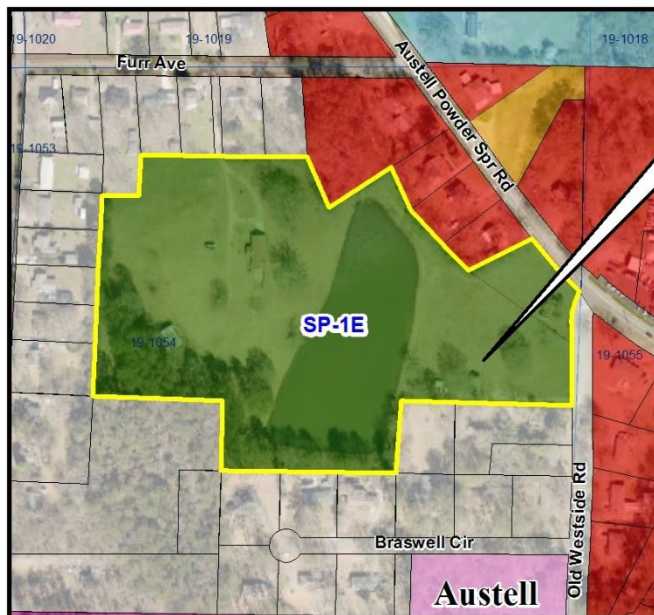
**District 4**



**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**

**SP-1E**  
Very Low Density Residential  
Community Activity Center  
to  
Park/Recreation/Conservation



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0 225 450  
Feet





# COMPREHENSIVE PLAN AMENDMENTS 2019

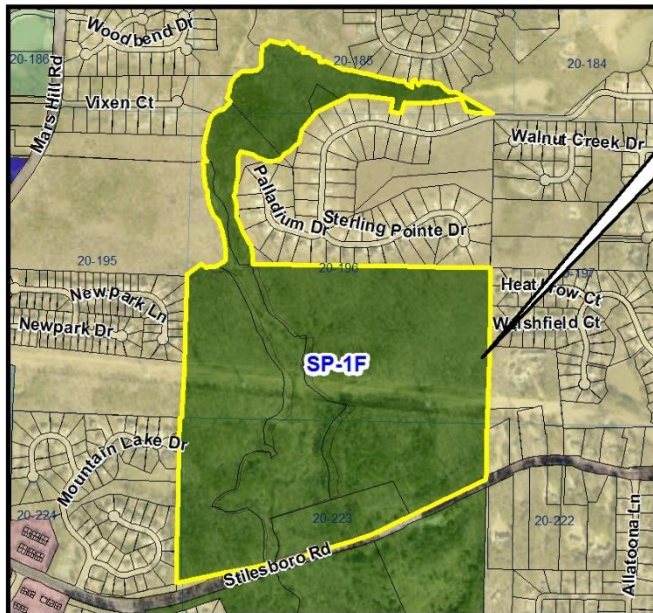
## SP-1F District 1



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

**SP-1F**  
Very Low Density Residential  
to  
Park/Recreation/Conservation



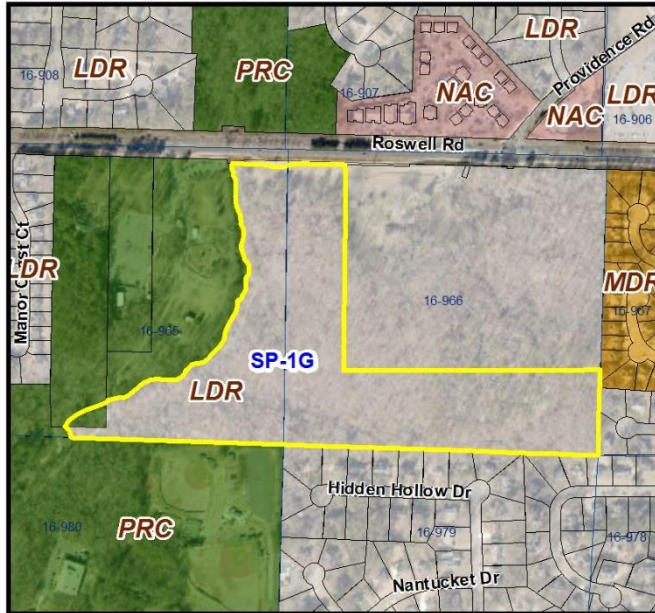
*Cobb County...Expect the Best!*

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# COMPREHENSIVE PLAN AMENDMENTS 2019

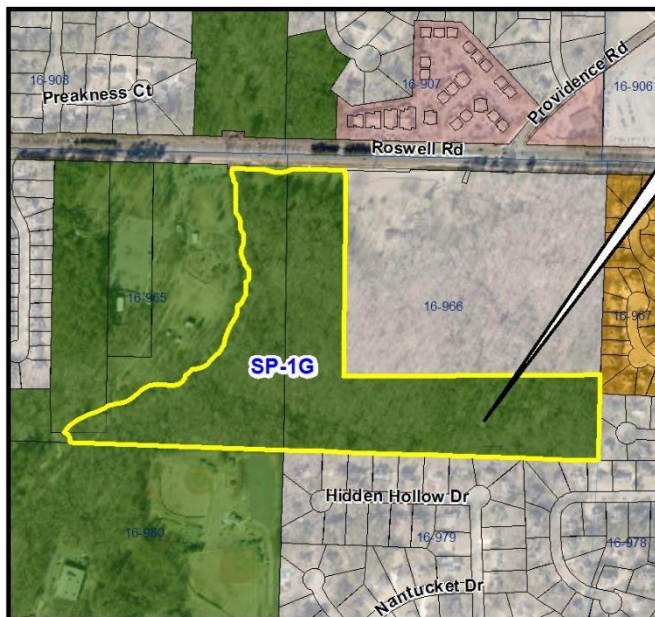
## SP-1G District 2



**CURRENT**

### FUTURE LAND USE

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



**PROPOSED**

**SP-1G**  
Low Density Residential  
to  
Park/Recreation/Conservation



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0 425 850  
Feet



## SP-1 (SP-1A – SP-1G)

---

**COMMISSIONER DISTRICT:** All

**ACREAGE:** approximately 312.5 acres combined

**PARCEL ID NUMBERS:** 16027700010, 16027700100, 16096500010, 16096600020, 18016700070, 18016700060, 19105400360, 20027300250, 20027300070, 20027400050, 20029000010, 20029000240, 20022300010, 20022300320, 20019600060

**EXISTING FUTURE LAND USE:** Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Neighborhood Activity Center (NAC), Community Activity Center (CAC)

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

**GENERAL LOCATION:** Various locations county-wide

---

### **BACKGROUND:**

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

To delineate properties that were purchased by Cobb County through the Parks Bond for greenspace/open space and parkland.

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

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

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

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

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

**Planning History:**

**SP-1C** – One of the parcels associated with SP-1C (1101 Veterans Memorial Highway) was part of an approved future land use change in 2011 (ZD-4) from Industrial Compatible (IC) to CAC. The other parcel, part of SP-1C (6800 Henderson Road), was part of an approved future land use change (CP-10) in 2013 from IC to CAC. Both parcels again were part of an approved future land use change in 2014 (CP-12G) from CAC to NAC.

**SP-1A – SP-1B; SP-1D – SP-1G** – No Comprehensive Plan changes have been proposed on the subject properties.

**ANALYSIS:**

The subject properties are under a variety of future land use categories, including VLDR, LDR, MDR, NAC, and CAC. All the properties have been purchased by Cobb County through the Parks Bond for the purpose of permanently protected greenspace, open space, and park use. Due to the new use of the properties, they may be better suited under the PRC future land use category.

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

- a) Maintain and improve quality of life by providing programs, services, and facilities for active and passive recreational opportunities as well as arts and cultural activities for all citizens.
- b) Protect sensitive natural resources while allowing for growth and development.

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

- a) Ensure adequate supply of land and funding for future recreational needs and the development of future facilities and programs.
- b) Encourage adequate funding to purchase property for recreational uses and/or greenspace.
- c) Proactively plan for the preservation of greenspace/open space throughout the County.

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

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

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

Not applicable

**5) Consistency with Revitalization Goals:**

Not applicable

**6) Environmental Impact:**

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

**7) Adjacency to Cities:**

SP-2A is directly adjacent to the City of Marietta. SP-2E is located approximately 350 feet north of the City of Austell.



## SP-2

---

**COMMISSIONER DISTRICT:** All

**ACREAGE:** Not applicable

**PARCEL ID NUMBER:** Not applicable

**EXISTING FUTURE LAND USE:** Not applicable

**PROPOSED FUTURE LAND USE:** Not applicable

**GENERAL LOCATION:** County-wide

---

**BACKGROUND:**

**Intent of Proposed Amendment:**

The intent of this proposal is to revise the text of the Supplemental Plans section of Implementation Program in the Comprehensive Plan to include the Cobb PARKS Master Plan.

**Definitions:**

The 2040 Comprehensive Plan lays out a road map for the community's future. The plan was developed through a public process involving community leaders, residents, businesses, and stakeholders working with staff to create policies and recommendations for the future of the community. The 2040 Comprehensive Plan includes the community vision, key issues and opportunities to be addressed, goals and policies, and an implementation program for achieving that vision.

**Planning History:**

The Cobb County Comprehensive Plan has gone through multiple revisions over the decades. Since 1990, Cobb County has been conducting annual minor updates called the Comprehensive Plan Amendment process to ensure that Cobb's vision remains clear through changing and evolving growth in all aspects of a thriving community.

**ANALYSIS:**

Analyzing and preparing for the parks and recreation needs and desires of a community is essential in providing parks services, programs and facilities to the public. The goal of this Parks and Recreation Master Plan is to assist Cobb County PARKS in guiding its plans for future improvements to parks, recreation greenspace and trails within Cobb County over the next ten years. The plan analyzes existing facilities and programs, and provides recommendations for additional programs and facilities to serve the community.

Along with the facilities analysis, a review of current and forecasted characteristics of the population is performed, giving an overview of historical trends, current status, and what future changes to the population are anticipated. Public input is an important part of the plan, with input sought through various public meetings and community surveys. The information gathered from these steps are necessary in determining the facilities and programs the agency should provide. While a variety of



programming, facilities, and opportunities are currently provided by the County, making certain that appropriate planning is in place for continued growth, addressing the needs of the citizens, and improving upon the services already offered is integral to the agency's success.

The Cobb County PARKS Department currently manages 84 separate park properties with a total land area of approximately 5,725 acres. Of the 84 properties, 61 are developed and 23 are undeveloped. Facilities include Cobb County Civic Center Complex, Al Bishop and Lost Mountain Softball Complexes, 5 recreation centers, 4 arts centers, the Mable House Barnes Amphitheater, the Cobb Gymnastics Center, 6 tennis centers and 122 tennis courts, 4 indoor aquatic centers and 2 outdoor pools, more than 60 miles of trails, 2 golf courses, and the fairgrounds at Jim R. Miller Park. A variety of athletic, artistic, therapeutic, and educational services are offered through the Department. Programs at these facilities are offered both by the Department and by other organizations that work with the County to provide a variety of programming. It is estimated that more than 7,230,000 participants used the County's parks facilities and programs in the past year.

**TEXT AMENDMENT:**

<u>Supplemental Plans</u>	<u>Year</u>	<u>Supplemental Plans</u>	<u>Year</u>
Atlanta Road Corridor Study	1998	Johnson Ferry Road Urban Design Plan	2011
Kennesaw Mountain National Battlefield Lost Mountain to Brushy Mountain Earthworks Preservation Plan	1998	River Line Master Plan	2011
Powder Springs, Flint Hill Master Plan	1999	Six Flags Road Corridor Plan	2012
C. H. James Parkway Corridor Study	2001	South Cobb Implementation Strategy	2012
Parks and Recreation Master Plan	2001	Vinings Vision: A Master Plan for a Georgia Historic Community	2012
Canton Road Corridor Plan	2005	Cobb's Competitive EDGE	2013
Greenprint Study	2005	Austell Road Access Management Plan	2014
Senior Adult Transportation Study	2007	Austell Road Corridor Study LCI	2014
Macland Road Corridor Study	2008	Northwest Cobb Land Vulnerability Analysis	2014
SR6 Corridor Plan	2008	Town Center LCI Five-Year Update	2014
Global Greentech Corridor	2009	Comprehensive Transportation Plan	2015
Historic Mableton Preservation and Improvement Plan (LCI)	2009	Dobbins Air Reserve Base Joint Land Use Study	2015
Cobb County Bicycle and Pedestrian Improvement Plan	2010	Powers Ferry Master Plan Five-Year Update	2015
South Cobb Town Center: Mableton Lifelong Communities Master Plan	2010	Cobb County Pre-Disaster Mitigation Plan	2016
Veterans Memorial Highway LCI Plan	2010	Town Center CID Master Plan	2016
Complete Streets Implementation Strategies and Best Practices	2011	Cobb Senior Services 10-year Master Plan	2017
Cumberland Far South Area Plan	2011	<a href="#"><u>Cobb PARKS Master Plan</u></a>	<a href="#"><u>2018</u></a>
Delk/Franklin LCI Plan	2011		

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

- a) Maintain and improve quality of life by providing programs, services and facilities for active and passive recreational opportunities as well as arts and cultural activities for all citizens.

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

- a) Ensure adequate supply of land and funding for future recreational needs and the development of future facilities and programs.
- b) Monitor and assess recreational facility needs and consider new facilities, improvements and/or additions that are flexible and serve the entire community.

- c) Maximize the use of public land and facilities for recreation and cultural affairs.
- d) Improve the condition of existing recreational facilities to a consistent standard of high quality.

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

Not applicable

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

Not applicable

**5) Consistency with Revitalization Goals:**

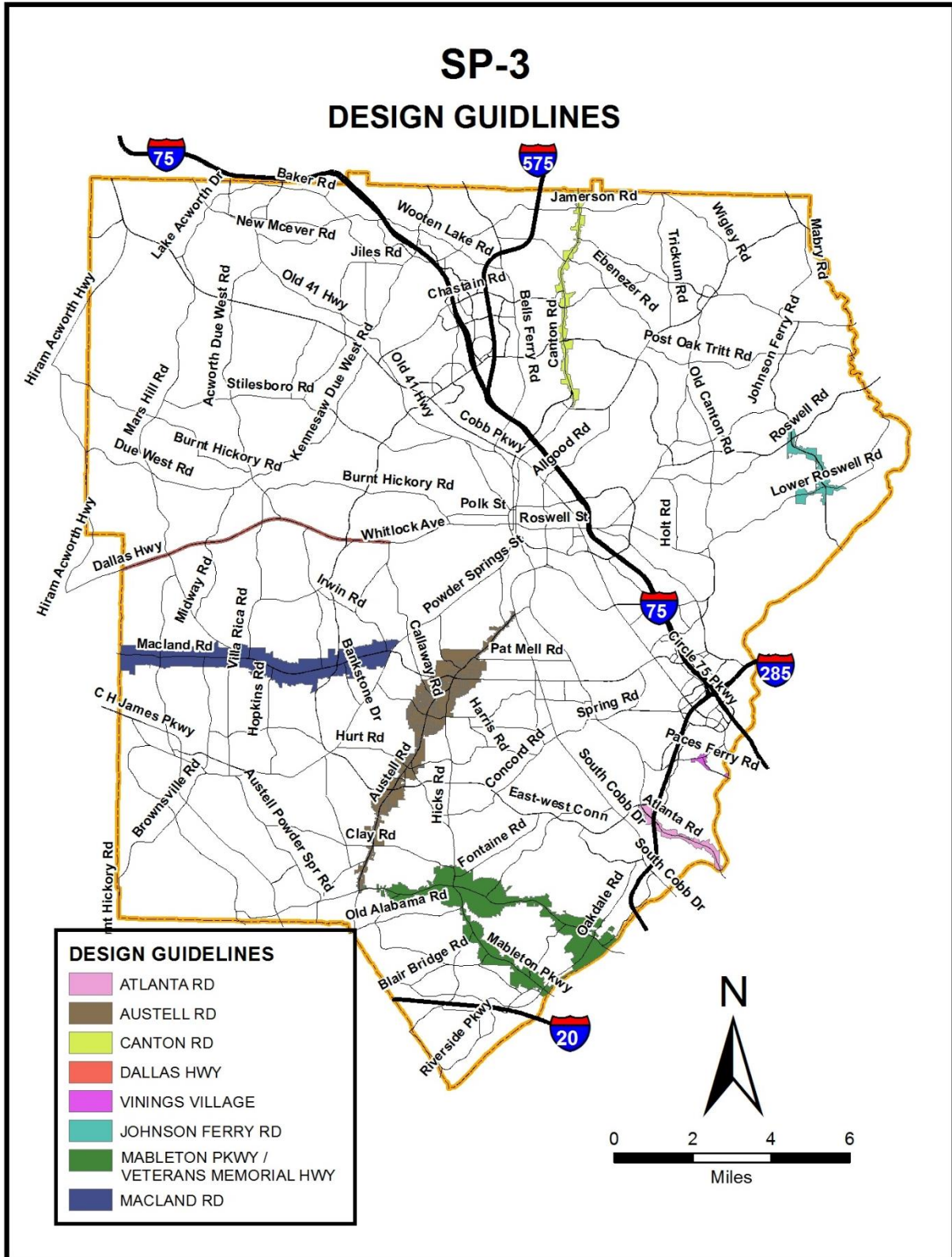
Not applicable

**6) Environmental Impact:**

Not applicable

**7) Adjacency to Cities:**

Not applicable



## SP-3

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**COMMISSIONER DISTRICT:** 2, 4

**ACREAGE:** 0.67

**PARCEL ID NUMBER:** Various, too numerous to list

**EXISTING FUTURE LAND USE:** Various, too numerous to list

**PROPOSED FUTURE LAND USE:** Various, too numerous to list

**GENERAL LOCATION:** Johnson Ferry Road (south segment), Veterans Memorial Highway and Mableton Parkway, Vinings Village

---

### **BACKGROUND:**

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

To amend the existing Design Guidelines overlay map in Appendix 6-Supplemental Plans Synopsis, to include four newly approved design guidelines areas. These areas are the Johnson Ferry Road Design Standards, Mableton Parkway and Veterans Memorial Highway Design Guidelines, the Vinings Village Design Guidelines, and the Austell Road Design Guidelines. These guidelines/standards have been created and approved by the Cobb County Board of Commissioners in 2018.

#### **Definitions:**

Design Guidelines will assist in providing a cohesive, distinctive, and common street and/or architecture design to subject areas. They will help create a built environment that is aesthetically pleasing and one that provides a visual harmony within the area. At the same time, guidelines are an effective way to reorganize the street in order to make it more functional and pedestrian friendly.

#### **Planning History:**

As a way of achieving the community vision and addressing many of the community's issues and opportunities, Cobb County periodically conducts special sub-area plans of various types that are followed by design guideline development as a tool to implement the improvement strategies recommended in plans. The 2040 Comprehensive Plan contains all Supplemental Plans. This section is designed to reference these sub-area plans/design guidelines that have been approved or accepted by the Board of Commissioners.

### **ANALYSIS:**

The Johnson Ferry Road Design Standards, Mableton Parkway and Veterans Memorial Highway Design Guidelines, Vinings Village Design Guidelines, and Austell Road Design Guidelines were accepted and approved by the Board of Commissioners in 2018.

The Johnson Ferry Road Design Standards cover all non-residential frontage parcels on Johnson Ferry Road from north of Roswell Road to south of Lower Roswell Road, and non-residential frontage parcels on Lower Roswell Road from Fairfield Drive to Sunset Trail. The Mableton Parkway and Veterans Memorial Highway Design Guidelines cover frontage parcels on Veterans Memorial Highway from Austell Road to the Chattahoochee River, frontage parcels on Mableton Parkway from Veterans Memorial Highway to the Chattahoochee River, and village/center nodes at major intersections. The area impacted by the Vinings Village Design Guidelines include street frontages and non-residential properties along Paces Ferry Road, New Paces Ferry Road and Paces Mill Road. The areas impacted by the Austell Road Design Guidelines include parcels with frontage on Austell Road from Veterans Memorial on the south to South Cobb Drive to the north.

The Johnson Ferry Urban Design Plan was developed by Cobb County Staff and approved by the Board of Commissioners in 2011 as a result of growing concerns regarding the impact of development along the corridor. The Johnson Ferry Design Standards were created to be the mechanism for enacting the short-term vision described in the Urban Design Plan. Similar to the Johnson Ferry Design Standards, the Vinings Village Design Guidelines are an implementation tool/outcome of the Vinings Vision Plan, which was developed in 2012 to help address a variety of issues related to land use, transportation, and community character. The Mableton Parkway and Veterans Memorial Highway Design Guidelines were developed as a revitalization tool, supporting the overall redevelopment goals for South Cobb. The purpose of the Austell Road Design Guidelines is to create a modern, urban corridor, provide clear direction for developers, and stimulate investment.

This proposed amendment would add the boundaries of the aforementioned areas to the Design Guidelines map contained within Appendix 6 of the Comprehensive Plan.

**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.
- c) Create attractive, well-designed activity centers and neighborhoods that consider the existing character and the environment and promote public health through pedestrian-oriented facilities. This will enhance community image and attract private investment.

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

- a) Support development patterns designed to improve the safety and well-being of the community.
- b) Support efforts to revitalize and/or redevelop struggling commercial and residential areas.
- c) Encourage collaborative planning and seek opportunities to leverage public/private partnerships for the revitalization of communities.
- d) Strengthen underperforming activity centers by encouraging landscape and beautification efforts, façade programs, the introduction of new complementary land uses and business coordination to assist in filling vacant space.
- e) Consider employing place-making design principles in small area plans.
- f) Promote a sense of place by ensuring an active and vibrant public space.
- g) Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place.
- h) Establish unique place-making standards within appropriate activity center districts that are architecturally compatible with the physical characteristics and boundaries for the areas.



- i) Consider strengthening the applicability of existing and new design guidelines and ensuring their focus is on the functional interrelationships between land uses, site design, neighborhood character and transportation systems.
- j) Foster community pride, identity, and build a sense of place.

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

These design guidelines areas are located within the boundaries of the Johnson Ferry Urban Design Plan, the Vinings Vision plan, a portion of the Mableton Town Center, and the River Line Master Plan area.

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

Not applicable

**5) Consistency with Revitalization Goals:**

Johnson Ferry Road Design Standards and Vinings Village Design Guidelines: not applicable

Mableton Parkway and Veterans Memorial Highway Design Guidelines are the in South Cobb Enterprise Zone and the South Cobb Redevelopment Authority area. Some portions of the guideline areas are in the Veterans Memorial Opportunity Zone and the Veterans Memorial Highway Tax Abatement Program area. Some parcels in the guidelines areas are identified as Redevelopment Sites and Façade Improvement Sites.

**6) Environmental 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.

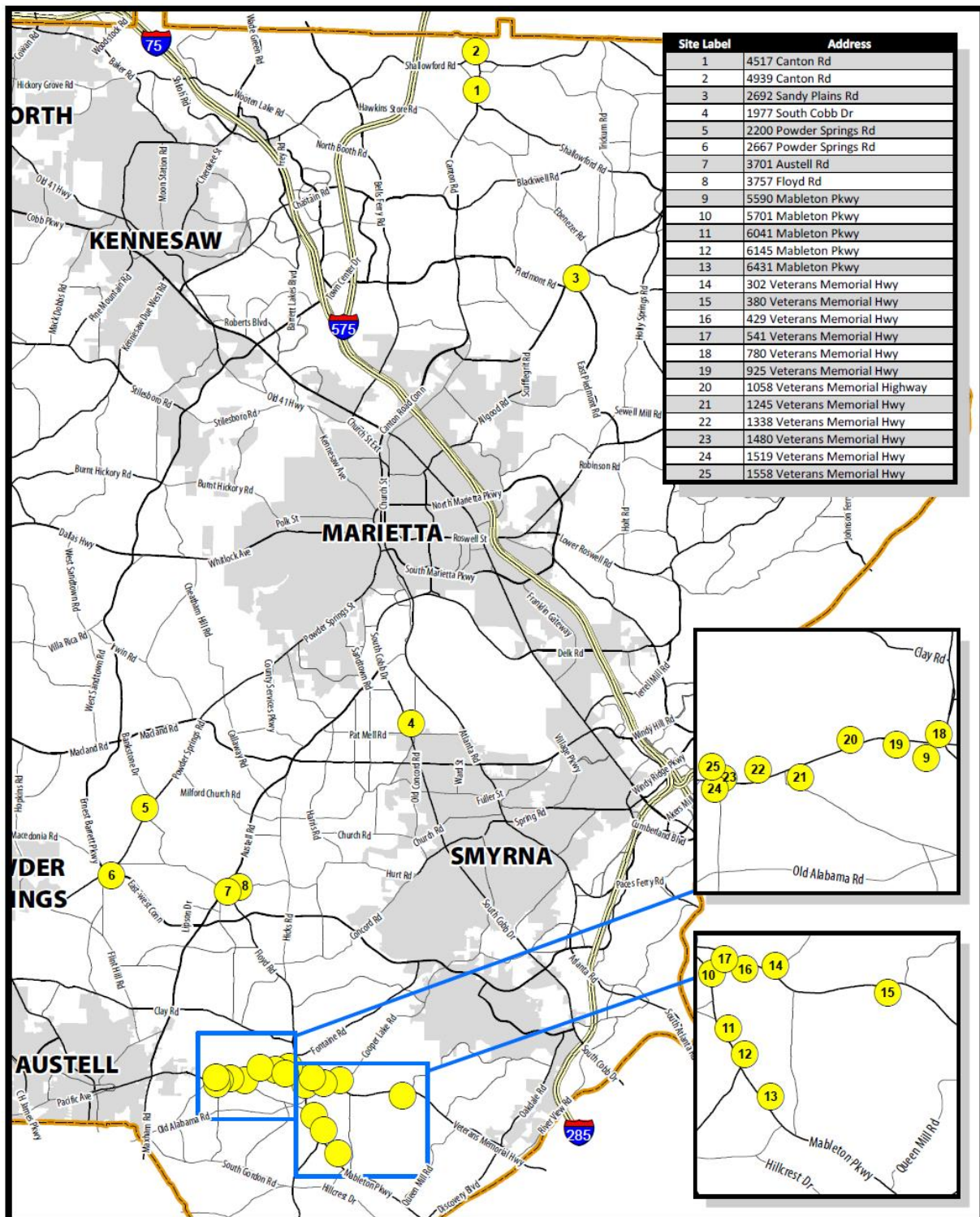
**7) Adjacency to Cities:**

The Johnson Ferry Road Design Standards and the Vinings Village Design Guidelines are not directly adjacent to any cities.

The Mableton Parkway and Veterans Memorial Highway Design Guidelines areas directly abut the Austell city limits to the west and the Smyrna city limits to the east.

# Redevelopment Inventory

## Site Locations



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 0.475 0.95 1.9 Miles



City Boundary

Redevelopment Sites

## SP-4

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**COMMISSIONER DISTRICT:** 3 and 4

**ACREAGE:** 125.64

**PARCEL ID NUMBERS:** 19084800190, 1613200330, 16006000040, 16006000050, 19084900080, 17003600060, 18003900530, 18015600090, 18018900350, 18004600470, 19063900020, 19078900080, 16059600050, 17030000080, 17018000660, 18004600360, 17010900520, 17010800110, 17003500380, 19129600010, 19129700030, 19129800200, 19129900170, 19129900740, 18003300010, 1913000380

**EXISTING FUTURE LAND USE:** Varies

**PROPOSED FUTURE LAND USE:** No change proposed

**GENERAL LOCATION:** Major transportation corridors

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### **BACKGROUND:**

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

It is the purpose of this amendment to officially update the list and map of properties that are eligible for the Commercial and Industrial Property Rehabilitation Incentive Program (the Program). In late 2017, Community Development Agency staff revised the criteria for site selection with the intent of identifying properties for which the Program would be most applicable and worthwhile. Utilizing the revamped criteria, the list of eligible properties was updated. The addition of the Economic Development Division to the Community Development Agency has allowed staff to better promote the Program. They are now receiving inquiries regarding the Program from property owners.

#### **Definitions:**

The Redevelopment Sites inventory is an effort to identify commercial properties that are in need of redevelopment or reinvestment. A methodology was created that evaluates buildings along commercial corridors in an effort to quantitatively compare various private commercial centers to help identify those that are most in need of investment. This effort enables properties to receive economic incentives and marketing assistance to support redevelopment programs.

#### **Planning History:**

The first Redevelopment Inventory was approved on December 12, 2000. The criteria utilized for site selection has now been revised three times: in 2004, 2010, and 2017. The first revision was to change the emphasis from sites that could be converted to residential or mixed use from commercial. The second revision as to focus on buildings that needed new investment. The most recent revision was to adjust the criteria to be more in line with the requirements for accessing funds from the Commercial and Industrial Property Rehabilitation Incentive Program. Previous updates to the eligible properties list and map(s) have been included in the Comprehensive Plan Amendments in 2002, 2003, 2009, 2012, 2013, 2016 and 2017.

**ANALYSIS:**

As part of the approval of this document, staff recommends the following sites for inclusion in the Comprehensive Plan as part of the Redevelopment Inventory:

Site Number 1: 4517 Canton Road  
 Site Number 2: 4939 Canton Road  
 Site Number 3: 2692 Sandy Plains Road  
 Site Number 4: 1977 South Cobb Drive  
 Site Number 5: 2200 Powder Springs Road  
 Site Number 6: 2667 Powder Springs Road  
 Site Number 7: 3701 Austell Road  
 Site Number 8: 3757 Floyd Road  
 Site Number 9: 5590 Mableton Parkway  
 Site Number 10: 5701 Mableton Parkway  
 Site Number 11: 6041 Mableton Parkway  
 Site Number 12: 6145 Mableton Parkway  
 Site Number 13: 6431 Mableton Parkway  
 Site Number 14: 302 Veterans Memorial Highway  
 Site Number 15: 380 Veterans Memorial Highway  
 Site Number 16: 429 Veterans Memorial Highway  
 Site Number 17: 541 Veterans Memorial Highway  
 Site Number 18: 780 Veterans Memorial Highway  
 Site Number 19: 925 Veterans Memorial Highway  
 Site Number 20: 1058 Veterans Memorial Highway  
 Site Number 21: 1245 Veterans Memorial Highway  
 Site Number 22: 1338 Veterans Memorial Highway  
 Site Number 23: 1480 Veterans Memorial Highway  
 Site Number 24: 1519 Veterans Memorial Highway  
 Site Number 25: 1558 Veterans Memorial Highway

*Note: Site numbers relate to the numbering on the “Redevelopment Inventory, Site Locations” map above.*

**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) Guide growth to areas that have infrastructure in place.
- c) Promote continued development of major business districts to support employment growth, provide retail services and serve as a hub for the community.

- d) Support efforts to revitalize and/or redevelop struggling commercial and residential areas.
- e) To accommodate projected growth and provide growth management strategies, promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites.
- f) Encourage collaborative planning and seek opportunities to leverage public/private partnerships for the revitalization of communities.
- g) Develop programs/funds to provide capital for small business growth and development.
- h) Enhance underperforming corridors or redevelopment sites.

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

The Redevelopment Inventory used information and ideas provided in previous Master Plans and Corridor Studies to assist in locating the appropriate areas to support redevelopment activity.

**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:**

Cobb County has a stated goal to, “Advocate and market the re-investment and redevelopment of deteriorating uses and areas to increase the County’s vitality.” This is a fiscally responsible way of advancing the County’s land use goals and policies because it encourages new investment in areas with existing infrastructure. The Redevelopment Inventory as the outcome of a methodology for selecting eligible sites for the Commercial and Industrial Property Rehabilitation Incentive Program is well aligned with the County’s goal to encourage revitalization.

**6) Environmental 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:**

None of the sites on the current inventory are immediately adjacent to a city boundary. Site 4 is within 1,000 feet of the Smyrna city limits and sites 23, 24, and 25 are within a ½ mile of the Austell city limits.