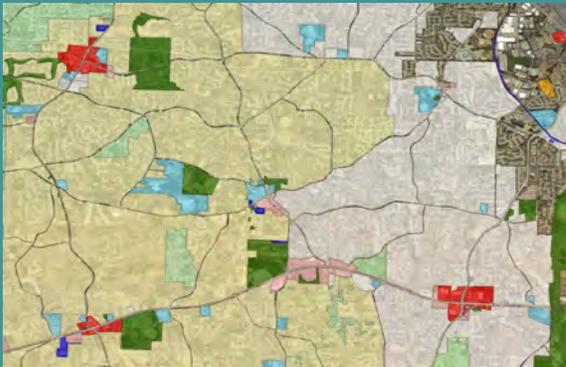


Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCTOBER 2022



Prepared by:
Community Development Agency
Planning Division



Cobb County...Expect the Best!

2040 COMPREHENSIVE PLAN

VISION FOR A NEW ERA

5-Year Update



Cobb County...Expect the Best!



APPROVED

OCTOBER 2022

Community Development Agency

P.O. Box 649

Marietta, Georgia 30061-0649

www.cobbcounty.org

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A RESOLUTION OF THE COBB COUNTY BOARD OF COMMISSIONERS APPROVING THE 2040 COBB COUNTY COMPREHENSIVE PLAN 5 YEAR UPDATE

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning set forth by the State and Georgia require maintenance of the comprehensive plans by each local community, and

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that a certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive Plans.

WHEREAS, Cobb County has prepared a 5-year update to its 2040 Comprehensive Plan in accordance with the State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning, revised as of October 1, 2018; and

WHEREAS, the Georgia Department of Community Affairs and the Atlanta Regional Commission reviewed the 2040 Cobb County Comprehensive Plan 5 Year Update and determined that it meets the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE, BE IT RESOLVED that the Cobb County Board of Commissioners hereby approves the 2040 Cobb County Comprehensive Plan 5 Year Update;

BE IT FURTHER RESOLVED, that the Cobb County Board of Commissioners hereby authorizes this resolution to be submitted to the Atlanta Regional Commission and Georgia Department of Community Affairs so that Cobb County retains its Qualified Local Government status.

This the 11th day of October 2022



Lisa Cupid, CHAIRWOMAN



Attest:



Pamela L. Mabry, COUNTY CLERK

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
10/11/22



COBB COUNTY 2040 COMPREHENSIVE PLAN



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INTRODUCTION

Cobb County has thrived in recent decades. Its natural resources, location, economy, education and most, importantly, its people, have made Cobb County a desirable place to live, work and play. These attributes have contributed to sustained growth over the past few decades and will continue to attract visitors, residents and business interests for years to come.

As Cobb County continues to flourish, changes are inevitable. As new development and redevelopment emerges, the provision of public services and adequate infrastructure continue to become increasingly important. Creating a sense of place by promoting positive community characteristics is also a significant aspect of moving Cobb toward its vision.



The existing 2040 Comprehensive Plan was adopted in 2017 and is the long-range planning document that has helped guide Cobb County over the last 5-years. As mandated by the 1989 Georgia Planning Act, the Comprehensive Plan is a policy document that assists decision-making and administrative actions in an effort to steer Cobb County towards the community's preferred future.

The Comprehensive Plan is designed to be dynamic and capable of being revised based on the changing needs and desires of the community. This limited scope 5-year update is mandated by the State in order to maintain Qualified Local Government Status.

As the County continues to grow, changes are inevitable. Based on the state's minimum standards and procedures, certain components of the Comprehensive Plan should be updated every 5-years. Cobb County's 2040 Comprehensive Plan 5-Year Update focuses on the following:

- Determining if existing needs are still relevant and if there are any new needs that should be addressed;
- Gathering feedback and potential changes related to future land use guidelines and policy;
- Include a Broadband element;
- Provide a Report of Accomplishments;
- Establish a new 5-year work program;

**Qualified Local Government
Provides eligibility to participate
and receive state and federal
funding for many different
programs that are critical to the
operations of the County**

PURPOSE

In the interest of providing healthy and vibrant communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for development, management and implementation of local comprehensive plans.

The purpose of the 2040 Comprehensive Plan is to bring together all sectors within the County, including residents, the business community, and non-profit organizations, to develop a growth strategy that aims to make Cobb County an attractive place to invest, conduct business, and raise a family. The Comprehensive Plan is

intentionally broad, providing policy direction and guidance for elected officials, appointed officials, and the public at-large. It informs and guides decision-making processes, articulates the County's vision in a manner that creates an environment of predictability for residents, property owners, investors, businesses and industry, and anyone interested in the County's future. The plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives.

PLAN ORGANIZATION

The 2040 Comprehensive Plan consists of three core elements and twelve planning elements. The three core elements are required by the Department of Community Affairs' minimum standards and procedures and are integrated into each of the planning elements. The planning elements include four required elements based on factors unique to Cobb County and eight optional elements that have been chosen to supplement the comprehensive plan based on policy consistency and value.

CORE ELEMENTS

- Needs and Opportunities
List of needs and issues that Cobb intends to address via the plan
- Community Goals
Vision and goals the community seeks to work toward and policies that provide guidance and direction
- Community Work Program
Prioritized action items that the County and community partners intend to undertake over the next five years

PLANNING ELEMENTS

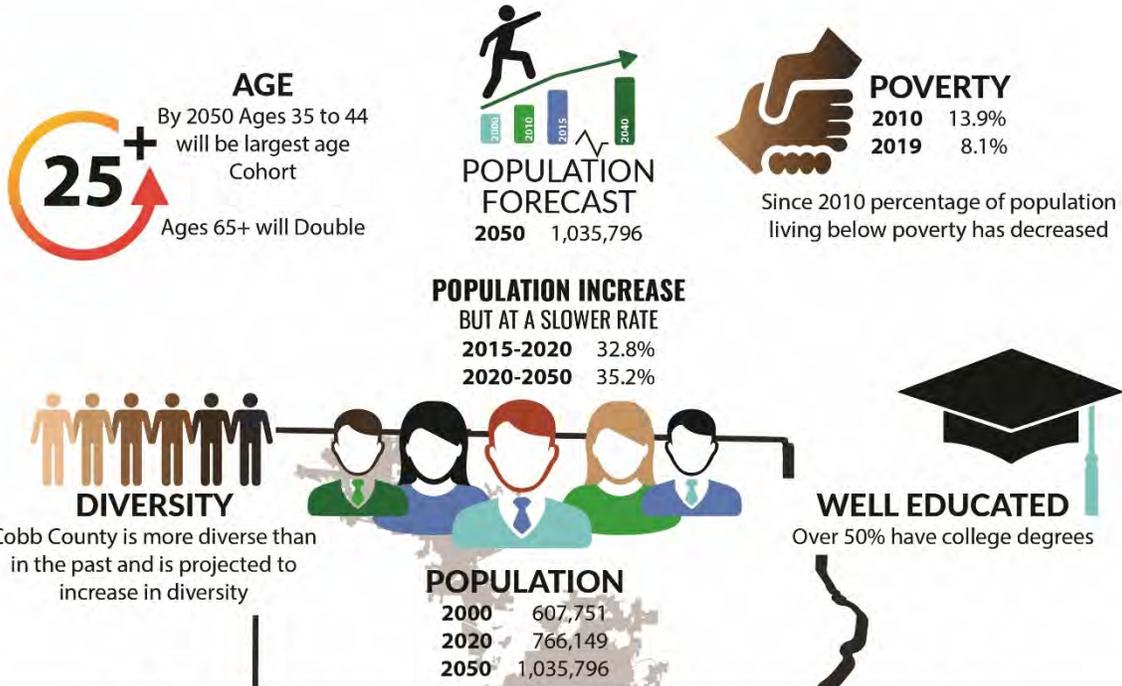
Required:

- Land Use
- Transportation
- Housing
- Broadband

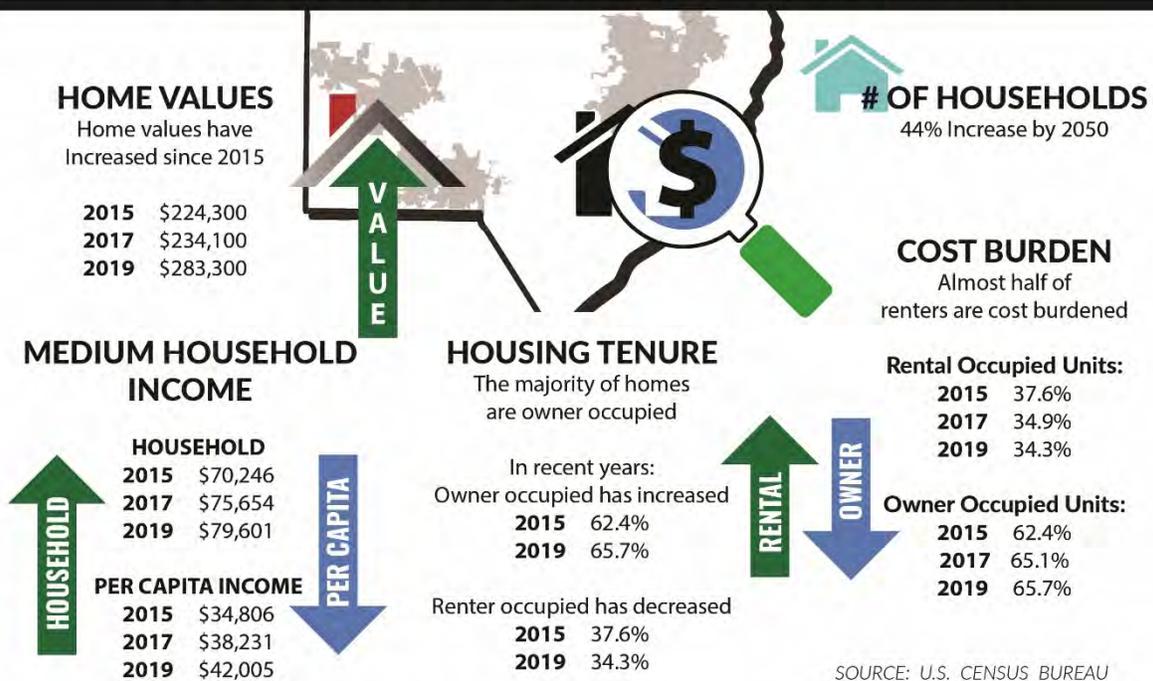
Optional:

- Economic Development
- Intergovernmental Coordination
- Senior Services
- Natural & Historic Resources
- Parks
- Library
- Public Safety
- Place Making

COMMUNITY PROFILE



COBB COUNTY DEMOGRAPHIC DATA SUMMARY



SOURCE: U.S. CENSUS BUREAU & ATLANTA REGIONAL COMMISSION

HISTORICAL CONTEXT & DEVELOPMENT PATTERNS

The abundance of railroads and early industrial development helped establish Cobb County and its incorporated cities in the late 1800s and early 1900s. During that time, unincorporated Cobb County experienced little growth, with Marietta being the only area with a significant population.

During the early 1900s, the County's total population slowly grew to around 38,000 people. Later, during World War II, Cobb experienced an onset of growth. Marietta Army Airfield was built in 1943, bringing with it the opening of the Bell Aircraft Corporation bomber plant and nearly 30,000 jobs. The end of the war led Bell to close the plant. However, the subsequent Korean War led Lockheed, an aircraft manufacturing company, to reopen the plant in 1951. Around the same time, Marietta Army Airfield became Dobbins Air Force Reserve Base, with Naval Air Station Atlanta added to the campus a short time later. The combination of the three helped drive the economic engine of the County and set the stage for rapid growth that was to come.

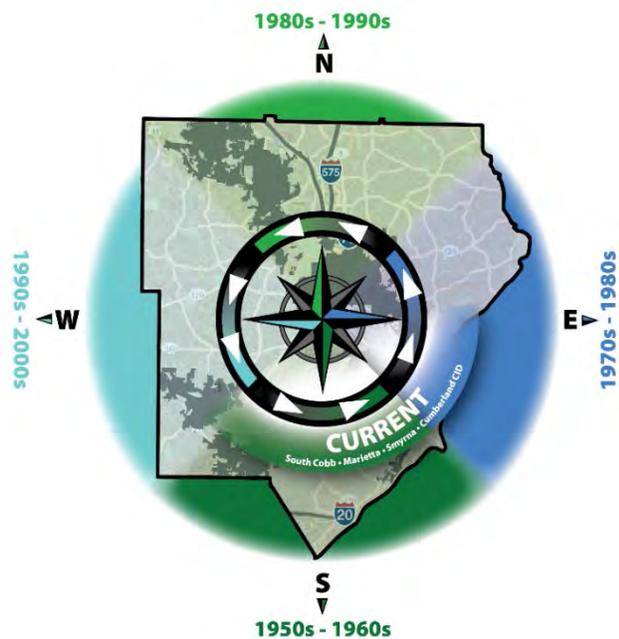
Because of jobs that were available in the 1950s and 1960s, combined with the lack of a robust transportation network, there was a need for housing near employment. The southern and central areas of Cobb, which served as the commercial/industrial core of the County, began to experience rapid residential growth in a traditional neighborhood development pattern with affordable homes, well-connected streets and pedestrian scale blocks. At that time, there was still considerable separation between Cobb County and the City of Atlanta.

The completion of Interstate 75 in the 1970s significantly decreased travel times, altering growth and development patterns. A second phase of intense growth began, and Cobb became more integrated into the Atlanta Metropolitan area. Through the 1970s, 1980s and 1990s, east Cobb and later north Cobb experienced character changes through the arrival of automobile-oriented, higher density, cul-de-sac subdivisions and strip commercial developments along transecting arterial roadways.

As land availability in east and north Cobb became scarce, the County's residential growth continued to progress in a seemingly counterclockwise fashion toward west Cobb in the 1990s and 2000s. During this time, large-lot residential subdivisions were being developed in relatively rural areas. Learning from the inadequacies of strip commercial corridors that had occurred in previous decades in other parts of the county, commercial centers in west Cobb are mostly characterized by well-defined, compact commercial nodes at strategic intersections of arterial roadways.

Development pressures in west Cobb continue to put a strain on services and infrastructure in the area.

Throughout this period, Cobb County led the state of Georgia by creating two Community Improvement Districts (CID), the Cumberland CID (1988) and the Town Center CID (1997).



Cobb County Growth Patterns

These quasi-governmental entities aid in developing infrastructure within the County's two largest commercial activity areas to support the intense development that has been experienced near the junctions of two major freeways.

As the "counterclockwise" development progression of Cobb County has come full circle, redevelopment initiatives have started to renew the southern region of the County, along with revitalization in the cities of Marietta and Smyrna. As these locations were the first to experience the rapid growth of Cobb, they are now the first to experience the redevelopment and revitalization of underperforming commercial centers and destabilized neighborhoods

VISION 2040

The Community Vision has dual significance.

- Vision statement, which articulates the long-term ideals and desires of the community
- Future Land Use plan and associated guidelines that guide future development patterns.

The Vision Statement was initially drafted following a series of public meetings and community engagement activities in 2017. Based on the most recent 5-Year update (2022) and feedback received from the community the current Vision remains applicable.

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

COMMUNITY GOALS & POLICIES

LAND USE	LU
TRANSPORTATION	TR
HOUSING	HO
BROADBAND	BB
ECONOMIC DEVELOPMENT	ED
INTERGOVERNMENTAL COORDINATION	IC
SENIOR SERVICES	SS
NATURAL & HISTORIC RESOURCES	NH
LIBRARY	LI
PUBLIC SAFETY	PS
PARKS	PR
PLACE MAKING	PM

LAND USE

LU


The purpose of the Land Use element is to manage growth in a way that provides for the enhancement of existing neighborhoods, commercial nodes, corridors, and job centers. This is achieved through goals and policies, the community work program, and the Future Land Use Plan (Appendix 1). In addition, the Land Use element includes a list of Supplemental Plans that have been accepted or approved by the Board of Commissioners. Those guidelines and recommendations associated with the Supplemental Plans are incorporated in the 2040 Comprehensive Plan 5-Year update by reference.

While the population growth rate in Cobb County is anticipated to slow, the county is still expected to reach one million people by 2050. Employment is expected to grow as well. To ensure the County can meet future population and employment demands and preserve the existing character of the distinct areas, growth management policies are highly encouraged. These policies should meet the needs and desires of an entire community to ensure prosperity and to improve overall quality of life. This means ensuring the availability of housing, employment, services and entertainment options for existing and future residents with a variety of ideas, values and cultures.

For the community to grow and provide a high level of service to all residents, property owners, and businesses, the County needs to constantly seek a balance through quality redevelopment, new greenfield development, and the preservation of stable suburban neighborhoods. The County's past growth transformed it from a small rural community into an integral part of one the fastest-growing metropolitan regions in the United States. As Cobb continues to mature and embrace a combination of urban, suburban and rural development patterns, more emphasis will need to be placed on redevelopment, neighborhood revitalization and infill development due to constraints on land availability and the desires of the community to preserve existing suburban neighborhoods and increase protected greenspace.

The following Needs reflect the desires of the community and help guide the Community Work Program.



LU – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Land Use needs were deemed a priority moving forward.

Need:

- ❖ **Growth management**
- ❖ **Redevelopment / revitalization**
- ❖ **Land use and transportation coordination**
- ❖ **Protect uses that provide jobs**



LU – GOALS & POLICIES

KEY STRATEGIES

- Grow responsibly
- Protect existing communities
- Redevelop
- Build safe and active communities

LU-GOAL 1

Manage growth by promoting compatible land uses, while preserving established suburban and rural communities and respecting individual property rights

POLICIES

- LU1-P1** Facilitate projected growth while preserving and protecting existing stable neighborhoods and community character
- LU1-P2** Guide growth to areas that have infrastructure in place
- LU1-P3** Encourage nodal development in appropriate locations and discourage “strip” development patterns with multiple access points
- LU1-P4** Promote development, redevelopment, and mixed use within Regional and Community Activity Centers as a means to protecting existing stable suburban and rural areas from development pressure

LU1-P5	Ensure that new development/redevelopment incorporates necessary on-site enhancements to improve infrastructure
LU1-P6	Consider ways a revised zoning code can help mitigate stormwater management issues
LU1-P7	Encourage uses in locations where necessary public facilities can be located
LU1-P8	Consider impacts to area residents and address compatibility between land uses when making land use decisions
LU1-P9	Coordinate land use and transportation decisions to improve mobility and reduce demand for long-distance vehicular travel while creating opportunities for walking, biking and transit use
LU1-P10	Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population
LU1-P11	Promote infill development and ensure compatibility with adjacent land uses
LU1-P12	Encourage appropriate transitions between lower and higher density residential uses and from residential to non-residential uses

LU-GOAL 2

Encourage safe, attractive, and well-maintained neighborhoods and activity centers that promote a healthy active lifestyle by fostering quality, safe, pedestrian-oriented and environmentally friendly elements

POLICIES

LU2-P1	Promote mixed-use development patterns within Regional Activity Centers and other areas as designated by Master Plans and Small Area Policy Guidelines
LU2-P2	Encourage strategies and creative design to accommodate innovative land development techniques that promote an active lifestyle
LU2-P3	Provide Code Enforcement strategies that promote safety, property preservation and community enhancement
LU2-P4	Coordinate with Department of Transportation and Keep Cobb Beautiful on landscaping opportunities along newly created or improved roadway infrastructure projects

LU2-P5	Encourage walkable, nodal developments at strategic locations
LU2-P6	Promote development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses
LU2-P7	Encourage land use strategies that allow for live-work opportunities in applicable areas
LU2-P8	Support development patterns designed to improve safety and the well-being of the community
LU2-P9	Encourage the preservation of environmentally sensitive natural resources and open space
LU2-P10	Explore opportunities of creating a more active lifestyle and improved quality of life through land use and transportation coordination
LU2-P11	Encourage development flexibility to protect and preserve open space and sensitive natural resources
LU2-P12	Continue to support the preservation of floodplains and wetlands
LU2-P13	Encourage relationships between developers and neighborhoods to address neighborhood concerns
LU2-P15	Consider the Chattahoochee Riverlands project when new development or redevelopment occurs along the Chattahoochee River

LU-GOAL 3

Encourage the re-investment and redevelopment of deteriorating, under-utilized, blighted, and abandoned sites to accommodate future economic and population growth

POLICIES

LU3-P1	Support efforts to revitalize and/or redevelop abandoned or blighted commercial areas
LU3-P2	Promote the reuse, redevelopment and/or revitalization of brownfield and greyfield sites

- LU3-P3** Encourage incentivized regulatory strategies that assist the redevelopment of underperforming commercial areas and neighborhoods
- LU3-P4** Evaluate development proposals in underserved areas to ensure services are provided in a manner consistent with existing and future infrastructure demands
- LU3-P5** Encourage collaborative planning and seek opportunities to leverage public/private partnerships for the revitalization of communities
- LU3-P6** Strengthen underperforming sites by encouraging landscaping and beautification efforts and façade programs
- LU3-P7** Coordinate with economic development on complimentary uses that could help redevelop sites
- LU3-P8** Encourage and consider incentives for clean-up of sites with known toxic containments to allow for the utilization of productive commercial and/or industrial uses
- LU3-P9** Promote mixed-use developments in appropriate revitalization or redevelopment areas
- LU3-P10** Leverage transportation projects in areas that can assist redevelopment or revitalization of land uses
- LU3-P11** Support and regularly evaluate redevelopment sites within new and existing small area plans, corridor studies, design guidelines and other appropriate projects

TRANSPORTATION

TR



Residents and visitors alike rely on transportation to access education, health care, and jobs, while surrounding cities and industries rely on the functional network to keep the region moving. The County's Comprehensive Transportation Plan (CTP), considers how Cobb County will grow in the next 30 years to 2050. Cobb County last completed a Comprehensive Transportation Plan (CTP) in 2015 and much has changed in that time. Population has increased, and transportation needs, and opinions have shifted within the County and region. At the same time, new technologies and transportation solutions are now available that can enhance and transform Cobb's future transportation system. To leverage these new tools and strategies the County and the Cities have updated the County's CTP for 2050. The update is known as CobbForward.

CobbForward offers a program of policies and multimodal improvements to the transportation network and helps position Cobb County for implementation through local, state, and federal funding strategies. The CTP process included three overarching steps: Existing Conditions, Needs Assessment, and Recommendations. The policy chapter of CobbForward provides policy direction and recommendations that influence all aspects of transportation in Cobb County. Maintaining a high level of coordination among government agencies and stakeholder groups is increasingly important as the County's transportation infrastructure continues to promote multimodal travel. The Recommendations Report reflects the results of the CobbForward development process and includes a variety of transportation projects identified and prioritized through substantial technical analyses and a robust public engagement effort. Stakeholder and community engagement played an important role in guiding the process - from the initial visioning and development of goals to the determination of needs and the vetting of draft recommendations.

CobbForward will serve as the blueprint for transportation investment in Cobb, including roadways, public transit, freight, and bicycle/pedestrian mobility, for the next 30 years. The plan links land use and transportation within the County and the cities to efficiently and effectively address the needs identified for the transportation network through 2050. It is the intent of the 2040 Comprehensive Plan 5-Year Update, to incorporate the analytical aspects of CobbForward by reference and integrate the needs, goals and policies, and action items into the 2040 Comprehensive Plan. In doing so, CobbForward will serve as the Transportation Element.



TR – NEEDS

Part of the CobbForward planning process included an Existing Conditions and Needs Assessment Report. The needs are the results of collaboration between technical stakeholder groups, the Project Management Team (PMT), and the public.



Improve Health and Safety



Enhance Mobility



Use Innovative Technology



Be Cost Effective



Support Equitable Access



Integrate Land Use/Design



TR – GOALS & POLICIES

KEY STRATEGIES

Safety
Multi-Modal
Accessibility
Connectivity



TR-GOAL 1

Provide a transportation system that is safe and supports healthy living for all users



TR-GOAL 2

Improve travel times for all users with multi-modal solutions



TR-GOAL 3

Use innovative transportation technologies and access to information to enhance the efficiency of the transportation network



TR-GOAL 4

Prioritize investments that maintain reliable transportation infrastructure and maximizes return on investment



TR-GOAL 5

Provide mobility choices that are accessible and equitable for all communities and users



TR-GOAL 6

Support land use and urban design that enhances accessibility and connectivity between land uses for all users



POLICIES

	TR-POLICY 1	Smart Cities: Leverage technology focusing on priority, opportunity, and resources
	TR-POLICY 2	Emerging technologies: Strategically integrate advanced technologies to existing and future developments
	TR-POLICY 3	Freight: Provide freight policy recommendations for truck route designations, freight lane restrictions, freight demand management, rail, and truck parking.
	TR-POLICY 4	Transportation and Land Use: Coordinate land use and transportation decisions to improve mobility and reduce demand for long distance vehicular travel while creating opportunities for walking, biking, and transit usage
	TR-POLICY 5	Asset Management: Focus on maintaining transportation as-sets at a rate that stays ahead of deterioration and plans for end-of-life replacement and upgrades
	TR-POLICY 6	Transportation Demand Management (TDM): Co-ordinated effort to shift trips away from single occupancy vehicle trips toward alternative modes of transportation
	TR-POLICY 7	Safety: Provide transportation options that are safe and efficient for all users of the system
	TR-POLICY 8	Sidewalk Framework: Prioritize new sidewalk infrastructure based on readily available data and input from the public

HOUSING

HO



Housing is an essential element of the community and plays a critical role in opportunities for individuals, families, employees, and employers. The mix of housing types, age, condition, tenure, and cost of housing can impact the health and economic prosperity of the community. As the population in Cobb continues to increase along with diversity, and with economic development policies attracting corporate businesses and working to establish small businesses, it is critical to ensure the county is equipped with a balance mix of housing types and price points. The policies described below, in conjunction with partnerships via federal programs, non-profits and development interests, will guide the progression towards achieving these goals.

Cobb County citizens should have access to housing that is safe, affordable and suitable for their household and location preferences. These housing choices should be in safe, livable neighborhoods and they should provide a sense of connection to the community with convenient access to schools, parks, shopping, amenities and jobs. Characteristics that enhance livability, such as walkability, access to transit, low maintenance, and convenient access to goods and services, are becoming more valued by a large segment of the population. In order to establish neighborhoods of choice, a range of housing options should be available to complement community facilities, including the following: schools, parks, community centers and compatible neighborhood-oriented commercial uses that contribute to the neighborhood livability. Finally, safe and sustainable housing served by housing programs, which aid those who live in the community (including the most vulnerable), should be available. This includes services and provisions for low- and moderate-income persons, youth, seniors and the physically disabled.

The Housing Element establishes a vision for housing development, redevelopment and affordability. This element is closely related to Cobb's Five-Year Consolidated Plan that is maintained by Cobb's Community Development Block Grant Program (CDBG) office. The Consolidated Plan, which is required by the U.S. Department of Housing and Urban Development due to receiving federal grant funds, was last updated in 2021 and is effective through 2025. The plan identifies the community's affordable housing, community development and economic development needs and outlines comprehensive and coordinated strategies for addressing them. Along with other goals, policies and work program items identified in this housing element, the 2021-2025 Consolidated & Action Plan will be incorporated into the 2040 Comprehensive Plan 5-Year update plan by reference



HO – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Housing needs were deemed a priority moving forward.

Need:

- ❖ **Variety of Housing Types**
- ❖ **Workforce Housing**
- ❖ **Neighborhood Revitalization and Reinvestment**

HO – GOALS & POLICIES

KEY STRATEGIES

- Mix of Housing Types
- Attainable Housing
- Equitable housing
- Safe Housing
- Convenient Housing

HO-GOAL 1

Ensure the provision of adequate, attainable, and safe housing for all existing and future residents of Cobb County

Policies

- | | |
|-------|---|
| HO-P1 | Encourage the distribution of all housing types while preserving the character of the surrounding neighborhoods |
| HO-P2 | Ensure future land use designations are adequate to accommodate projected household growth |
| HO-P3 | Promote equal-housing opportunities for all persons |
| HO-P4 | Focus housing near locations accessible to services and employment |
| HO-P5 | Encourage quality, attainable housing options for all people |
| HO-P6 | Ensure residential uses are compatible with surrounding neighborhoods |
| HO-P7 | Encourage new and innovative housing types that meet the needs of a diverse community |



- HO-P8 Encourage an adequate supply of housing for a growing senior population while considering unintended consequences of an oversupply senior housing
- HO-P9 Promote development of higher density housing, including attainable housing, as part of redevelopment efforts within Regional Activity Centers
- HO-P10 Coordinate and collaborate with the Marietta Housing Authority and Community Development Block Grant program on creative ways to increase the supply of affordable housing
- HO-P11 Promote a diverse supply of attainable and accessible housing that meets the needs of older adults and people with disabilities, especially in activity centers and other places that are near services and public transit
- HO-P12 Coordinate and collaborate with Cobb County’s Community Development Block Grant (CDBG) program and other organizations whose mission is to enhance the quality of life for low- to moderate-income residents and the homeless
- HO-P13 Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts
- HO-P14 Promote continued viability of established neighborhoods

BROADBAND

BB



In today's society, access to high-speed internet, computer processing, and information storage is the backbone to information and economic growth. Broadband can provide a community access to services such as healthcare, public safety, educational and economic opportunities, e-commerce, social connectivity, and other information resources. It is also vital to the success of businesses, whether they are operating within the regional, national or global economy.

In 2018, the Comprehensive Plan Minimum Standards and Procedures were modified in response to the Georgia General Assembly amending provisions of the Georgia Planning Act aimed at facilitating the enhancement and extension of high-speed internet infrastructure, known as the "Achieving Connectivity Everywhere (ACE) Act". The amended statutes require all jurisdictions to include a Broadband element within their Comprehensive Plans.

According to the minimum standards, local governments must address the availability of broadband services within the community and the deployment of broadband by service providers into unserved areas. The Broadband element must provide steps for the promotion of reasonable and cost-effective access to broadband in parts of the county designated as unserved areas.

Broadband service is based on a fixed, terrestrial, wired or wireless service at minimum download speeds of at least 25 Mbps and uploading speeds of at least 3 Mbps. Broadband can provide high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite.

Percentage of Population with Access to Broadband			
	25 Mbps	100 Mbps	1 Gig
Cobb County	100%	97.90%	60.82%

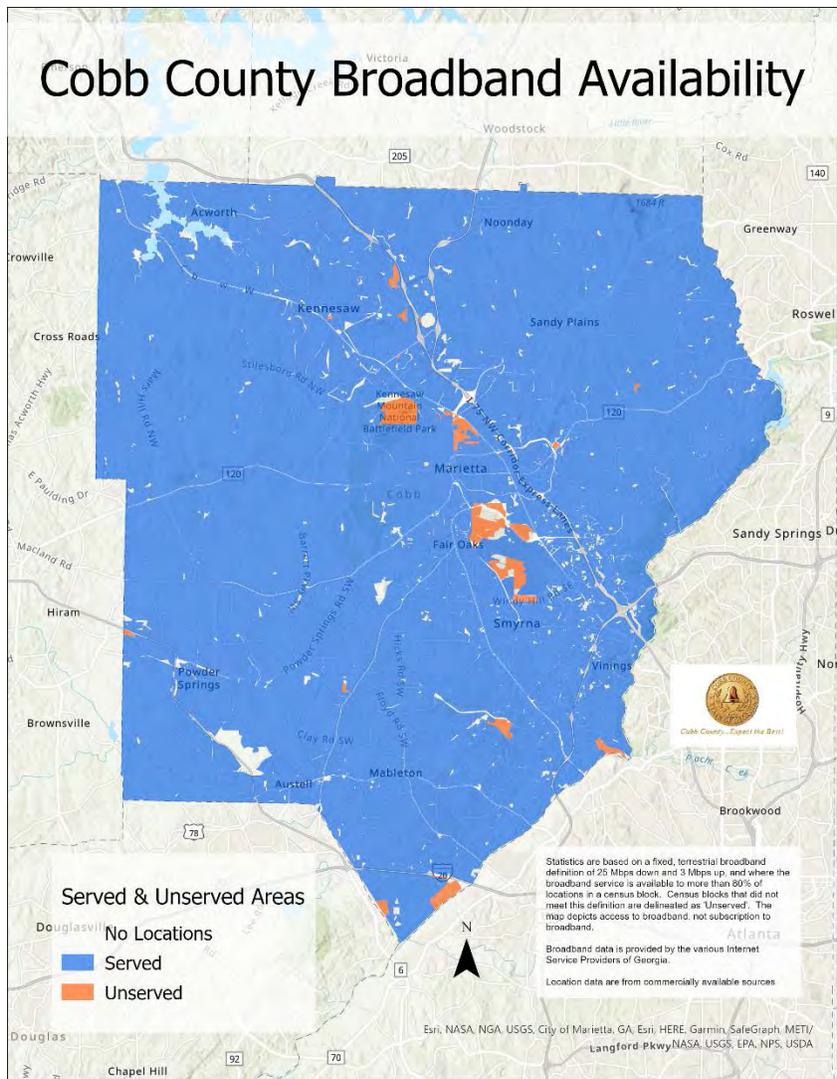
Source: Federal Communications Commission (FCC) Form 477

There does not appear to be any deficiencies in the availability of broadband services in Cobb County. Residents and businesses enjoy widespread access to broadband. According to the Federal Communications Commission (FCC), as of June 2021, one hundred percent of Cobb's population has access to the minimum speeds as defined by broadband services.

Download / Upload Speeds of 25 Mbps / 3 Mbps (25Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	0.00%	100%	100%	98.09%
Download / Upload Speeds of 100 Mbps / 10 Mbps (100 Mbps)				
Cobb County	2.10%	97.90%	83.55%	11.81%
Download / Upload Speeds of 1000 Mbps / 100 Mbps (1 Gig)				
Cobb County	39.18%	60.82%	23.90%	0.00%

Source: Federal Communications Commission (FCC) Form 477

Not only does the entire County has access to minimum broadband services, they have at least two broadband service providers to choose from and most have access to three or more broadband service providers. Overall, Cobb is sufficiently served with broadband availability and service providers throughout the County.



BB – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine Broadband needs. The following Broadband needs were deemed a priority moving forward.

Need:

- ❖ **Expand higher-speed broadband services**
- ❖ **Reliable broadband services**
- ❖ **Affordable broadband access**
- ❖ **Consistency in broadband service**

BB – GOALS & POLICIES

KEY STRATEGIES

Affordable service
Reliable
Consistent

BB-GOAL 1

Ensure the availability of broadband and communications in a manner that satisfies the current and future needs of residents, businesses, industries, and public safety

Policies

BB-P1	Identify unserved areas and target them through collaboration with public/private partnerships
BB-P2	Promote broadband services that enable greater opportunity for redevelopment efforts and businesses
BB-P3	Work to establish public/private partnerships that could develop consistent and affordable broadband coverage for all
BB-P4	Coordinate with city and state governments to seek certification as a Broadband Ready Community
BB-P5	Consider broadband infrastructure in roadway projects where necessary infrastructure may be included in the right-of-way
BB-P6	Maintain and widen broadband access to wireless platforms to improve productivity at all public facilities

BB-P7 Ensure consistent broadband availability for businesses as part of economic development efforts

ECONOMIC DEVELOPMENT

ED



The Economic Development Element for Cobb County is an optional element that is designed to supplement the 2040 Comprehensive Plan. The Economic Development element provides an overview of the strategies, programs and projects to improve the economy as well as policy direction to promote job growth.

From global corporations to the home-based entrepreneur, Cobb County's Economic Development division is the liaison to the business community. The Economic Development division works with elected officials and other economic development partners with the shared mission of growing jobs and expanding Cobb County's economic growth. Current economic development strategies include attracting and retaining businesses, growing small business/entrepreneurship, targeting strategic industries, creating a more educated workforce and revitalizing communities and infrastructure.

Understanding employment rates, labor force trends, occupations and the make-up of the industries that call Cobb home is important to help identify needs in housing, infrastructure, land use and other services. Insight and awareness of employment characteristics in the County help guide policies involving job creation, industry diversification, business retention and expansion. Overall, economic development is a critical component that drives economic growth. It creates jobs, leads to increased tax revenue and improves the overall quality of life for the community. The analytical data pertaining the Cobb's economy can be found in the Community Profile - Appendix 2.



ED – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Economic Development needs were deemed a priority moving forward.

Need:

- ❖ **Support small businesses & entrepreneurs**
- ❖ **Revitalization of abandoned and under-utilized buildings**
- ❖ **Incentives**
- ❖ **Remain active in international economic affairs**

ED – GOAL & POLICIES

KEY STRATEGIES

- Increase Jobs
 - Maintain low taxes
 - Focus on Targeted Industries
-

ED-GOAL 1

Promote the retention, expansion and creation of small businesses and targeted industries in order to provide job opportunities for a growing and diverse community

POLICIES

- ED-P1: Collaborate with economic development partners in their efforts to reinforce and strengthen the economic vitality of Cobb County
- ED-P2: Participate in regional economic development planning with the public and private sectors
- ED-P3: Promote workforce development programs to target the needs of expanding and relocating businesses with the local area technical and post-secondary educational institutions
- ED-P4: Encourage and promote environmentally clean industries
- ED-P5: Create economic development opportunities utilizing tools that will foster growth
- ED-P6: Develop programs that leverage capital for small business growth and development
- ED-P7: Support opportunities to expand and increase the number of locally owned businesses
- ED-P10: Encourage, promote, and guide small business startups and enable them to expand
- ED-P11: Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods, services and jobs
- ED-P12: Provide incentives to encourage the redevelopment and revitalization of older commercial sites/buildings
- ED-P13: Encourage reinvestment in existing industrial areas while minimizing impacts to surrounding

residential areas

ED-P14: Maintain redevelopment site inventory

ED-P15: Ensure land use opportunities for locating a variety of desirable, livable wage industries that are compatible with adjacent land uses and support a range of employment types

ED-P16: Promote continued development of major business districts that serve as a hub for the community to support employment growth and retail services

INTERGOVERNMENTAL COORDINATION IC



A concerted coordination effort between local governmental entities is essential to the effective delivery of services to the general public. Cobb County maintains working relationships with the six (6) municipal governments within the County. Collaborative partnerships exist with other authorities, agencies, and non-profits at the local, state, and federal level. By including this element, it ensures that intergovernmental relations are consistent and in the best interest of the communities they serve.



Cobb County...Expect the Best!



IC – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Intergovernmental Coordination needs were deemed a priority moving forward.

Need:

- ❖ **Proactively engage in multi-jurisdictional coordination**
- ❖ **Improve governmental and community relations**
- ❖ **Coordinate with Cobb School District on land use and population growth**
- ❖ **Understand the impact of incorporations and annexations**

IC – GOALS & POLICIES

KEY STRATEGIES

Coordinate service delivery
Communicate
Cultivate partnerships

IC-GOAL 1

Coordinate planning and policy making between the County, cities, regional, state, federal agencies and other special authorities to ensure consistency in provisions of services and compatibility with adjacent developments

POLICIES

- IC-P1: Maintain and comply with the Service Delivery Strategy and monitor new or revised legislative actions
- IC-P2: Coordinate planning and government services to address common issues of growth management, resource conservation and provision of public facilities and services
- IC-P3: Assess existing intergovernmental agreements across all County agencies and revise as needed
- IC-P4: Ensure all County agencies and departments are aware of Service Delivery Strategies and changes
- IC-P5: Support and collaborate economic development efforts across county municipalities and other special authorities
- IC-P6: Coordinate and collaborate with the Cobb School District on planning efforts, Service Delivery Strategy and the development review process
- IC-P7: Seek innovative ways to communicate and inform communities on public initiatives
- IC-P8: Leverage services provided through the Atlanta Regional Commission (ARC) and other regional and state agencies
- IC-P9: Engage appropriate groups and agencies in dialog on regional issues
- IC-P10: Evaluate plans and investments from adjacent counties and municipalities to ensure

compatibility with the County’s land use goals and policies

IC-P11: Partner with adjacent jurisdictions on planning issues that help manage growth

IC-P12: Communicate and coordinate appropriate land use planning functions with the Cobb County School District, Dobbins Air Reserve Bases, cities, adjacent counties and regional partners

IC-P13: Evaluate the impact that new incorporations and annexations will have on unincorporated Cobb County.

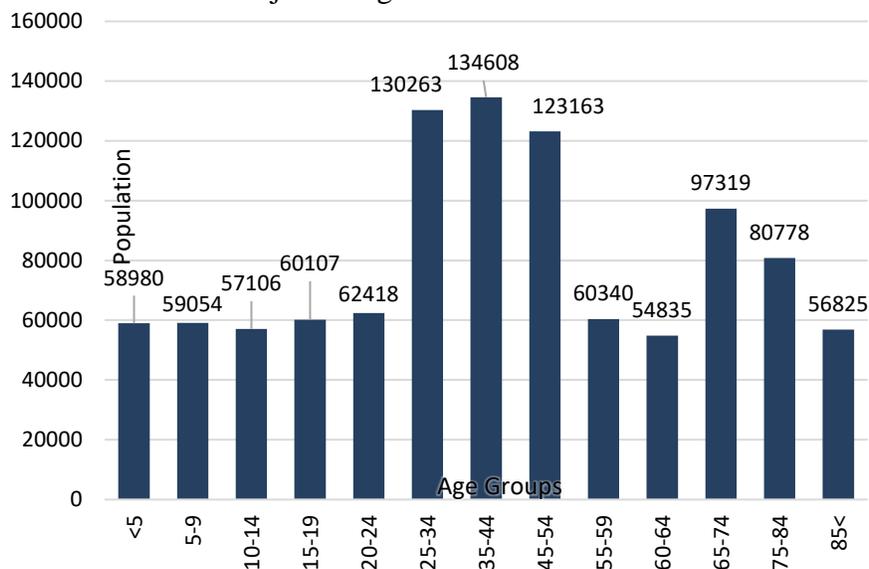
SENIOR SERVICES

SS



The purpose of Senior Services is to improve the quality of life of Cobb's older population. As of 2019, the senior population (65 years and up) was more than 89,040 strong and expected to reach a population of 234,922 by 2050. This trend is not unique to Cobb but is a trend across the entire nation. Over the next 30 years, Senior Services will become more and more important as the senior population continues to grow and become more diverse. Cobb Senior Services already provides an array of services to meet the needs of today's seniors and continues to work toward solutions to the challenges of tomorrow.

Projected Age Distribution - 2050



Source: Atlanta Regional Commission

SS – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Senior Services needs were deemed a priority moving forward.

Need:

- ❖ Adequate senior service facilities
- ❖ Senior mobility services
- ❖ Senior programming
- ❖ Easier access to health care facilities
- ❖ Advocacy & volunteerism



SS – GOALS & POLICIES

KEY STRATEGIES

Improve Quality of Life
Mobility Options
Health & Wellness
Caregiving
Information & Advocacy

SS-GOAL 1

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

POLICIES

- SS-P1:** Design and locate senior service facilities with good access to major roadways and public transit routes, where available
- SS-P2:** Monitor and assess senior services needs/demands and consider improvements/additions where necessary
- SS-P3:** Ensure the provisions of services that will meet the demand of a more diverse and growing older adult population
- SS-P4:** Identify innovative funding techniques to provide for future senior services facilities and programs
- SS-P5:** Consider cooperative agreements with public/private organizations for adaptive reuse and joint use of senior facilities
- SS-P6:** Coordinate with other public/private organizations that provide similar services
- SS-P7:** Maintain a focus on educating the senior community, staff and volunteers on all services and programs available
- SS-P8:** Seek innovative ways to recruit volunteers
- SS-P9:** Monitor the changing needs of the senior community and adjust services and programming to meet those needs

SS-P10: Coordinate public/private, local/regional transportation services for seniors

SS-P11: Ensure senior transit routes are well-connected to all medical facilities and wellness centers

NATURAL & HISTORIC RESOURCES

NH



The Natural & Historic Resources element is an optional element chosen and designed to supplement the core elements of the 2040 Comprehensive Plan. Its intent is to establish goals and policies that support the need to protect the County's unique natural and historic identity, while planning for orderly development in appropriate areas throughout the County. These sensitive community features cannot be regained once destroyed.

Over the past three decades, there has been a steady increase in growth of new businesses and residential communities; while that development may slow somewhat, progress is still anticipated in the next 30 years. The inevitable increase in new residents will need to be accommodated, and it will be important that Cobb's natural and historic resources are considered in the planning process. This allows future growth without destroying the rich cultural heritage of the County that makes it a desirable place to live.



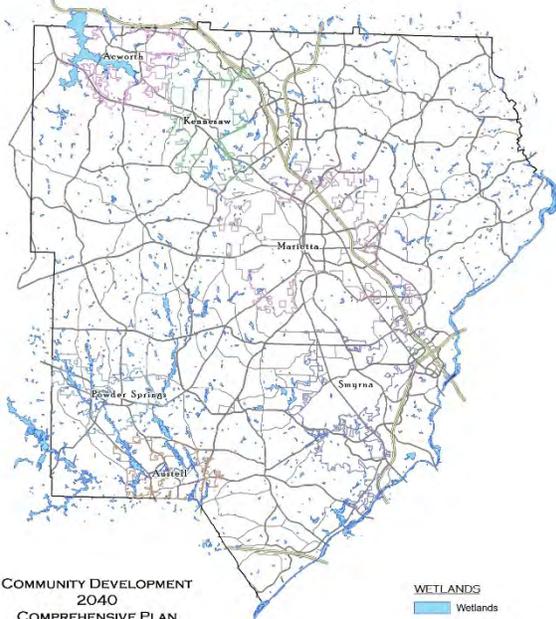
NH – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Natural & Historic Resource needs were deemed a priority moving forward.

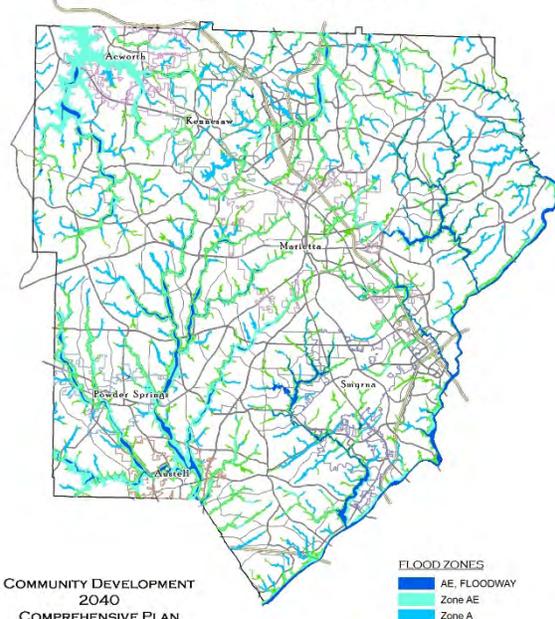
Need:

- ❖ **Protect, preserve, and provide greenspace**
- ❖ **Protect, preserve, and maintain historic resources and cemeteries**
- ❖ **Preserve environmentally sensitive areas**
- ❖ **Protect plant and wildlife habitats, especially trees and tree canopies**
- ❖ **Protect water resources**

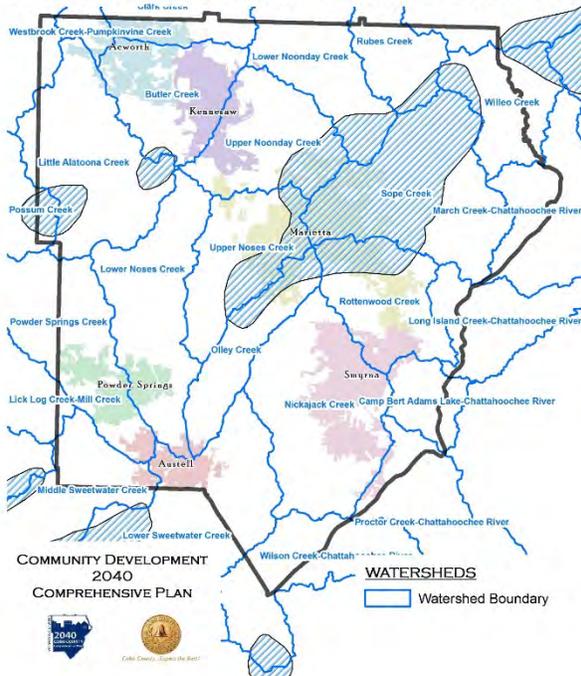
WETLANDS



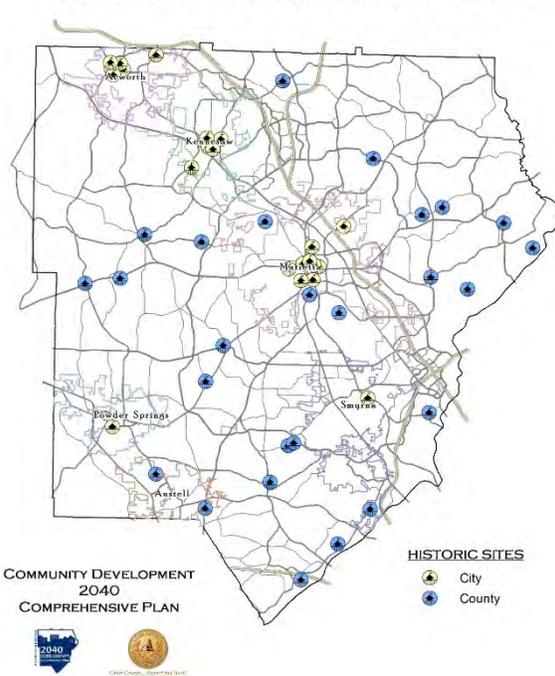
FLOOD ZONES



**WATERSHEDS AND
GROUND WATER RECHARGE AREAS**



**COBB COUNTY AND NATIONAL
RECOGNIZED HISTORIC SITES**



NH – GOALS & POLICIES

KEY STRATEGIES

Stewardship
Promote Local Heritage
Preserve Local Heritage

NH-GOAL 1

Protect sensitive natural resources while allowing for growth and development

POLICIES

- NH1-P1:** Actively protect floodplains, wetlands, creeks, streams, rivers and other environmentally sensitive lands
- NH1-P2:** Identify funding mechanisms that could assist in the purchase of property for greenspace
- NH1-P3:** Proactively plan for the preservation of greenspace/open space throughout the County
- NH1-P4:** Monitor and revise policies that utilize best management practices to improve the management of natural resources
- NH1-P5:** Continue to support water conservation education, enforcement and outreach efforts and create new programs to target large water users
- NH1-P6:** Identify and monitor sensitive plant and wildlife habitats and encourage the preservation of native plants and animals
- NH1-P7:** Promote awareness and protection of sensitive steep slopes and ridgelines
- NH1-P8:** Adhere to state and federal regulations related to environmental protection when considering development, redevelopment and transportation goals
- NH1-P9:** Encourage the development of multi-use greenways in floodplains and easements to all for the maintenance of natural open space while accommodating citizens needs for passive recreation opportunities, bicycle networks, and public access to lakes and streams for low intensity recreation

NH-GOAL 2

Protect, promote, educate, document and maintain historic, archeological, and cultural resources

POLICIES

- NH2-P1:** Encourage developers to preserve and/or document historic, archeological and cultural significant resources when considering new developments and/or redevelopments
- NH2-P3:** Encourage the preservation of natural, historic, archeological and cultural resources when considering County projects
- NH2-P4:** Protect and preserve buildings, neighborhoods or sites of historical, architectural or cultural significance
- NH2-P5:** Work with individuals who may be interested in having their potentially historic property listed in the Cobb County and/or National Registers of Historic Places
- NH2-P6:** Maintain an inventory of properties that may be eligible for the Cobb County and/or National Registers of Historic Places
- NH2-P7:** Update when necessary, design guidelines for properties listed in the local register and aid those required to follow approved guidelines
- NH2-P8:** Encourage the preservation and maintenance of significant Civil War earthworks and other archaeological features located in the County
- NH2-P9:** Educate citizens, local officials and land developers as to the value of natural, historic, archaeological and cultural resources, and the consequences of their destruction and alternatives for protection
- NH2-P10:** Encourage the protection of cemeteries

LIBRARY

LI


Public libraries are important public facilities for residents of Cobb County. With an increase in the senior population, the library system will continue to experience increasing demands from patrons with more leisure time and rising expectations for educational and personal achievement.

The Library System vision is to move beyond traditional library services by strategically integrating new technology services, creating engaging community centers, and providing life enriching library and cultural experiences for all who enter our doors.

Recent Library Facility Projects

- The Switzer Library - \$9.6 million project - funded through the 2011 and 2016 SPLOST and grants from the Georgia Public Library Service (GPLS), and appropriations from the Cobb County Board of Commissioners
- The South Cobb Regional Library underwent a three-month renovation that included interior and exterior repairs.
- Gritters Library is currently under construction. It is being rebuilt using 2016 SPLOST and GPLS funds. The new Gritters Library is expected to be complete in 2023.



LI – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Library needs were deemed a priority moving forward.

Need:

- ❖ **Adequate library facilities**
- ❖ **Access to library facilities**

LI – GOALS & POLICIES

KEY STRATEGIES

Technology Services
Engaging Community Centers
Enriching Cultural Experiences

LI-GOAL 1

Provide equitable access to and utilization of library facilities, information, materials, and services to enrich people's lives

POLICIES

- LI-P1: Monitor and assess library usage, regional service potential and growth patterns for necessary facility improvements
- LI-P2: Consider co-locations with other public facilities
- LI-P3: Develop innovative funding techniques to support future library facilities and programming
- LI-P4: Improve accessibility to all libraries and their resources, including business hours, programming and technology
- LI-P5: Identify adequate funding to implement library facility plan
- LI-P6: Implement the facility plan that identifies current conditions and future needs
- LI-P7: Expand and efficiently deliver library services and programs to county residents
- LI-P8: Achieve the highest level of efficiency and flexibility through layout and management of library facilities to meet the demands and needs of the community as well as changing technology
- LI-P9: Continue to improve and update library technology and information services

PUBLIC SAFETY

PS



Public Safety is vital to the development of a vibrant and growing community. Effective delivery of Public Safety services impacts economic development, population growth, and ultimately, the fiscal well-being of Cobb County. The fear of crime and/or the perception of crime is often cited as a primary factor in the quality of life within communities as well as a contributing factor in business and family relocation decisions.

As mentioned throughout the 2040 Comprehensive Plan, the County will continue to see population and economic growth in coming decades. This growth will impact resources required to provide the desired level of public safety response and protection. Careful assessment, innovative approaches to service delivery, incorporation of viable emerging technologies, community outreach and strategic planning will lead the public safety efforts to properly allocate staff, direct resources, and ensure adequate facilities and training resources. Cobb County Public Safety will strive to provide a safe and secure community through highly trained and qualified personnel, innovative equipment and facilities, as well as operations emphasizing community outreach.



PS – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Public Safety needs were deemed a priority moving forward.

Need:

- ❖ **Quality Public Safety Personnel**
- ❖ **Crime Prevention Programs**
- ❖ **Community Outreach**
- ❖ **Public Safety Facility Planning**
- ❖ **Multi-Jurisdictional Coordination**
- ❖ **Maintain Investments in Public Safety Technology and Equipment**

PS – GOALS & POLICIES

KEY STRATEGIES

Safe and Secure Cobb
Build Community Relationships
Leverage Innovation and Technology

PS-GOAL 1

Provide a safe and secure community through highly trained, compassionate personnel, state of the art equipment systems, and educational services and programs

POLICIES

- PS-P1: Ensure adequate public safety personnel as growth-related demand for services occurs
- PS-P2: Evaluate public safety personnel to ensure a diverse and effective allocation of highly trained and equipped workforce
- PS-P3: Emphasize training, educational programs, and certification levels
- PS-P4: Focus on response times to ensure efficient distribution of public safety facilities, equipment, and services
- PS-P5: Prioritize purchase of equipment, apparatus, and personnel needs with respect to changing technology
- PS-P6: Continue to build trust within all communities
- PS-P7: Create collaborative and creative partnerships to reduce and prevent crime through community outreach
- PS-P8: Continue to provide advanced comprehensive safety training and educational



environment for all residents

PS-P9: Coordinate with neighboring jurisdictions, including state and regional agencies

PS-P10: Establish and maintain innovative programs that promote crime prevention

PS-P11: Coordinate with Community Development, as relates to the design of major development proposals, in order to promote crime prevention type design

PR – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Parks needs were deemed a priority moving forward.

Need:

- ❖ **More park land (both active & passive)**
- ❖ **Park connectivity**
- ❖ **Recreational programming services for all ages**
- ❖ **Maintenance of existing facilities**
- ❖ **Development of park master plan sites**
- ❖ **Cost effective Park operations**
- ❖ **Staffing levels to support demand**

PR – GOALS & POLICIES

KEY STRATEGIES

Marketing and Branding
 Program Development
 Health and Wellness
 Facility Development & Maintenance

PR-GOAL 1

Provide active and passive parks, facilities, and programming for recreational opportunities, arts, and cultural activities

POLICIES

- PR-P1: Provide recreational and arts programming to meet the needs of existing and future residents of all ages
- PR-P2: Ensure adequate funding for maintenance and improvements of existing recreational and cultural facilities
- PR-P3: Seek opportunities for land and funding for future park needs and the development of future facilities and programs

- PR-P4:** Strategically target areas where facilities and services are lacking or do not exist
- PR-P5:** Consider co-locations with other public facilities when considering new parks and programming
- PR-P6:** Assess recreational facility needs and consider new facilities, improvements, and/or additions that are flexible
- PR-P7:** Provide both active and passive park experiences that enhances wellness and fosters healthy attitudes
- PR-P8:** Leverage partnerships with other County departments and outside groups to provide opportunities for healthy lifestyle options
- PR-P9:** Improve connectivity between trails, parks, recreational facilities and surrounding neighborhoods
- PR-P10:** Ensure access to major roadways and public transit routes where available
- PR-P11:** Work to expand audiences for arts and recreational programming and activities
- PR-P12:** Maximize the use of public land and facilities for recreation and cultural activities
- PR-P13:** Develop innovative funding techniques to provide for the upkeep of existing and the development of future park facilities and programs
- PR-P14:** Improve the condition of existing recreational facilities to a consistent standard of high quality
- PR-P15:** Develop diverse arts programming to meet the various needs of the community
- PR-P16:** Encourage the development of multi-use greenways in floodplains and easements to accommodate citizens' needs for passive recreation and public health benefit, while allowing for the preservation of greenspace
- PR-P17:** Coordinate with community groups, local schools and other appropriate organizations to promote the arts
- PR-P18:** Coordinate with Community Development in creating a sense of place for identified areas by providing opportunities for parks, plazas, and public art

- PR-P19:** Provide venues, and when feasible, financial support for performing and visual arts and music events
- PR-P20:** Encourage expansion of parks and the trail network into low- and moderate-income residential areas
- PR-P21:** Support existing community gardens through public/private partnerships, including schools, neighborhoods groups, Friends groups, senior services, businesses, and civic and gardening organizations
- PR-P22:** Consider the Chattahoochee Riverlands Project when developing or redeveloping park infrastructure along the Chattahoochee River
- PR-P23:** Ensure all facilities, whether new or redeveloped, are inclusive to disabled individuals and ADA compliant.

PLACE MAKING

PM



Place-Making is the physical design and management of public space and the way that space is experienced and used. Public space includes the totality of spaces used freely on a day-to-day basis by the general public, such as streets, sidewalks, plazas, parks and public infrastructure.

The Place-Making Element for Cobb County is an optional element intended to supplement the 2040 Comprehensive Plan. The objective is to establish broad policies that support the need for a design tool that enhances the livability and vitality of Cobb's residents.

The intent of this element is to promote and guide decisions toward a healthy, safe and sustainable community by encouraging walkable neighborhoods and active commercial centers.

As Cobb County continues to grow and change, place-making will become increasingly important. Place-making policies help conserve and enhance aspects of the physical environment, guide growth to fit the old with the new and provide for healthy lifestyles. Place-making strategies can raise the standards for how public and private developments contribute to the holistic appearance and functionality of the built and natural environment and provide positive impacts to the overall quality of an area.



PM – NEEDS

As part of the 5-Year update process, a needs assessment survey was conducted during the community engagement phase of the project to determine if the existing needs are still relevant. The following Place Making needs were deemed a priority moving forward.

Need:

- ❖ **Pedestrian and Bike Friendly development**
- ❖ **Circulation and Connectivity**
- ❖ **Public Places**
- ❖ **Landscaping**

PM – GOALS & POLICIES

KEY STRATEGIES

Sense of Place

Connectivity

Active Living

PM-GOAL

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.

POLICIES

- PM-P1: Employ place-making design principles within small area plans
- PM-P2: Promote multi-modal circulation and connectivity of the transportation network
- PM-P3: Coordinate with DOT to develop effective strategies on creating pedestrian and bike-oriented place-making standards
- PM-P4: Encourage uses and amenities that create an active and vibrant environment to create community sense of place
- PM-P5: Promote pedestrian-friendly connectivity between public spaces
- PM-P6: Use place-making standards to guide landmarks, gateways, street intersections and open spaces to help cultivate a sense of place
- PM-P7: Establish unique place-making standards within appropriate activity center districts that are architecturally compatible with the physical characteristics and boundaries for the areas
- PM-P8: Consider the needs of a diverse and aging population in the design of public space
- PM-P9: Integrate practices aimed at improving environmental quality with innovative green

infrastructure approaches

PM-P10: Encourage unique landscaping features and art that exhibit local culture and values in the design of public space

PM-P11: Consider connecting large parks and open spaces to each other and to activity centers

PM-P12: 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

2040 COMMUNITY WORK PROGRAM 2022-2027

The purpose of the Community Work Program is to identify specific implementation actions the local government, or other entities, intend to undertake over the course of the next five (5) year planning period. This includes, but is not limited to, new facilities, expansion of facilities, new ordinances, revisions of existing ordinances, administrative actions, community improvements or investments, infrastructure, financing arrangements, or other programs or initiatives to be put in place to implement the plan. To facilitate the division of work among various County Divisions, the community work program is segmented by the following elements: Land Use, Transportation, Housing, Community Facilities, Natural and Historic Resources, Human Services, Economic Development, Public Safety, Disaster Resilience, Intergovernmental Coordination, Military Compatibility, and Place-Making.

The following are abbreviations that are used throughout the Community Work Program

ACFB	Atlanta Community Food Bank	COM	Cobb County Communications	LI	Library
ACS	American Cancer Society	CTT	Cobb Travel & Tourism	MHA	Marietta Housing Authority
AHA	American Heart Association	DA	Development Authority	NPS	National Park Service
ALA	American Lung Association	DARB	Dobbins Air Reserve Base	P.A.R.K.S.	Parks, Recreation, & Cultural Affairs
ARC	Atlanta Regional Commission	DCA	Department of Community Affairs	PC	Planning Commission
BOC	Board of Commissioners	DOT	Department of Transportation	PM	Property Management
CAO	County Attorney's Office	ED	Economic Development	PS	Public Safety
CCES	Cobb County Extension Services	TAP	Technical Advisory Panel	SCRA	South Cobb Redevelopment Authority
CCID	Cumberland Community Improvement District	EMA	Emergency Management Agency	SKCC	Safe Kids Cobb County
CCSD	Cobb County School District	ESG	Emergency Solutions Grant	SPLOST	Special Local Option Sales Tax
CCWS	Cobb County Water System	GDOT	Georgia Department of Transportation	SS	Senior Services
CD	Community Development	HOME	Home Investment Partnership Act	SW	Solid Waste
CDBG	Community Development Block Grant	HPC	Historic Preservation Commission	TBD	To Be Determined
CDHO	Community Development Housing Organizations	COM	Cobb County Communications	TCCID	Town Center Community Improvement District
CDPH	Cobb Douglas Public Health	CTT	Cobb Travel & Tourism	UGA	University of Georgia
Cobb 2020	Community organizations dedicated to public health	IS	Information Services	WA	Water
COC	Chamber of Commerce	KCB	Keep Cobb Beautiful	ULI	Urban Land Institute
CCPS	Cobb County Public Service	KSU	Kennesaw State University	ARPA	American Rescue Plan Act

LAND USE - LU

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LU-1	Create a Unified Development Code (UDC) that preserves the character of surrounding areas			X				CD	\$100,000	General Fund
LU-2	Ensure appropriate zoning categories are compatible with the future land use classifications			X				CD	Staff Resources	General Fund
LU-3	Reevaluate redevelopment site criteria		X					CD	Staff Resources	General Fund
LU-4	Update Redevelopment Inventory on annual basis	X						CD, ED	Staff Resources	General Fund
LU-5	Integrate permitting and business license geographical information systems dataset into data management software		X					CD	Staff Resources	General Fund
LU-6	Transition data management from Central Address Repository (CAR) to ESRI's address data management solution				X			CD, GIS	Staff Resources	General Fund
LU-7	Provide high-level 3-dimensional land use data based on land use regulations and guidelines for analysis					X		CD, GIS	Staff Resources	General Fund
LU-8	Update the Northwest Cobb Vulnerability Study			X				CD, Community	Staff Resources	General Fund
LU-9	Develop a Small Area Master Plan around the Due West Rd., Acworth Due West Rd., and Kennesaw Due West Rd. commercial node				X			CD, Community	Staff Resources	General Fund
LU-10	Consider healthy living code language within appropriate zoning districts when creating UDC (FKA: LU-7 2017 CWP)			X				CD	Staff Resources	General Fund
LU-11	Update undeveloped land inventory (FKA: LU-34 2017 CWP)		X					CD	Staff Resources	General Fund

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LU-12	Update industrial land inventory					X		CD, ED	Staff Resources	General Fund
LU-13	Implement recommendations from the Mableton Technical Advisory Panel						X	CD	TBD	General Fund
LU-14	Update Central Addressing Repository to include input of multi-unit addressing and parcel polygon data (FKA: LU-6 2017 CWP)	X						CD, IS	\$100,000	General Fund
LU-15	Coordinate, collaborate and consider LCI studies, small area plans and/or other Master Plans conducted and sponsored by Cobb's CIDs	X						CD, CCID, TCCID	Staff resources	General Fund
LU-16	Update and amend the Community Work Program on an annual basis to include implementation items from approved Master Plans and other studies as necessary, related to each of the 2040 Comprehensive Plan Elements	X						CD, DOT, CDBG, ED, PARKS, SS, LI, PS, EMA, WA	Staff resources	General Fund
LU-17	Consider implementation of items from the Mableton TAP that would assist in creating more private sector involvement in Mableton's redevelopment (FKA: LU-37 2017 CWP)	X						ED, CD, SCRA	Staff resources	General Fund
LU-18	Prepare 3D renderings throughout the county based on zoning designations and regulations, including existing structures and terrain (FKA: LU-45 2017 CWP)	X						CD, IS	\$4,000	General Fund
LU-19	Continue to coordinate development plan review and rezoning applications with Dobbins ARB	X						CD, DARB	\$30,000	General Fund/Grant
LU-20	Implement as necessary recommendations from the JLUS	X						CD, DARB	\$30,000	General Fund/Grant
LU-21	Pursue grants associated with implementing the Dobbins JLUS	X						CD, DARB	Staff resources	General Fund
LU-22	As part of the UDC review existing architectural guidelines and determine their effectiveness (FKA: LU-50 2017 CWP)			X				CD	Staff resources	General Fund

TRANSPORTATION - TR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS										
TR-1	Lake Acworth Dr./Cowan Rd (SR 92) – N Cobb Pkwy (SR 3/US 41) to Glade Rd – Widen to 4 Lane Divided (D4190/CO-301/0006862) (FKA: TR-5 2017 CWP)		X					GDOT	TBD	SPLOST GDOT
TR-2	Metro Arterial Connector/Dallas Acworth Hwy (SR 92) - Paulding Co to U.S. 41 - Widen to 4 Lane Divided (D4200/CO-329/0006866 (FKA: TR-6 2017 CWP)	X						GDOT	TBD	SPLOST GDOT
TR-3	Windy Hill Rd - Boulevard concept from S Cobb Dr. to Atlanta Rd that includes widening, addition of medians and pedestrian improvements, includes engineering (City of Smyrna) (E4040) (FKA: TR-7 2017 CWP)		X					DOT	\$40,000,000	SPLOST GDOT
TR-4	Windy Hill Road/Terrell Mill Road Connector (FKA: TR-9 2017 CWP)		X					DOT	\$32,164,893	SPLOST & GDOT
TR-5	Windy Hill Road (FKA: TR-10 2017 CWP)		X					DOT	\$18,000,000	SPLOST GDOT
TR-6	South Barrett Reliever Phase 3 (FKA: TR-12 2017 CWP)			X				DOT	\$31,505,248	SPLOST, GDOT, TCCID
TR-7	I-75 / Akers Mill Road Managed Land Ramp (CO-AR-308/0015051) (FKA: TR-14 2017 CWP)		X					DOT, GDOT	\$25,000,000	SPLOST, CCID, GDOT
TR-8	SR 92 widen from 2 to 4 lanes, from US 41 to Glade Road (FKA: TR-15 2017 CWP)		X					GDOT	\$50,541,677	GDOT

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SAFETY & OPERATIONAL IMPROVEMENTS										
TR-9	Macland Rd (SR 360)- widen from 2 to 4 lanes (CO-367/0006049) (FKA: TR-16 2017 CWP)			X				DOT, GDOT	TBD (GDOT)	SPLOST
TR-10	RESURFACING (FKA: TR-17 2017 CWP)						X	DOT	\$213,067,821.87	2022 SPLOST
TR-11	BIG SHANTY RD CHASTAIN RD (FKA: TR-37 2017 CWP)		X					DOT	\$2,500,000	SPLOST
TR-12	CANTON RD AT SHALLOWFORD RD HIGHLAND TER SOUTHERN INTERSECTION (FKA: TR-38 2017 CWP)		X					DOT	\$800,000	SPLOST
TR-13	DALLAS HWY AT LOST MOUNTAIN RD/MARS HILL RD (FKA: TR-39 2017 CWP)			X				DOT	\$2,900,000	SPLOST
TR-14	RAILROAD QUIET ZONE IMPROVEMENTS (FKA: TR-47 2017 CWP)		X					DOT	\$400,000	SPLOST
TR-15	SHILOH RD AT ROYAL DR APARTMENT DR (FKA: TR-48 2017 CWP)			X				DOT	\$400,000	SPLOST
TR-16	CANTON RD CORRIDOR (FKA: TR-54 2017 CWP)		X					DOT	\$3,000,000	SPLOST
TR-17	MACK DOBBS RD (FKA: TR-54 2017 CWP)			X				DOT	\$1,000,000	SPLOST
TR-18	OLD 41 HWY (FKA: TR-61 2017 CWP)				X			DOT	\$4,300,000	SPLOST
TR-19	OLD STILESBORO RD @ COUNTY LINE RD						X	DOT	2,840,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SAFETY & OPERATIONAL IMPROVEMENTS (CONT.)										
TR-20	DUE WEST ROAD @ ANTIOCH ROAD						X	DOT	2,960,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-21	HOLLY SPRINGS CORRIDOR IMPROVEMENTS						X	DOT	\$3,910,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-22	CUMBERLAND PKWY FROM PACES WALK TO PACES FERRY RD						X	DOT	\$370,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-23	CHURCH RD PLANT/ATKINSON RD @ N CHURCH LANE						X	DOT	\$2,645,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-24	SHALLOWFORD ROAD @ GORDY PKWY WEST						X	DOT	\$700,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-25	CANTON RD CORRIDOR IMPROVEMENTS						X	DOT	\$2,415,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-26	E/W CONNECTOR CORRIDOR IMPROVEMENTS						X	DOT	\$670,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-27	RIVERSIDE PKWY @ WHITE ROAD						X	DOT	\$1,465,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-28	S GORDON ROAD @ PISGAH ROAD						X	DOT	\$3,220,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SIDEWALK AND TRAILS										
TR-29	SIDEWALK IMPROVEMENTS – LOCATIONS TO BE DETERMINED (\$2,875,000 per District)						X	DOT	\$11,500,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-30	TOWN CENTER MALL/NOONDAY CREEK TRAIL/KSUBIKE/PEDESTRIAN CONNECTOR (FKA: TR-72 2017 CWP)				X			DOT	TBD	Federal Funding
TR-31	BOB CALLAN TRUNK TRAIL PHASE II, SECTION B (FKA: TR-74 2017 CWP)			X				DOT	\$7,278,000	SPLOST, CCID, GDOT
TR-32	MABLETON PKWY TRAIL, FACTORY SHOALS TO CHATTAHOOCHEE RIVER (FKA: TR-75 2017 CWP)		X					DOT	\$4,000,000	SPLOST GDOT
TR-33	WEST ATLANTA TRAIL, DUNN AVE. TO PEARL STREET (FKA: TR-76 2017 CWP)		X					DOT	\$2,000,000	SPLOST GDOT
TR-34	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 3 (FKA: TR-78 2017 CWP)		X					DOT	\$1,600,000	SPLOST
TR-35	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 4 (FKA: TR-77 2017 CWP)		X					DOT	\$18,500,000	SPLOST
TR-36	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 1-4 (FKA: TR-79 2017 CWP)		X					DOT	\$15,000,000	SPLOST
TR-37	CHATTAHOOCHEE RIVER TRAIL						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-38	TRAILS						X	DOT	\$4,000,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SIDEWALK AND TRAILS (Cont.)										
TR-39	PACES MILL UNIT REHABILITATION TRAILS						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-40	TRANSIT ORIENTED SIDEWALKS						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-41	Expand and implement trail networks throughout Cobb County (FKA: TR-1.1 2017 CWP)	X					X	DOT	TBD	SPLOST, FEDERAL, STATE, & GRANTS
TRANSIT										
TR-42	IMPLEMENT TRAVEL TRAINING PROGRAM (FKA: TR-117 2017 CWP)	X						DOT	TBD	TBD
TR-43	TRANSIT CAPITAL IMPROVEMENTS						X	DOT	\$4,600,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-44	TRANSIT FACILITIES						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-45	AUSTELL TRANSFER CENTER						X	DOT	\$1,600,000 (Local Match)	SPLOST, FEDERAL, STATE
BRIDGES & CULVERTS										
TR-46	BELLS FERRY RD OVER NOONDAY CREEK			X				DOT	\$2,800,000	2022 SPLOST
TR-47	COLLINS RD OVER LITTLE ALLATOONA CREEK				X			DOT	\$2,800,000	2022 SPLOST
TR-48	JAMES RD OVER PINE CREEK		X					DOT	\$2,400,000	2022 SPLOST

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
BRIDGES & CULVERTS (CONT.)										
TR-49	ERNEST BARRETT PKWY OVER NOSES/WARD CREEK					X		DOT	\$1,200,000	2022 SPLOST
TR-50	BELLS FERRY ROAD OVER TATE CREEK		X					DOT	\$300,000	2022 SPLOST
TR-51	MANER RD OVER CHATTAHOOCHEE RIVER TRIBUTARY					X		DOT	\$300,000	2022 SPLOST
TR-52	MAXHAM ROAD OVER BUTTERMILK CREEK				X			DOT	\$300,000	2022 SPLOST
TR-53	MCDUFFIE RD OVER OLLEY CREEK TRIBUTARY		X					DOT	\$300,000	2022 SPLOST
TR-54	MURDOCK RD OVER SEWELL MILL CREEK				X			DOT	\$300,000	2022 SPLOST
TR-55	NORTH ELIZABETH LANE OVER GILMORE CREEK			X				DOT	\$300,000	2022 SPLOST
TR-56	STILLHOUSE ROAD OVER CAMP BERT ADAMS CREEK						X	DOT	\$300,000	2022 SPLOST
TR-57	ADDITIONAL LOCATIONS TO BE DETERMINED						X	DOT	\$300,000	2022 SPLOST
DRAINAGE SYSTEM										
TR-57.1	DRAINAGE SYSTEM	X						DOT, SWM	\$10,350,000	2022 SPLOST
TRANSPORTATION PLANNING										
TR-58	Implement Safe Routes to School Program (FKA: TR-128 2017 CWP)	X						DOT, GDOT	TBD	SPLOST

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TRANSPORTATION PLANNING (Cont.)										
TR-59	Implement Complete Streets Program for 40% of Cobb's Major Thoroughfares (FKA: TR-130.1 2017 CWP)	X						DOT, GDOT	TBD	SPLOST, STATE, FEDERAL
TR-60	COBB PARKWAY TRANSIT SIGNAL PRIORITY PLAN (FKA: TR-137 2017 CWP)	X						DOT	\$3,500,000	SPLOST, FEDERAL
TR-61	Demand Response Service Improvements (FKA: TR-146 2017 CWP)	X						DOT	\$3,500,000	SPLOST, FEDERAL
TR-62	Multimodal Transportation Plans (FKA: TR-147 2017 CWP)	X						DOT	\$3,500,000	SPLOST, FEDERAL
TRAFFIC MANAGEMENT, TRANSPORTATION TECHNOLOGY, & PLANNING										
TR-63	TRAFFIC SIGNAL SYSTEM PRESERVATION						X	DOT	\$3,115,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-64	ADVANCED TRANSPORTATION MANAGEMENT SYSTEMS						X	DOT	\$4,500,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-65	INCIDENT MANAGEMENT						X	DOT	\$3,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-66	INTEGRATED CORRIDOR MANAGEMENT						X	DOT	\$2,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-67	PLANNING STUDIES						X	DOT	\$2,000,000	SPLOST, FEDERAL, STATE, & GRANTS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TRAFFIC MANAGEMENT, TRANSPORTATION TECHNOLOGY, & PLANNING (Cont.)										
TR-68	TRAFFIC SIGNAL TIMING						X	DOT	3,000,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-69	TRAFFIC SIGNALS						X	DOT	\$2,500,000	SPLOST, FEDERAL, STATE, & GRANTS
TR-70	TRANSPORTATION TECHNOLOGY						X	DOT	\$3,000,000	SPLOST, FEDERAL, STATE, & GRANTS
SCHOOL ZONE IMPROVEMENTS										
TR-71	SCHOOL ZONE IMPROVEMENTS – LOCATIONS TO BE DETERMINED						X	DOT	\$4,140,000	SPLOST, FEDERAL, STATE, & GRANTS
DEPARTMENT OF TRANSPORTATION FACILITY IMPROVEMENTS										
TR-72	DOT FACILITY IMPROVEMENTS – CONSTRUCTION OF NEW SIGNAL & SIGN SHOP						X	DOT	\$3,100,000	SPLOST, FEDERAL, STATE, & GRANTS
MCCOLLUM AIRPORT IMPROVEMENTS										
TR-73	MCCOLLUM AIRPORT TAXIWAY IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST
CORRIDOR IMPROVEMENTS										
TR-74	OAKDALE ROAD CORRIDOR IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	2022 SPLOST
TR-75	CUMBERLAND CORE LOOP						X	DOT	\$2,600,000 (Local Match)	2022 SPLOST
TR-76	I-285 @ SOUTH COBB DRIVE INTERCHANGE						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST
TR-77	EAST WEST CONNECTOR IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	2022 SPLOST

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CORRIDOR IMPROVEMENTS (CONT.)										
TR-78	ROADWAY SAFETY AUDITS						X	DOT	\$2,000,000 (Local Match)	2022 SPLOST
TR-79	BELLS FERRY ROAD IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-80	BIG SHANTY ROAD IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-81	HICKORY GROVE ROAD IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-82	CH JAMES PKWY/SR6/US278 IMPROVEMENTS						X	DOT	\$6,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-83	CIRCLE 75 PKWY IMPROVEMENTS						X	DOT	\$4,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-84	COBB PKWY/US41/SR3 IMPROVEMENTS						X	DOT	\$8,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-85	DALLAS HWY/SR120 IMPROVEMENTS						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-86	GATEWAY IMPROVEMENTS						X	DOT	\$400,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-87	I-285 EB / WB AUXILLIARY LANES						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-88	ROSWELL ROAD/SR120 WIDENING						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-89	CORRIDOR IMPROVEMENTS TO ADDRESS I-285 EXPRESS LANE TRAFFIC						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-90	BARRETT LAKES BOULEVARD CORRIDOR IMPROVEMENTS						X	DOT	\$1,400,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
CORRIDOR IMPROVEMENTS (CONT.)										
TR-91	GEORGE BUSBEE PKWY CORRIDOR IMPROVEMENTS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
INTERSECTION IMPROVEMENTS										
TR-92	JOHNSON FERRY ROAD @ ROSWELL ROAD INTERSECTION						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-93	ACWORTH DUE WEST ROAD @ COBB PKWY AND MCCLURE ROAD INTERSECTIONS						X	DOT	\$3,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-94	COBB PKWY @ MCCOLLUM PKWY/KENNESAW DUE WEST ROAD/OLD 41 HIGHWAY REALIGNMENT						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-95	SOUTH COBB DRIVE @ FAIRGROUND STREET INTERSECTION						X	DOT	\$2,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-96	AUSTELL ROAD @ HOSPITAL DRIVE SOUTH INTERSECTION						X	DOT	\$200,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-97	AUSTELL ROAD @ MULKEY DRIVE INTERSECTION						X	DOT	\$200,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-98	COBB PARKWAY @ WINDY HILL ROAD INTERSECTION						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-99	SOUTH COBB DRIVE @ WINDY HILL ROAD INTERSECTION						X	DOT	\$12,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-100	GENERAL INTERSECTION IMPROVEMENTS						X	DOT	\$5,000,000 (Local Match)	SPLOST, FEDERAL, STATE

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
TECHNOLOGY										
TR-101	TRANSPORTATION TECHNOLOGY						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-102	CONNECTED/AUTONOMOUS VEHICLES						X	DOT	\$1,000,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-103	TRAFFIC MANAGEMENT CENTER (TMC) UPGRADES						X	DOT	\$800,000 (Local Match)	SPLOST, FEDERAL, STATE
TR-104	TRAFFIC SIGNAL TIMING						X	DOT	\$800,000 (Local Match)	SPLOST, FEDERAL, STATE
DEPARTMENT OF TRANSPORTATION COMMUNITY IMPACT PROJECTS										
TR-105	EWING ROAD SIDEWALK						X	DOT	\$800,000	2022 SPLOST
TR-106	SCHAFFER ROAD SIDEWALK						X	DOT	\$350,000	2022 SPLOST
TR-107	HOLLYDALE GATEWAY SIGN REPLACEMENT						X	DOT	\$50,000	2022 SPLOST
TR-108	Cobb Pkwy Signal Pre-Emption Upgrades - Cumberland Galleria area to Town Center area (E10B0)	X						DOT, CCT		
TR-109	Cobb Pkwy Queue Jumper Lanes - Cumberland Galleria area to Town Center area (E10B0)	X						DOT, CCT		
TR-110	Coordinate programs between Cobb DOT, KCB, and local volunteers to assist in roadside litter pick-up	X						DOT, KCB, Volunteers	Staff Resources	General Fund

HOUSING - HO

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
HO-1	Housing Assessment through the Community Development Assistance Program (FKA: HO-3 2017 CWP)		X					CD	\$10,000	General Fund
HO-2	Strategic Housing Plan <ul style="list-style-type: none"> • Identify housing characteristics and inventory of Cobb’s housing supply • Provide information regarding housing supply and demand • Analyze housing data and provide recommendations that will help provide safe and diverse housing opportunities to the needs of current and future residents • Provide data and analysis to inform about future housing planning and budgeting activities 			X				CD, BOC	TBD	ARPA
HO-3	Establish program to inspect multi-family and rental properties to ensure residential code compliance (FKA: HO-8 2017 CWP)			X				CD	Staff Resources	General Fund

BROADBAND - BB

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
BB-1	Seek certified “Broadband Ready Community” designation through DCA				X			CD, IT, BOC	TBD	TBD
BB-2	Develop a Broadband Masterplan						X	CD, IT, BOC	TBD	TBD
BB-3	Technology Infrastructure upgrades						X	IT	\$6,000,000	2022 SPLOST
BB-4	Cyber Security						X	IT	\$2,000,000	2022 SPLOST
BB-5	Digital Government/Smart Community						X	IT	\$9,000,000	2022 SPLOST

ECONOMIC DEVELOPMENT - ED

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
ED-1	Coordinate with Chamber on marketing small businesses and large corporations (FKA: ED-5 2017 CWP)	X						CD, ED, COC	TBD	TBD
ED-2	Re-evaluate census tracts to determine if new areas could benefit from local, state, and federal economic development incentives			X				CD, CAO, Cities, & BOC	Staff Resources	General Fund
ED-3	Provide annual or quarterly reports on compliance with incentive agreements and economic development activities (FKA: ED-14 2017 CWP)	X						CD	Staff Resources	General Fund
ED-4	Develop online GIS storybook of progress associated with redevelopment (FKA: LU-43 2017 CWP)					X		CD, ED	Staff Resources	General Fund
ED-5	Create a quick reference, interactive industrial land application for prospective industrial developers or builders (FKA: LU-35 2017 CWP)			X				CD, ED	Staff Resources	General Fund
ED-6	Establish system to highlight South Cobb Implementation strategy success; consider GIS storybook implementation (FKA: LU-38 2017 CWP)				X			CD, SCRA, ED	Staff Resources	General Fund
ED-7	Update and enhance the South Cobb marketing website to ensure accuracy and communication with local businesses and the community (FKA: LU-39 2017 CWP)		X					CD, SCRA, ED	Staff Resources	General Fund
ED-8	Create arts initiative (Arts Triangle) that supports a structure for art communities in order to broaden their reach and improve economic development					X		CD, P.A.R.K.S.	TBD	TBD
ED-9	Reevaluate areas throughout the county that would benefit from an Enterprise/Opportunity Zone designation (FKA: ED-7 2017 CWP)		X					ED	Staff resources	General Fund
ED-10	Assist with the creation of CIDs in appropriate areas	X						ED, CD, BOC	Staff resources	General Fund

INTERGOVERNMENTAL COORDINATION - IC

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
IC-1	Conduct impact analysis on new annexations/de-annexations				X			CD	TBD	TBD
IC-2	Work with cities to revise Service Delivery Strategy to ensure an effective and cost-efficient delivery of services			X				CD, CAO, Cities, & BOC	Staff Resources	General Fund
IC-3	Institute a more streamline filing system for annexations/de-annexations, city zoning notices, DRI files, MRPA files, and other intergovernmental coordination work-flows		X					CD	Staff Resources	General Fund
IC-4	Coordinate with CCS on ED-SPLOST V Projects, when necessary (2019-2023)		X					CCS	TBD	Ed-SPLOST

SENIOR SERVICES– SS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
SS-1	Implement Senior Service 10-Year Plan (FKA: HS-SS-2 2017 CWP)						X	SS	Staff Resources	General Fund
SS-2	Complete upgrades at various facilities (FKA: HS-SS-14 2017 CWP)						X	CCPS, SS	\$578,000	2022 SPLOST
SS-3	Work with Cobb cities to establish agreement on Senior Service initiatives to reduce duplication of services (FKA: HS-SS-15 2017 CWP)			X				CD, SS, Cities	Staff Resources	General Fund
SS-4	Addition of portico to provide covered drop offs and covered walkway to connect to new portico to the front entrance of North Cobb Senior Center						X	CCPS, SS	\$200,000	2022 SPLOST
SS-5	Senior Wellness Center renovations, replacement of furniture, and parking lot reconfiguration						X	CCPS, SS	\$300,000	2022 SPLOST
SS-6	West Cobb Senior Center; Kitchen renovation and Restroom renovation						X	CCPS, SS	\$78,000	2022 SPLOST
SS-7	Construct a new portico to provide for covered drop offs at the pre-function area and covered walkway to connect the new portico to the front entrance at the North Cobb Senior Center				X			CCPS, SS	\$200,000.00	2022 SPLOST
SS-8	Conduct necessary interior and exterior renovations for the Senior Wellness Center to include installation of new exhaust fan in art room, lobby renovations, replacement of furniture and fixtures, and parking lot reconfiguration,				X			CCPS, SS	\$300,000.00	2022 SPLOST
SS-9	Convert existing warming kitchen into a teaching kitchen to offer cooking classes to Cobb Senior Citizens, and upgrade restroom fixtures to better meet the needs of the aging population at the West Cobb Senior Center				X			CCPS, SS	\$78,000.00	2022 SPLOST

WATER – WA

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
WA-1	Continue to acquire wetlands and other environmentally sensitive areas.	X						CCWS	TBD	General Fund/Grants
WA-2	Comply with requirements of sewer system Capacity, Maintenance, Operation, and Management program	X						CCWS	Staff resources	General Fund
WA-3	Work with CCMWA to ensure quality of potable water provided to customers meets regulations	X						CCWS	Staff resources	General Fund
WA-4	Continue the replacement of aging and substandard water mains.	X						CCWS	\$10,000,000 / Year	General Fund
WA-5	Conduct condition assessments of appropriate county sewers and pump stations each year in accordance with the CCWS Asset Management Program and make appropriate repairs or replacements. (FKA: CF-WA-7 2017 CWP)	X						CCWS	\$8,000,000 / Year	General Fund
WA-6	Partner with private entities for replacement of non-conserving water fixtures in commercial establishments. (FKA: CF-WA-8 2017 CWP)	X						CCWS	\$1,000,000 / Year	Private Sector
WA-7	Reduce reliance on private septic systems where possible through ongoing sewer extensions (FKA: CF-WA-9 2017 CWP)	X						CCWS	\$1,000,000 / Year	General Fund
WA-8	Continue to operate and maintain the Watershed Stewardship Program (FKA: CF-WA-10 2017 CWP)	X						CCWS	Staff resources	General Fund
WA-9	Continue to support Water supply and Water conservation programs and educational outreach initiatives (FKA: CF-WA-11 2017 CWP)	X						CCWS	Staff resources	General Fund
WA-10	Evaluate opportunities to own and retrofit existing impoundment facilities for regional detention to create additional storage volume to store flood flows and mitigate downstream flooding. (FKA: CF-WA-12 2017 CWP)	X						CCWS	Staff resources	General Fund/Grants
WA-11	Operate four WRFs to ensure quality of discharges to Allatoona Lake and Chattahoochee River meet or exceed regulatory requirements and make appropriate repairs and replacements. (FKA: CF-WA-5 2017 CWP)	X						CCWS	\$22,000,000 / Year	General Fund

NATURAL & HISTORIC RESOURCES- NH

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
NH-1	Update existing Historic Resources survey	X						HPC, CD	\$12,000	General Fund/Grant
NH-2	Research the historic significance of residential structure on Elizabeth Lane for inclusion to the Cobb and/or National Register of Historic Places		X					CD, HPC	Staff Resources	General Fund
NH-3	Research the historic significance of residential structure at corner of Bells Ferry Road and Barrett Parkway for includes to the Cobb and/or National Register of Historic Places		X					CD, HPC	Staff Resources	General Fund
NH-4	Research and document the historic significance of the Rose Garden are of Cobb County			X				CD, HPC	Staff Resources	General Fund
NH-5	Research and work to create an historic battlefield sites trail that connects all historic battle sites				X			CD	TBD	TBD

LIBRARY- LI

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
LI-1	Complete renovations of Gritters Library (FKA: CF-LI-7 2017 CWP)		x					LI	\$2,900,000	2016 SPLOST
LI-2	Expand access to technology, specifically computer stations (FKA: CF-LI-1 2017 CWP)	x						LI/IS	TBD	General Fund
LI-3	Expand digital collection (FKA: CF-LI-2 2017 CWP)	x						LI	TBD	General Fund
LI-4	Expand online programming and digital access to materials (FKA: CF-LI-3 2017 CWP)	x						LI	TBD	General Fund
LI-5	Library Renovations & Video Surveillance; Renovations; teen spaces, flexible/adaptable spaces, updated infrastructure, computer stations, and interior design @ Mountain View, South Cobb, West Cobb, Lewis A. Ray, Stratton, Kemp Memorial, and Vinings; Video Surveillance Equipment; 12 locations to promote safety of customers and staff						x	LI	\$3,850,000	2022 SPLOST
LI-6	Complete necessary interior and exterior renovations for the North Cobb Regional Library to include installation of window blinds, sound baffles, automated material handling systems, and community room sound equipment.				x			LI	\$200,000.00	2022 SPLOST
LI-7	East Cobb Library AV equipment		x					LI	TBD	TBD
LI-8	East Cobb Library new location						x	LI/Property Management	\$10,634,898.00	2022 SPLOST

PUBLIC SAFETY – PS

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PS-1	Police Headquarters & Training Center (firing range & additional infrastructure not covered under 2016 SPLOST)						X	PS	\$82,000,000	2022 SPLOST
PS-2	Police Vehicle Replacement						X	PS	\$10,000,000	2022 SPLOST
PS-3	New E-911 Call Center (FKA: PS-16, PS-18 & PS-20 2017 CWP)						X	PS	\$14,000,000	2022 SPLOST
PS-4	Radio Equipment Replacement						X	PS	\$16,000,000	2022 SPLOST
PS-5	Fire Facility Replacement/Renovations <ul style="list-style-type: none"> • Fire Training Renovation • Fire Station #12 						X	PS	\$24,000,000	2022 SPLOST
PS-6	New 800 MHz Radio Towers						X	PS	\$7,000,000	2022 SPLOST
PS-7	New Animal Services Facility						X	PS	\$15,000,000	2022 SPLOST
PS-8	Adult Detention Center Access Control System Replacement						X	PS	\$6,000,000	2022 SPLOST
PS-9	Sheriff's office exterior maintenance						X	PS	\$4,000,000	2022 SPLOST
PS-10	Complete staffing of Public Safety personnel for new Precinct 6						X	PS	TBD	General Fund
PS-11	Increase staffing levels at Precinct 4						X	PS	TBD	General Fund
PS-12	Police Precinct in NE Cobb (FKA: PS-38 2017 CWP)			X				PS	\$5,000,000	2016 SPLOST

PARKS, RECREATION, & CULTURAL AFFAIRS – PR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-1	Install or upgrade technological features that will improve communication, recordkeeping, and safety for visitors and staff as well as security improvements to protect county's investments in its park system.				X			P.A.R.K.S.	\$750,000.00	2022 SPLOST
PR-2	Complete PARKS building renovations and improvements to replace or upgrade structures that have reached their intended service life. Examples include metal roofs, gym floors, restroom renovations, shade structures, and playgrounds.					X		P.A.R.K.S.	\$4,500,000.00	2022 SPLOST
PR-3	Convert existing natural turf fields to lower maintenance synthetic turf and replace existing synthetic turf fields at the end of their useful life.				X			P.A.R.K.S.	\$7,480,000.00	2022 SPLOST
PR-4	Utilize LED lighting technology to replace old and inefficient metal halide lights on athletic fields, tennis courts, and high bay lighting in recreation and aquatic centers.					X		P.A.R.K.S.	\$3,430,000	2022 SPLOST
PR-5	Replace HVAC and Dehumidification systems that have reached the end of their useful like in buildings throughout PARKS system.		X					P.A.R.K.S.	\$3,420,000.00	2022 SPLOST
PR-6	Resurface existing facility roadways and parking lots to maintain quality and avoid more expensive future repairs. And identify certain park trails and sidewalks that will benefit from reconstruction or fortification with concrete or crushed slate materials.	X						P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-7	Provide for safe and more enjoyable recreation experience for all park visitors through installation and replacement of park site amenities such as bleachers, pavilions, shade structures, water fountains, and playground safety surfaces.	X						P.A.R.K.S.	\$500,000.00	2022 SPLOST

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-8	Provide storm water management and unique recreation opportunities by addressing erosion and drainage issues on park properties. This includes renovating existing dams and expanding streambank stabilization measures.						X	P.A.R.K.S.	\$500,000.00	2022 SPLOST
PR-9	Install new, renovate, or replace existing sanitary sewer, stormwater management, potable water, irrigation, and fire protection piping throughout the counties park system.						X	P.A.R.K.S., CCWS, DOT	\$1,500,000.00	2022 SPLOST
PR-10	Establish and implement a consistent and coordinated park signage and wayfinding system to allow better locating of park entrances and navigation of various facilities in the park system		X					P.A.R.K.S., DOT	\$920,000.000	2022 SPLOST
PR-11	Complete first phase of development for Kemp Family Park including parking, walking trails, and a restroom.				X			P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-12	Construct additional parking and a pedestrian bridge for Price Park			X				P.A.R.K.S.	\$1,000,000.00	2022 SPLOST
PR-13	Install synthetic turf and LED lighting at Al Bishop Park				X			P.A.R.K.S.	\$1,750,000.00	2022 SPLOST
PR-14	Install Synthetic Turf and LED field lighting at Lost Mountain Complex				X			P.A.R.K.S.	\$2,172,000.00	2022 SPLOST
PR-15	Construct additional parking to service the Art Station and Tennis Courts at Big Shanty Park					X		P.A.R.K.S.	\$300,000.00	2022 SPLOST
PR-16	Conduct necessary interior and exterior renovations for the Ward Recreation Center			X				P.A.R.K.S.	\$750,000.00	2022 SPLOST
PR-17	Complete necessary repairs and activities to restore the safety and stability of cart paths at Cobblestone Golf Course.		X					P.A.R.K.S.	\$250,000.00	2022 SPLOST
PR-18	Purchase the remaining 20 acres of property adjacent to East Cobb Park and Fullers Park to expand the usable amenities and offer a mix of active and passive recreation opportunities for the citizens of East Cobb County	X						P.A.R.K.S.	\$8,000,000.00	2022 SPLOST

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-19	Repurpose Shaw Park to better meet the recreational needs and desires of the surrounding community.						X	P.A.R.K.S.	\$4,000,000.00	2022 SPLOST
PR-20	Based on public input included in the 2018 PARKS Comprehensive Master Plan, develop a passive park in Northern Cobb County located at Ebenezer Downs Park					X		P.A.R.K.S.	\$3,000,000.00	2022 SPLOST
PR-21	Construct a County Veterans Memorial to honor veterans from all branches of the military who protect our nation's freedom during all major conflicts.	X						P.A.R.K.S., Other Boards	\$1,000,000.00	2022 SPLOST
PR-22	Construct new Recreation Center in Osborne Area (FKA: CF-PR-35 2017 CWP)				X			P.A.R.K.S.	12,000,000.00	2016 & 2022 SPLOST
PR-23	Construct new restroom facility at Mable House Complex (FKA: CF-PR-38 2017 CWP)					X		P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-24	Construct new passive park elements for Powder Springs Park			X				P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-25	Initiate new Park Master Plan for Bartlett Park to include trails, archery, restroom facility, and parking.				X			P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-26	Initiate new Park Master Plan for Furr Park to include playground, pavilion, dog park, trails, and restroom facility					X		P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-27	Construct new facility improvements for Heritage Park				X			P.A.R.K.S.	\$100,000.00	2022 SPLOST
PR-28	Expand Adult Athletics Programs to attract participation by young professionals.	X						P.A.R.K.S., Volunteers	Staff Resources	General Fund
PR-29	Identify gaps in youth sports programs and develop programs to fill those gaps	X						P.A.R.K.S., Volunteers	Staff Resources	General Fund
PR-30	Target and develop active programs for baby boomer demographic offered outside the operating hours of Senior Service Centers	X						P.A.R.K.S., SS, Volunteers	Staff Resources	General Fund
PR-31	Develop small scale, unique special events that maximize community impact and require minimal resources	X						P.A.R.K.S.	Staff Resources	General Fund
PR-32	Develop and implement strategies to expand therapeutic recreation programs.	X						P.A.R.K.S.	Staff Resources	General Fund

Item	Project	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PR-33	Collaborate with Senior Services to identify gaps in senior programs, and develop strategies for new program development	X						P.A.R.K.S., SS, Volunteers	Staff Resources	General Fund
PR-34	Expand programming, special events, concerts, and festivals at Mable House Amphitheatre, Civic Center, and Jim R. Miller Park with an emphasis on tourism Development	X						P.A.R.K.S., CTT, Other Boards	Staff Resources	General Fund
PR-35	Create an arts festival as a community wide signature special event. Develop a volunteer committee and sponsors to support the event.				X			P.A.R.K.S., CTT, Other Boards	Staff Resources	General Fund
PR-36	Conduct an ADA Site Assessment and Transitional Plan for all County PARKS facilities						X	P.A.R.K.S.	TBD	General Fund
PR-37	Conduct Phase 1 construction at Stout Park to include renovation of existing barn, entrance improvements, Sweetwater Creek bridge, parking, public restrooms, horse arena, and access road improvements. (FKA: CF-PR-37 2017 CWP)			X				P.A.R.K.S., DOT	\$3,121,000.00	2016 SPLOST, Endowment Fund
PR-38	Develop new Community Center at Old Clarkdale Park (FKA: CF-PR-39 2017 CWP)			X				P.A.R.K.S.	\$700,000.00	2016 SPLOST
PR-39	Construct new LAND / Construction Division Operations Building at PARKS Administrative Complex.			X				P.A.R.K.S.	\$1,000,000.00	2016 SPLOST
PR-40	Convert existing natural turf baseball/softball fields to synthetic turf.		X					P.A.R.K.S.	\$1,000,000.00	2016 SPLOST
PR-41	Complete National Accreditation through the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)						X	P.A.R.K.S.	TBD	General Fund
PR-42	Establish Schmidt-Anderson Park Friends Group with goal of fundraising and developing master plan concept						X	P.A.R.K.S. COMMUNITY	TBD	General Fund
PR-43	Complete 2016 PARKS SPLOST projects						X	P.A.R.K.S.	TBD	2016 SPLOST
PR-44	Begin prioritized 2022 PARKS SPLOST projects		X					P.A.R.K.S.	\$27,850,000	2022 SPLOST

PLACE MAKING – PM

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
PM-1	Integrate Dallas Highway Design Guidelines into Unified Development Code				X			CD	Staff Resources	General Fund
PM-2	Update Dallas Highway Design Guidelines consistent with county existing building and transportation standards and regulations. (FKA: PM-2 2017 CWP)				X			CD	Staff Resources	General Fund
PM-3	Integrate Atlanta Road Design Guidelines into Unified Development Code				X			CD	Staff Resources	General Fund
PM-4	Update Atlanta Road Design Guidelines consistent with County's building and transportation standards and regulations. (FKA: PM-3 2017 CWP)									
PM-5	Modify zoning code to reinforce implementation of Design Guidelines. (FKA: PM-4 2017 CWP)				X			CD	Staff Resources	General Fund
PM-6	Update and integrate new Architectural Design Guidelines into Unified Development Code. (FKA: PM-7 2017 CWP)				X			CD	Staff Resources	General Fund
PM-7	Track Canton Road development for inclusion into pedestrian light district implementation. (FKA: PM-5 2017 CWP)	X						CD	Staff Resources	General Fund

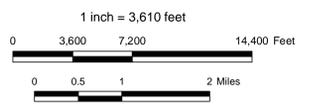
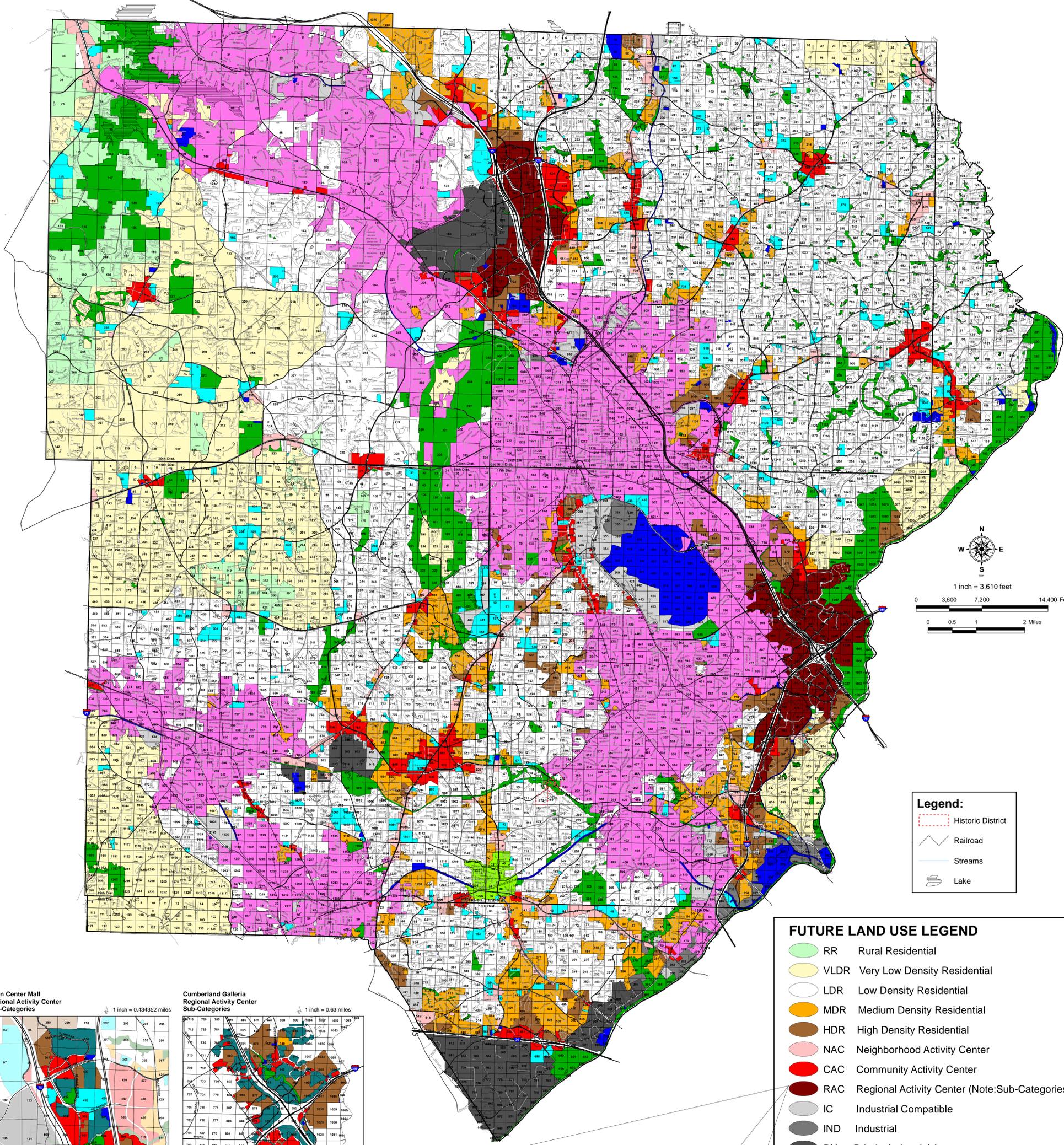
WATER - WA

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
WA-1	Continue to acquire wetlands and other environmentally sensitive areas.	X						CCWS	TBD	General Fund/Grants
WA-2	Comply with requirements of sewer system Capacity, Maintenance, Operation, and Management program	X						CCWS	Staff resources	General Fund
WA-3	Work with CCMWA to ensure quality of potable water provided to customers meets regulations	X						CCWS	Staff resources	General Fund
WA-4	Continue the replacement of aging and substandard water mains.	X						CCWS	\$10,000,000 / Year	General Fund
WA-5	Conduct condition assessments of appropriate county sewers and pump stations each year in accordance with the CCWS Asset Management Program and make appropriate repairs or replacements.	X						CCWS	\$8,000,000 / Year	General Fund
WA-6	Partner with private entities for replacement of non-conserving water fixtures in commercial establishments.	X						CCWS	\$1,000,000 / Year	Private
WA-7	Reduce reliance on private septic systems where possible through ongoing sewer extensions	X						CCWS	\$1,000,000 / Year	General Fund
WA-8	Continue to operate and maintain the Watershed Stewardship Program	X						CCWS	Staff resources	General Fund
WA-9	Continue to support Water supply and Water conservation programs and educational outreach initiatives	X						CCWS	Staff resources	General Fund
WA-10	Evaluate opportunities to own and retrofit existing impoundment facilities for regional detention to create additional storage volume to store flood flows and mitigate downstream flooding.	X						CCWS	Staff resources	General Fund/Grants

DISASTER RESILIENCE - DR

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
DR-1	Acquisitions of residential and commercial structures in the floodplain.	X						EMA & Cities	\$2,000,000	Water Fund/ Grant
DR-2	Acquisition of vacant floodplain land. (FKA: DR-4 2017 CWP)	X						EMA & Cities	\$1,000,000	Grant
DR-3	Promote floodplain mapping including updates / enhancements using GIS. (FKA: DR-5 2017 CWP)	X						EMA & Cities	\$1,000	General Fund
DR-4	Promote educational opportunities for county and city floodplain managers. (FKA: DR-7 2017 CWP)	X						EMA & Cities	\$1,000	General Fund/Water Fund
DR-5	Increase network of stream monitoring gauges. (FKA: DR-8 2017 CWP)	X						EMA & Cities	\$25,000	Federal Government
DR-6	Increase monitoring and enforcement of routine maintenance at private-owned stormwater detention facilities. (FKA: DR-9 2017 CWP)	X						EMA & Cities	\$1,000	Water Fund
DR-7	Promote structural adjustments such as elevation for homes in floodplain areas. (FKA: DR-10 2017 CWP)	X						EMA & Cities	\$25,000	General Fund/Water Fund
DR-8	Install major upgrades to warning sirens throughout. (FKA: DR-13 2017 CWP)	X						EMA & Cities	\$1,000,000	SPLOST/ Grant
DR-9	Identify safer areas within county government buildings for people in the event of a tornado. (FKA: DR-17 2017 CWP)	X						EMA & Cities	Staff resources	General Fund
DR-10	Provide weather radios to vulnerable populations to provide warning of approaching severe thunderstorms. (FKA: DR-18 2017 CWP)	X						EMA & Cities	\$50,000	General Fund/Grant
DR-11	Promote the use of lightning rods and surge protectors as part of a public awareness initiative. (FKA: DR-20 2017 CWP)	X						EMA & Cities	Staff resources	General Fund

Item	Community Work Program Item	Ongoing	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
WORK PROGRAM ITEMS										
DR-12	Retrofit existing dams using Cobb County's Storage Volume Purchase Program to create additional freeboard and volume to store flood waters. (FKA: DR-24 2017 CWP)	X						EMA & Cities	TBD	Water Fund/Grant
DR-13	Fund ongoing HAZMAT training to help maintain the required skills, knowledge, and abilities of the Cobb HAZMAT Response Team. (FKA: DR-28 2017 CWP)	X						EMA & Cities	\$10,000	General Fund, Grant, FEMA
DR-14	Identify ground-water recharge areas in County near transportation routes and assess/correct for vulnerability						X	DOT & EMA	TBD	Cities/General Fund/Grant
DR-15	Perform field survey including dams, spillways, downstream cross section and downstream structures within dam breach zone. (FKA: DR-22 2017 CWP)						X	WA & EMA	TBD	Cities/General Fund/Grant



Legend:

- Historic District
- Railroad
- Streams
- Lake

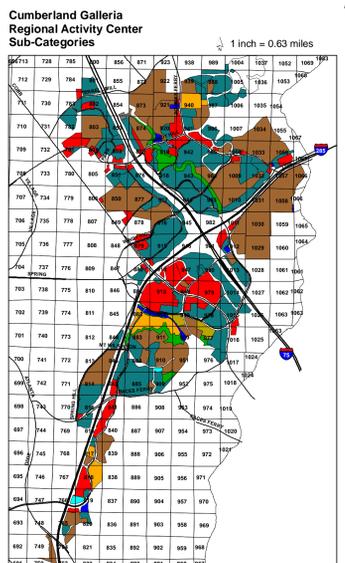
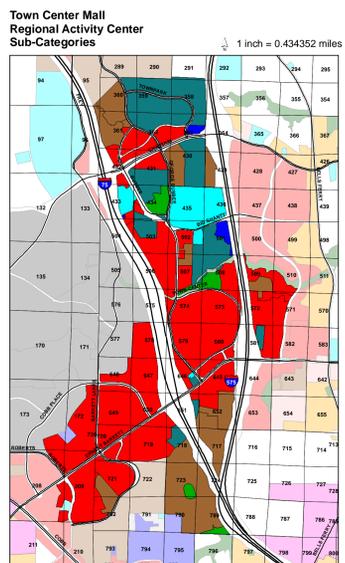
FUTURE LAND USE LEGEND

- RR Rural Residential
- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- NAC Neighborhood Activity Center
- CAC Community Activity Center
- RAC Regional Activity Center (Note: Sub-Categories)
- IC Industrial Compatible
- IND Industrial
- PIA Priority Industrial Area
- TCU Transportation/Communication/Utilities
- PRC Park/Recreation/Conservation
- PI Public Institutional
- MTC Mableton Town Center
- CTY City

The Future Land Use Map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county.

Regional Activity Center (RAC) Sub-Categories

 ldr low density residential	 ind industrial
 mdr medium density residential	 tcu transportation/communication/utilities
 hdr high density residential	 pi public institution
 off office	 osr open-space/recreation
 rs retail/service	 tz transition zone



NOTES: THIS IS NOT A ZONING MAP. The Land Use Categories on this map are recommendations to be used in conjunction with the goals and policies set forth in the Cobb County Comprehensive Plan. Development on any specific parcel is regulated by the Cobb County Zoning Ordinance and other applicable County Ordinances. The boundaries of the Land Use Categories shown on this map are approximations rather than scaled outlines.

NO WARRANTY: Although every effort has been made to insure the completeness of this map as of its date of publication, THERE IS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, respecting the accuracy of this map or its MERCHANTABILITY or its FITNESS for any particular purpose, and the purchaser or other user of the map, in consideration of receiving this map for the agreed price, with or without cost, as the case may be, agrees to make no claim upon Cobb County or any other party for any damages which may arise from use of this map or reliance upon the information contained therein.

NOTE FOR WEB SURFERS: This map was designed to print out on a plotter at a 36 x 48 in. size. Using the Alt-PrintScreen button one can zoom in to the desired area(s) of interest and copy the image to the clipboard, from where it can be pasted into many different available programs. Additional Maps will be made available online as they are created/designed.

For information on Redevelopment Sites and questions about this map contact Planning Division of the Community Development Agency 770-528-2018

Date Source: Cobb County GIS, Cobb County Department of Transportation, Cobb County Community Development



FUTURE LAND USE MAP

2022

Cobb County 2040 Comprehensive Plan

Official Map of Cobb County, Georgia

Cobb County Government
100 Cherokee St.
Marietta, GA 30090
(770)-528-1000

Cobb County
Community Development
Planning Division
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Marietta, GA 30061-0649

Cobb County...Expect the Best!

Chairman: Lisa Cupid

Commissioners:
District 1: Kelli Gambrell District 2: Jerica Richardson
District 3: JoAnn Birrell District 4: Monique Sheffield

County Manager: Dr. Jackie McMorris
Community Development Agency Director: Jessica Guinn

Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCOTOBER 2022

Future Land Use Plan

Appendix 1

Prepared by:

Community Development Agency

Planning Division



Cobb County...Expect the Best!

APPENDIX 1

FUTURE LAND USE PLAN

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INTRODUCTION

The 2040 Comprehensive Plan is a policy document that assists decision-making and administrative actions to guide Cobb County towards the community’s preferred future. The Future Land Use Plan (FLUP) is an important and valuable component to the overall 2040 Comprehensive Plan.

The FLUP acts as a guide and policy framework for making land use decisions in conjunction with property entitlements (i.e. zoning). The FLUP provides definitions for each of the future land use classifications and policies that should be used in association with the with those definitions in order to guide growth and provide a clear understanding of what the community expects for new development projects and redevelopment projects.

Each of the future land use classifications include a definition, compatible zoning districts, policy guidelines, and small area policy guidelines (SAPG).

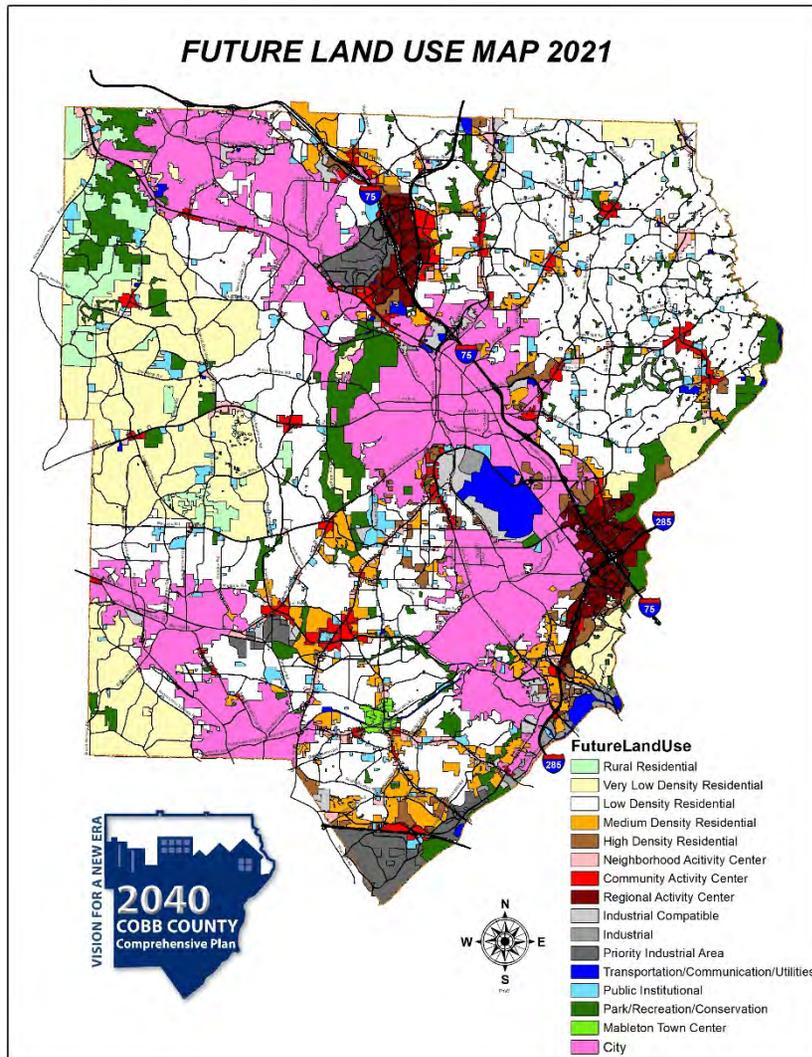
The SAPGs provide specific policy guidance on identified tracts of land throughout Cobb to better manage growth for in those areas. Each SAPG has been approved by the Board of Commissioners through a public hearing process and may be amended from time to time. Please note that not all Future Land Use Categories include SAPG.

The Future Land Use Map (FLUM) is the visual depiction of the future land use designations making it the official “future development map”.

It should be noted that the Board of Commissioners, in making land use decisions, uses the future land use map and policies as a guide in the decision-making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document or some other condition.

FUTURE LAND USE GUIDELINES

REGIONAL ACTIVITY CENTER (RAC)



DEFINITION:

Regional Activity Center (RAC) provides 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. The Regional Activity Center designation contains Sub-Area Classifications. Compatible Zoning District, Policy Guidelines and Small Area Policy Guidelines are listed below.

COMPATIBLE ZONING DISTRICTS:

RA-6, RM-8, RM-12, RM-16, FST, RSL (supportive, non-supportive, non-supportive urban), UC, LRO, O&I, OHR, OMR, OS, CRC, GC, LRC, NRC, PSC, RRC, TS, PVC, UVC, NS

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

RAC-P1

Floor area ratios (FAR) should be less than 2.0 for office and mixed-use projects and less than 1.0 for retail uses.

RAC-P2	Regional serving office and retail development and supporting services should be encouraged to locate in Regional Activity Centers.
RAC-P3	Regional Activity Centers shall be in close proximity to the intersection of two freeways and their access ramps to/from adjacent arterial streets.
RAC-P4	Regional Activity Centers should be located only where there are adequate water and sewer services.
RAC-P5	Office, retail, personal service, apartment lodging and other high-density residential uses should be encouraged to be developed together as self-contained mixed-use projects.
RAC-P6	Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
RAC-P7	Property located within a RAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 80% of the site may be covered with impervious surfaces. For residential uses, no more than 70% of the site may be covered with impervious surfaces. When streams and/or floodplain prohibit development on portions of a site, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, streams and floodplain shall be identified as open space.
RAC-P8	Cobb County encourages owners of older commercial/industrial properties in select areas and sites

to improve and enhance those properties with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9

RAC-P9

In recognition of the existing and planned commercial/residential activity in the Cumberland and Town Center Community Improvement Districts and in efforts to improve public safety response times by reviewing how station locations may better serve the community, the Board of Commissioners has determined the necessity of locating emergency mobile response units with the CIDs. These units will allow for improved preparedness and response capabilities while managing current and future growth. It is also recommended that incentives, public/private partnerships or grants be considered in order to fund the additional units within the CIDs that may be required due to increases in development intensity in these areas.

REGIONAL ACTIVITY CENTER SUB-AREA CLASSIFICATIONS

The Board of Commissioners adopted Regional Activity Center Sub Area classification maps on December 21, 1994, as an official addendum to the Future Land Use Map. These Regional Activity Center Sub Area classification maps represent County growth management policies.

The intent of the sub-area classifications is to optimize the use of land in areas designated as Regional Activity Centers on the Cobb County Future Land Use Map by encouraging use types to develop in appropriate locations. Appropriateness is determined by the carrying capacity of the site, access considerations, compatibility with adjacent uses, suitability of scale and market potential. The sub-area definitions are intentionally broad, serving to preserve

much of the original flexibility of the Regional Activity Center designation while also ensuring that land uses are limited to suitable areas.

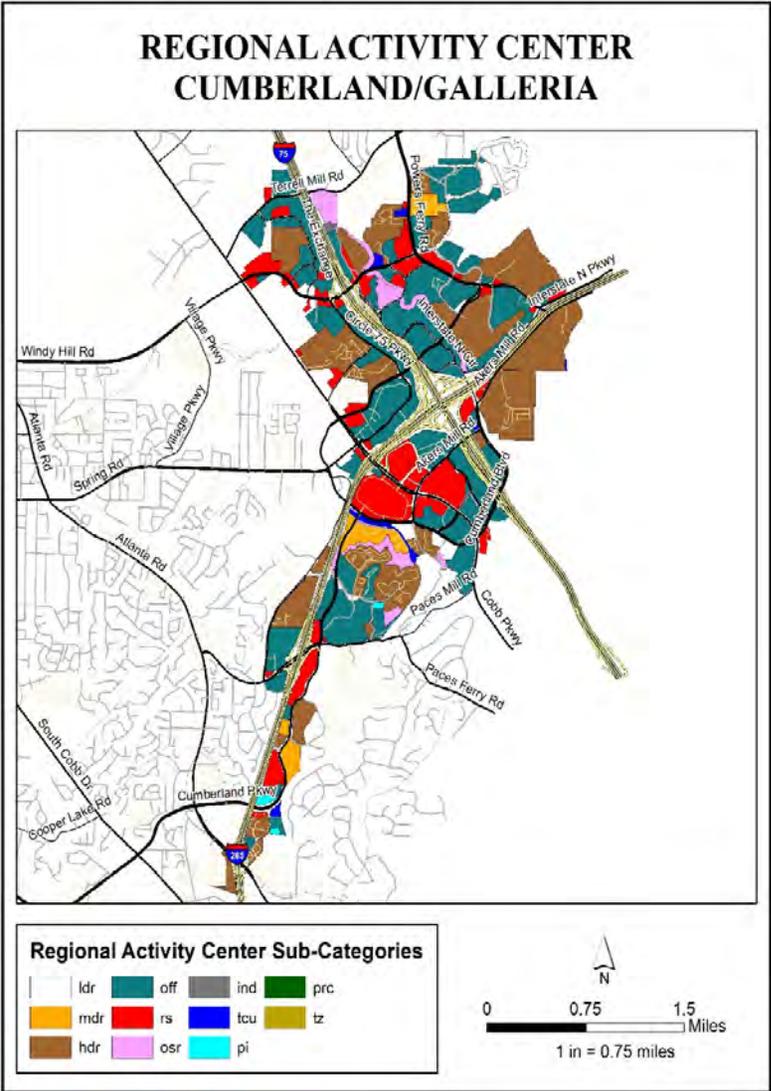


Figure A1. 2

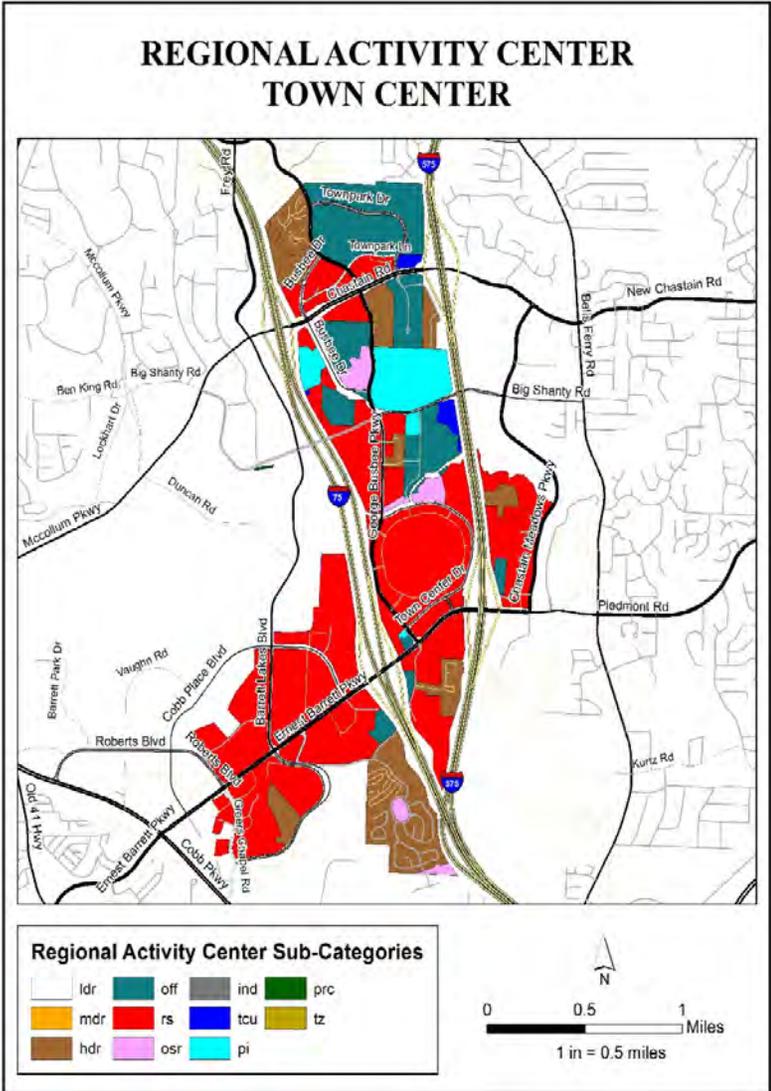


Figure A1. 3

In addition, the RAC and its sub area classifications include small area policy guidelines, which provide additional recommendations for specific areas describe in the guidelines.

The RAC – Sub Area Classifications and definitions are as follows including the adopted small area policy guidelines.

RAC-low density residential (RAC-ldr)

Low Density Residential provides areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre. Since the purpose of the Regional Activity Center is to provide for high-intensity development, the development of low density residential should be limited to tracts on which the environment and/or terrain will not allow more intense development activity.

RAC-medium density residential (RAC-mdr)

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

RAC-high density residential (RAC-hdr)

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

RAC –hdr - Small Area Policy Guidelines

RAC-hdr-P1 Because of the unique circumstances regarding access to the remaining underdeveloped parcels along Wilson Road

in Land Lots 429 and 430, 16th District, west of I-575, the Board of Commissioners is considering the following development regulation in the Regional Activity Center established therein:

- **Parcels subject to assemblage:**
The four (4) undeveloped parcels south and west of Wilson Road would be recommended (as part of an assemblage only) to only be entertained with exclusive direct frontage on Wilson Road as part of one rezoning application.

RAC-hdr-P2

In recognition of the transportation difficulties at the properties located in Land Lots 816, 840, 817 and 839 of the 17th District located on the eastern side of Cumberland Parkway, the Board of Commissioners desire to have future development conform to the Regional Activity Center future land use category within the High Density Residential subcategory. As future conditions warrant, other considerations due to changing safety, transportation or similar realities may be analyzed. The property in question is at the fringes of the Regional Activity Center well off of the core area near Interstate 75 and Cobb Parkway. Due to this distance from the most intense area in the RAC, land use intensity should begin to decrease in order to protect the surrounding residential community. In addition, access to these properties, off of Cumberland Parkway, is in an area where site distance is a major concern due to the turn in the roadway and a change in topography. Therefore, in an effort to promote safety for vehicles and pedestrians, commercial land uses would not be recommended on these properties. Also, due to the large quantity and type of residential uses in this area, the desire is to have the property developed as owner-occupied residential units at no more than 12

dwelling units per acre as detailed in the high-density residential subcategory.

RAC-hdr-P3

Area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1.26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional office uses may be

appropriate, especially if they are geared towards the needs of seniors and will be reviewed on a case-by-case basis by the Planning Commission and/or Board of Commissioners.

- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.
- The Planning Commission and Board of Commissioners is recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans, to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
- Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:
 - Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan;

- Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
- Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

RAC-office (RAC-off)

Office developments are considered the most appropriate development in the Office land use category. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

RAC –off Small Area Policy Guidelines

RAC-off-P1 Area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1.26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific

criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional office uses may be appropriate, especially if they are geared towards the needs of seniors, and will be reviewed on a case by case basis by the Planning Commission and/or Board of Commissioners.
- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.

- The Planning Commission and Board of Commissioners are recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
- Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:
 - Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan
 - Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan
 - Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

RAC-retail/service (RAC-rs)

Retail stores and service operations are considered the most appropriate use in the Retail/Service land use category. However, mixed-use developments that include office may also be appropriate. Residential development is inappropriate in the Retail/Service sub-area designation.

RAC-industrial (RAC-ind)

Developments in the industrial category should be confined to light industrial uses and should be compatible with the urbanized development in the RAC. In addition to light industrial, the industrial category may also include office/warehouse, and distribution and support services for commercial. Residential development is inappropriate in the Industrial designation.

RAC-open space/recreation (RAC-osr)

Open space/recreation uses do exist in several parts of the RAC, but 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.

RAC-Vinings transition zone (RAC-tz)

The area including the properties along both sides of Upper Stillhouse Road and River Oaks Drive, south of Cumberland Boulevard is hereby designated the Vinings Transition Zone. This transition zone is needed because of the conflict between the intense land uses in the heart of the Cumberland Regional Activity Center and the nearby low-density, single-family residential uses in Vinings south of the barricade. It is also consistent with County policy as described elsewhere in the Cobb 2040 plan regarding the necessity to provide appropriate transitions between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the extreme topographical, environmental and watershed concerns, the following specific development criteria are needed in the area identified as the Vinings Transition Zone.

RAC-tz Small Area Policy Guidelines

RAC-tz-P1 South of Cumberland Boulevard (realigned), higher intensity development must have access exclusively from and to Cumberland Boulevard. Stillhouse Road and River Oaks Drive have existing grades and alignments that do not appear adequate to service higher intensity development. The County has installed a permanent barricade on Stillhouse Road just south of River Oaks Drive

to prevent Cumberland traffic from accessing the lower Stillhouse Road residential area.

Areas south of Cumberland Boulevard shall be developed as office or “owner occupied” residential, in a “step down” manner. Rental residential is prohibited in Cobb County’s Urban Condominium zoning district.

On properties closer to Cumberland Boulevard, with access exclusively from and to Cumberland Boulevard, the appropriate use is office. Intensity should “step down” from High-Rise Office on properties fronting Cumberland Boulevard to Mid-Rise Office to Office & Institutional, as development gets progressively further from Cumberland Boulevard.

Residential densities should be “transitional” with lower densities than those appropriate in central portions of the “Urban Core” of the Cumberland Community Improvement District. Development in the Vinings Transition Zone should proceed in a “step down” manner, from higher intensity uses along Cumberland Boulevard to lower intensity uses near the Stillhouse Road barricade.

Due to the steep terrain and unique environmental features (being within the Chattahoochee watershed), development should be planned to minimize land disturbance, “building footprints” and impervious surface. In order to accomplish this objective, building height may be allowed to go higher than normal in exchange for decreasing impervious surface and land disturbance. Building height cannot be increased for the purpose of exceeding density or square footage that would have otherwise been allowed.

Development along the southern edge of the Transition

Zone closest to the Stillhouse Road barricade should be residential development that maintains at least a 110-ft. radius of undisturbed buffer, as measured from the intersection of the right of ways of Stillhouse Lane and River Oaks Drive. Building heights may be flexible in order to enhance these buffers and protect residents or natural features along the edge.

COMMUNITY ACTIVITY CENTER (CAC)



DEFINITION:

Community Activity Centers provides 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. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL (supportive & non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- CAC-P1** Low- to medium- intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.
- CAC-P2** Office uses should be limited to four stories. However, any non-residential uses that are located along Dallas Highway (State Route 120 from John Ward Road to Paulding County line) in West Cobb would be limited to three stories. The

appropriateness of this limitation is based on the local Scenic Highway designation currently assigned to this portion of Dallas Highway.

- CAC-P3** Floor area ratios (FAR) should be no greater than 0.75 for office uses and 0.25 for retail uses.
- CAC-P4** Community Activity Centers should be primarily located near the intersection of a freeway interchange and arterial road or the intersection of two arterials.
- CAC-P5** Retail uses shall be encouraged where direct access to the arterial is available and where safe turning movements are possible. Inter-parcel access is encouraged.
- CAC-P6** A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low-intensity office or higher density residential uses.
- CAC-P7** More intense uses should be focused on those properties near the geographic center of the CAC and away from existing residential development.
- CAC-P8** Nodal development should be encouraged.
- CAC-P9** Commercial service uses with outdoor activities should be encouraged in Community Activity Centers only if outdoor storage and activities are screened and buffered from adjacent uses.
- CAC-P10** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

CAC-P11 Property located within a CAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stores. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, stream and floodplain shall be identified as open space.

SMALL AREA POLICY GUIDELINES:

CAC-P12 In recognition of the existing zoning and uses along U.S. 41 between Mars Hill Road and Lake Acworth Drive, in addition to the recently installed sewer interceptor in the general area of U.S. 41 and Mars Hill Road, the Board of Commissioners has established a CAC along U.S. 41 between Mars Hill Road and Lake Acworth Drive. Even with the installation of the new interceptor, non-residential development within the CAC along the west side of U.S. 41 between Lake Acworth Drive and Mars Hill Road will be unable to “tie into” public sewer. Because of the environmentally sensitive nature of this general area and the proximity to Lake Acworth and Allatoona Reservoir, it will be very important for the County to limit and scrutinize commercial uses. Specifically, the Board of Commissioners will attempt to limit future commercial development (which will utilize septic wastewater system) to establishments, which have “domestic” water usage (1 single family residence equivalent per 2 acres). The Board of Commissioners will attempt to discourage uses which discharge chemicals and grease.

CAC-P13 In recognition of the existing zoning and future uses to be

established at and around the intersection of Powder Springs Road and West Cobb Parkway, and in an effort to protect surrounding, established subdivisions and environmentally sensitive properties, the Board of Commissioners has established a CAC at the intersection of the West Cobb Parkway, Powder Springs Road and Macedonia Road. Because of this Community Activity Center’s proximity to an established subdivision (westerly) and a tributary to Noses Creek, the Board of Commissioners will only consider uses permitted within the Office & Institutional (O&I) and Low Rise Office (LRO) zoning districts at the corners of west Cobb Parkway and Macedonia Road, with a minimum 25-ft. buffer along the western boundaries. Architectural compatibility with the planned shopping center at the intersection of West Cobb and Powder Springs Road will be of paramount importance and applications for rezoning of property in this area will be evaluated for appropriateness based on these criteria. (Figure A1.15)

CAC-P14 In recognition of the existing commercial and residential zoning established in the Austell-Powder Springs Road/Oak Street area, and in an effort to reduce the opportunity for land use conflicts in the future, the City of Austell and Cobb County will jointly discuss any zoning or land use changes in the vicinity. The purpose of discussion will be to minimize impacts of commercial development on residential uses and to evaluate the Future Land Use Map recommendations for the property periodically.

CAC-P15 In recognition of the existing zoning and future uses to be established at and around the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags Drive) and in an effort to protect surrounding, established neighborhoods and environmentally sensitive properties, the Board of Commissioners has established a CAC at the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags

Drive). Because of the Community Activity Center’s proximity to established subdivisions and a tributary to Sweetwater Creek (water supply watershed for the City of East Point), the Board of Commissioners will only consider uses permitted within the LRO zoning district.

CAC-P16 In recognition of the existing zoning and future uses along River View Road and in an effort to protect surrounding, established subdivisions and environmentally sensitive properties, the Board of Commissioners has established a CAC along River View Road, west of South Cobb Drive, in Land Lots 754 and 759. The Board of Commissioners will only consider uses permitted within the LRO zoning district.

CAC-P17 In recognition of the existing zoning and future uses along Chastain Meadows Parkway and in an effort to protect environmentally sensitive properties around Noonday Creek and the County’s proposed regional detention facility on Chastain Meadows Parkway, the Board of Commissioners has established a CAC along Chastain Meadows Parkway. This CAC is in Land Lots 427, 428, 437, 438, 499, 500, 509, 510, 511, 570, 571, 572, 581, 582 and 583 of the 16th District. Because of the Community Activity Center’s proximity to Noonday Creek, a proposed County regional detention facility and established/newly developed residential communities along Bells Ferry Road and Chastain Road, the Board of Commissioners will only consider office and distribution type uses along Chastain Meadows Parkway, north and east of the County’s proposed regional detention facility in Land Lots 437, 438, 499, 500, 509, 510, 511 and 570 of the 16th District. In Land Lots 427 and 428 of the 16th District, the Board of Commissioners will only consider office type uses.

CAC-P18 In recognition of the existing zoning, and future uses around the intersections of North Cobb Parkway, Greens Chapel

Road and Mary Ada Drive, the Board of Commissioners has determined the necessity for a unified development plan. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Any new development within highlighted portion will be restricted for owner occupied residential only. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon these criteria. (Figure A1.16)

CAC-P19 The subject parcel located within the Community Activity Center node at the southernmost intersection between Barrett Parkway and Villa Rica Way is encouraged to be developed in the future to an office-related land use proposal.

CAC-P20 The parcels along Veterans Memorial Highway, east of the City of Austell need redevelopment. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate if there is a vertical mixed-use component included in the project. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

- Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk.

- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
- In order to make mixed-use developments along this corridor successful, scale is an important component. Mixed-use buildings should be no more than three stories tall. The three-story height limit will provide the necessary density to financially allow a mixed-use development and it will also provide a consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.
- Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P21 The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicutt Drive need

redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate as long as there is a commercial or a LRO component fronting Mableton Parkway. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

- Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
- In order to make mixed-use developments along this corridor successful, scale is an important component.

Mixed-use buildings should be no more than three stories tall. The three-story height limit will provide the necessary density to financially allow a mixed-use development and it will also provide a consistency of scale with the surrounding residential neighborhoods.

- Residential uses in the mixed-use developments should provide for additional owner-occupied housing opportunities.
- Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P22

In recognition of the need to promote quality redevelopment, create new residential opportunities, and encourage new medical service uses at the intersection of Austell Road and the East West Connector, the properties are placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, in an effort to develop a long-term vision for improvements in this area of Cobb County, funded the creation of the Austell Corridor Livable Centers Initiative Study. These properties were identified in the study as an area appropriate for a mixed-use development in a manner consistent with the findings and acceptance language of the study document. In addition to promoting a combination of residential and office/retail development, a special focus in this area should be on supporting and expanding medical-related office and service uses due to the proximity of Cobb General Hospital.

CAC-P23

In recognition of the existing land uses, zoning and future land uses along Bells Ferry Road, south of Interstate 75, the

Board of Commissioners has established a Community Activity Center on the west side of Bells Ferry Road. Due to this CAC's proximity to the Tommy Nobis Center and other office and medical uses, it is not desired to have this be a commercial activity center, but one that supports office and medical uses; thus, the Board of Commissioners will only consider uses permitted within the O&I zoning district or zoning districts with explicit uses for office and medical facilities.

CAC-P24

In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-residential properties that are located along the Canton Road Corridor, as shown in Figure A1.35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense-of-place.

CAC-P25

In order to better implement and promote quality growth along Canton Road and as a way to redevelop a Heavy Industrial zoned property that is located adjacent to a residential community, the Board of Commissioners has established a CAC for the property on the east side of Canton Road adjacent to the Northeastern Railroad Company right-of-way. Because of this Community Activity Center's proximity to established neighborhoods the Board of Commissioners encourages the following zoning on the parcels: RSL, SC, LRO, O&I, CRC, GC, LRC and NRC. Preferred uses on this property would include residential, retail and office. Others may be considered on a case-by-case basis at the time of rezoning.

CAC-P26

Cobb County encourages owners of older commercial/industrial properties in select areas and sites

to improve and enhance those properties with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9.

CAC-P27

Reserved
(As amended October 11, 2022)

CAC-P28

In recognition of the efforts to improve the quality-of-life of residents and businesses in the Mableton area, the Board of Commissioners encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commissions Lifelong Communities Program.

With increasing life expectancies and varying levels of ability of the County's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Board of Commissioners supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent

opportunity to develop innovative land management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff is committed to focusing on street network and safety in order to provide ample passive opportunities for healthy living. By combining these with the flagship Mable House property enhancements, this would provide an exemplary healthy living environment for Lifelong Communities.

CAC-P29

In order to better implement and promote the revitalization and rejuvenation of land uses within the Powers Ferry Master Plan, the Board of Commissioners will encourage new development and redevelopment within the Powers Ferry study area. New development should be constructed in a manner that supports the goals and policies of the Powers Ferry Master Plan. The Board of Commissioners encourages sustainable mixed-use development, including residential, commercial and office uses within the Village Center and catalysts sites, as well as the rehabilitation and redevelopment of multi-family dwellings within the Redevelopment Area as defined by the Powers Ferry Master Plan.

CAC-P30

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special

attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities, as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

CAC-P31

For the CAC located at the northwest corner of the intersection of Powers Ferry Road and Terrell Mill Road: While this area contains residential, and has the intensity of a Regional Activity Center (RAC), it is intended by the CAC to show the Board's desire that this be in the transition moving east into East Cobb, transitioning from higher density development to residential. *(As amended January 15, 2019)*

NEIGHBORHOOD ACTIVITY CENTER (NAC)

**DEFINITION:**

Neighborhood Activity Centers provides for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL (supportive & non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- | | |
|---------------|---|
| NAC-P1 | Low-intensity office and retail uses should be encouraged to locate in Neighborhood Activity Centers. |
| NAC-P2 | Office and retail uses should be limited to a maximum of two stories. |
| NAC-P3 | Floor area ratios (FAR) should be less than 0.5 for office uses and less than 0.25 for retail uses. |

NAC-P4 A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low-intensity office uses or higher density residential uses.

NAC-P5 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development before the calculation of residential density.

NAC-P6 Property located within a NAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining developments is also encouraged. Upon site development, streams and floodplain shall be identified as open space.

NAC-P7 To ensure neighborhood compatibility, retail uses should also be limited in total floor area.

NAC-P8 All uses should be adequately buffered to protect the stability of surrounding residential neighborhoods.

SMALL AREA POLICY GUIDELINES:

NAC-P9 Because of the unique circumstances associated with the Johnson Ferry Road/Waterfront Drive area of the East Planning Area, the Board of Commissioners is considering the following redevelopment scenario for the Johnson

Ferry Estates Subdivision and the Neighborhood Activity Center established therein:

- Parcels not subject to an assemblage:
 - The eleven (11) parcels, from southwest intersection of Johnson Ferry Road and Shallowford Road southward, with exclusive direct frontage on Johnson Ferry Road would be recommended for the NRC district and its permitted uses.
 - The one parcel immediately west of the "Postel" property, southwest of the intersection of Johnson Ferry and Shallowford, on Shallowford Road would only be recommended for the Limited Retail Commercial (LRC) zoning district and its permitted uses.
 - The nine parcels immediately west of the aforementioned LRC area on Shallowford Road, just past the western land lot line of Land Lot 467 in the 16th district would only be recommended for the Low Rise Office (LRO) district and its permitted uses. The westernmost parcel shall provide a twenty-five ft. (25') landscaped buffer along the western edge upon rezoning and development.
- Parcels subject to an assemblage
 - The nine parcels (9) with exclusive direct frontage on Waterfront Drive would be recommended (as part of an assemblage only) for a Neighborhood Retail Commercial (NRC) district and its permitted uses. It is very important to note that these parcels would only be entertained if all were combined together in conjunction with the four (4) parcels with exclusive direct frontage on Waterfront Drive as

one rezoning application. Buffer and berm must be configured as shown on the conceptual plan contained in the Planning Division and Zoning Division offices:

- Guidelines for parcels subject to an assemblage
 - All properties designated as subject to assemblage must be included in one rezoning application.
 - Waterfront Drive to be addressed during the application for rezoning involving these parcels.
 - The existing lake may be reconfigured to allow for better compliance and conformance with this conceptual redevelopment scenario.
 - A minimum seventy-five (75') foot buffer with a minimum ten (10') foot high berm (on western edge of 75' buffer) will be required along western land lot line of Land Lot 470. The buffer and berm shall be designed and constructed so to shield westerly residential properties from noise and lights which may result from the development of the assemblage.
 - In order to diversify land use and enhance the livability of the existing activity center, vertical and horizontal mixed-use projects should be encouraged along with single-family dwelling units.
- General Notes:
 - Site-specific criteria, such as landscape materials, building materials and architectural style, lighting, signage, parking, etc. will be determined when the Planning Commission and the Board of Commissioners are presented with a complete assemblage as part of a rezoning application, as previously mentioned.

- A copy of the conceptual site plan is available through the Planning Division and Zoning Division of Cobb County.

NAC-P10

In accordance with the action of the Board of Commissioners on December 21, 1994, an area at the intersection of Floyd and Hicks Roads is designated as a NAC on the Future Land Use Map. The area encompassed by this designation is limited to that shown as proposed on the map adopted by the Board of Commissioners on December 21, 1994. Said area shall not extend to the north beyond the AT&T telephone transmission easement located in land lot 29 of the 17th district and land lot 1073 of the 19th district.

NAC-P11

In accordance with the action of the Board of Commissioners on December 21, 1994, the existing NAC shown on the Future Land Use Map at the intersection of Bells Ferry Road and I-575 is extended to encompass the area of the intersection of Bells Ferry Road and Shallowford Road. The area designated as NAC consists of that shown as proposed on the map adopted by the Board of Commissioners on December 21, 1994: and as amended, October 28, 1999. Additionally, the Board of Commissioners has adopted, as land use policy, the specific zoning designations represented on the map adopted on December 21, 1994. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these specific zoning designations. (Figure A1.17)

NAC-P12

In order to establish a reasonable node cutoff point southwest of the existing CAC at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a NAC at the southeast corner of Old Dallas Road and Dallas Highway in Land Lot 26 of the 19th District

and Land Lot 330 of the 20th District. Because of this NAC's proximity to residential uses along Old Dallas Road and Twin Oaks Drive, in addition to its relatively shallow depth, the Board of Commissioners will only consider uses permitted within the LRO zoning district. The Board will also prohibit any non-residential access for this property onto Old Dallas Road. Adequate buffering will be of paramount importance and applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1.18)

NAC-P13

In recognition of the existing low-density residential uses and the medium-density residential uses planned or under construction at and around the intersection of Shallowford Road and Lassiter Road, the Board of Commissioners has established a NAC. These residential uses represent a unique opportunity to establish a transition in land use, consistent with the nodal concept of commercial development. By adhering to such an ideal transition of land use and the nodal concept of commercial development, the Board of Commissioners can further implement the policies of the Cobb 2040 plan while protecting the transportation improvements recently completed along Lassiter and Shallowford Roads. In order to best protect these transitional residential uses and the recent transportation improvements, parcels within the activity center with only one public road frontage shall be limited to the LRO zoning district.

NAC-P14

In order to establish an appropriate land use transition from the established industrial compatible areas in the Baker/Moon Station Road area, the Board of Commissioners has established a Neighborhood Activity Center at the northeast corner of Jiles Place and Jiles Road in Land Lot 63 of the 20th District. Because of this NAC's proximity to the mixed-use community on Jiles Road

(westerly), the Board of Commissioners will only consider uses permitted within the O&I and LRO zoning districts. Architectural compatibility with commercial components of the mixed-use community will be of paramount importance, as will adequately buffering. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1.19)

NAC-P15

In order to better implement and promote the nodal concept of development at the intersection of Floyd Road and Nickajack Road, the Board of Commissioners has extended the NAC to the west side of Floyd Road in Land Lots 31 and 32 of the 17th District. In order to encourage development plans that are architecturally compatible with the existing uses on the east side of Floyd Road and to promote coordinated access within the NAC, the Board of Commissioners has determined the necessity for a unified development plan for this extension. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon these criteria. (Figure A1.20)

NAC-P16

In accordance with the action of the Board of Commissioners on January 17, 2017, and in an effort to provide for a step down in intensity so as to mitigate any future land use conflicts between the surrounding residential uses and the commercial uses on the west side of Floyd Road, north of White Boulevard, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on any redevelopment of the tracts within the NAC future land use

category in order to protect residential uses and to provide a transition between land uses.

NAC-P17

In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the Westhaven Subdivision within the Dallas Highway/Due West Road NAC (Land Lot 333 of the 20th District). All highlighted properties or substantial combination thereof must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance. Assemblage rezoning applications will be evaluated for appropriateness based on these criteria. The area is shown in Figure A1-21. This is appropriate given the unique nature of the NAC on the south side of Dallas Highway. Because a portion of the NAC on the south side of Dallas Highway is heavily wooded and largely undeveloped, the Board of Commissioners is considering the following development requirements for this portion of the NAC on the south side of Dallas Highway.

- Low rise office uses only.
- Any new development within highlighted portion will be subject to minimum fifty (50') foot setback from Dallas Highway.
- Any new development within the highlighted portion must have a compatible architectural style with the existing shopping center on the north side of Dallas Highway (Village Green Shopping Center).

NAC-P18

In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has

slightly expanded the NAC at Sandy Plains Road and SR-92. This expansion was done with carefully negotiated, highly restrictive zoning stipulations designed to protect the adjacent residential areas and eliminate any potential for further expansion through the life of this plan. Among the more important stipulations that will accomplish this task include an unprecedented 175-ft. R-15 buffer totaling 6.61 acres (zoning stipulation and 20-year covenant), square footage maximums, use limitations and the formation of an architectural review committee. (Figure A1-22)

NAC-P19

In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC at Sandy Plains Road and Ebenezer Road. Because this expansion was done to provide for improved node boundaries, in addition to providing an improved transition in land use northwesterly, the Board of Commissioners will consider the following development requirements for this NAC on the northwest side of Sandy Plains.

- No Access to Bryant Lane or Beaver Shop Road
- Low rise office uses only
- No outside storage

NAC-P20

In recognition of the unique character and nature of the Paper Mill Village area, the Board of Commissioners has established a NAC at the intersection of Johnson Ferry Road and Paper Mill Road. Because of the unique nature and mixture of land uses within the village, in addition to the consistent architectural theme within the village, the Board of Commissioners will only consider uses permitted within the O&I and LRO zoning districts. Architectural and

use compatibility with the existing components of the existing village will be of paramount importance, as will compatibility with existing access arrangements. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1-23)

NAC-P21

Reserved
(As amended October 11, 2022)

NAC-P22

Reserved
(As amended October 11, 2022)

NAC-P23

In order to establish a node cutoff point southeast of the existing CAC at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a NAC on the southeast side of the West Cobb Parkway, north of Goose Ridge. Due to this NAC's proximity to residential uses along the West Cobb Parkway and Goose Ridge, the Board of Commissioners will only consider uses permitted within the LRO zoning district. Residentially compatible architecture will be of paramount importance, as will limitations of impervious surfaces to protect an existing lake within the NAC. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. (Figure A1.18)

NAC-P24

In order to establish a node cutoff point west of the existing NAC at the intersection of Macland Road and John Ward Road, the Board of Commissioners is encouraging low-density residential development west of the node boundary/intersection. The Board of Commissioners has determined this is appropriate based on the rural nature of the area, the proximity to an established and not fully developed CAC along Macland Road and Powder Springs Road and the potential for successful residential

development due to the size and configuration of vacant tracts in this area. For the parcel within the NAC zoned October 2000, the Board of Commissioners will only consider uses permitted with the LRO zoning district with ground-based monument signage, no outside storage and a minimum fifty (50') foot landscaped buffer to adjacent property.

NAC-P25

In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the NAC, the Board of Commissioners has slightly expanded the NAC at Lost Mountain and Macland Road. Because this expansion was done to provide for improved node boundaries, in addition to preserving a potentially historic structure while complementing the existing institutional uses and improving land use transition northeasterly, the Board of Commissioners will consider the following development requirements for this portion of the NAC on the north side of Macland Road, east of Lost Mountain Road in Land Lot 428 of the 19th District:

- All properties or substantial combination thereof must be assembled and included in one rezoning/development plan
- Low-rise office uses only
- Existing structure must be utilized
- Minimum fifty (50') foot buffers must be provided along the northern and eastern property lines

NAC-P26

In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC at Floyd Road and the Silver Comet Trail. Because this expansion was done to provide

for improved node boundaries and to complement the nearby uses supporting the Silver Comet Trail, the Board of Commissioners will consider the following development requirements for this portion of the NAC on the west side of Floyd Road, north of the Silver Comet Trail in Land Lot 998 of the 19th District.

- Low-rise office use
- Existing structure must be utilized

NAC-P27 In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the NAC on Scufflegrit Road near Sandy Plains Road, as shown in Figure A1-24. The Board of Commissioners has also determined that all properties within this extension must be assembled and included in one rezoning/development plan.

NAC-P28 In recognition of the existing and planned commercial activity in Paulding County, on the Cobb County border and in order to foster coordination with land use trends outside of the County's control, the Board of Commissioners has established a NAC at the Paulding County line on the north and south sides of Dallas Highway.

- The portion of the NAC node on the north side of Dallas Highway shall consist of the two parcels directly abutting the Paulding County line known as Parcel 4, Land Lot 144 of the 19th District and Parcel 2 Land Lot 79 of the 19th District. The two parcels contained in this node should be developed in an assemblage and the integrity of the waterway should be preserved through adequate buffering. It is equally important that this NAC node be constrained by Parcel 5 in Land Lot 79

of the 19th District and the existing creek on the eastern property line. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community by denying commercial access to Old Dallas Road and limiting further commercial growth along the Dallas highway corridor.

- The portion of the NAC node on the south side of Dallas Highway shall consist of the parcels in Land Lot 144 of the 19th District, south of Dallas Highway, adjacent to Paulding County. The parcels should also be developed in an assemblage. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community and protect the areas natural resources by denying commercial access to Poplar Springs Road, limiting further commercial growth along the Dallas Highway corridor and establishing a substantial natural buffer between the commercial activity and a tributary in the Noonday watershed. In addition, adequate buffering should be established between any future commercial uses and the adjacent residential properties through the use of berms.

NAC-P29 In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the NAC on the west side of Due West Road, South of Kennesaw Due West Road consisting of the following parcels in Land Lot 296 of the 20th District: 13, 14, 15, 16, 65, 103, and 182. The unified development plan in this area will allow for commercial development without compromising traffic mobility by reducing curb cuts and improving inter-parcel access

NAC-P30	<p>The Board of Commissioners, in an effort to mitigate problems with noise and light pollution from commercial uses southwest of Kemp Ridge Road reaching single-family neighborhoods to the northeast, has placed these lots in the NAC category. Residential use in this area would be appropriate if it were a unified development consisting of an assemblage of the properties with a preferred development type being single-family attached homes. It is important that the new housing units built develop a design that respects the mass, scale, siting and form of other buildings in the area to mitigate the negative influences of the neighboring commercial property. In the case of commercial or retail uses, maximum attention would be given to buffering the properties in the City of Acworth. Appropriate mitigation of sound and light pollution is required, in addition specific uses and intensity restrictions would be placed on the commercial activity to enhance the livability of these neighborhoods.</p>	<p>north. Less intense office uses and/or buffers should be used to create a needed transition to the surrounding residential areas. The two parcels and potentially some remnant right-of-way lands, may be in a unified development plan in order to promote coordinated access onto roadways. Architectural compatibility with the surrounding area is of utmost importance in the decision-making process in this node. Architectural styles should complement the rural heritage of this section of Cobb County including features such as split rail fencing, streetscaping, substantial landscape treatments and mixture of natural materials, brick, and/or fiber cement siding on the building facades. Stucco, concrete block and vinyl siding are some examples of inappropriate architectural facades. Lighting should be contained on site so as to not detract from neighboring users' quality-of-life. (Figure A1-25)</p>
NAC-P31	<p>The Board of Commissioners, in an effort to mitigate traffic congestion along Hawkins Store Road, encourage the NAC properties on Hawkins Store Road, east of Bells Ferry Road, to be developed as an assemblage in a unified development. The Board of Commissioners will only consider uses permitted within the LRO zoning district.</p>	<p>NAC-P33</p> <p>In order to establish an appropriate land use transition from the industrial area on the south side of Big Shanty Road at Chastain Road to the residential area to the north of Big Shanty Road, the Board of Commissioners has established a small Neighborhood Activity Center at the northwest corner of Big Shanty Road and Chastain Road in Land Lot 132 of the 20th District. Due to this NAC's proximity to residential uses to the north and Kennesaw State University to the east, the Board of Commissioners will only consider uses permitted within the LRO zoning district and other institutional uses associates with Kennesaw State University in a manner that respects the adjacent residential properties.</p>
NAC-P32	<p>In order to better implement and promote the nodal concept of development at the existing NAC area on the north side of Macland Road, north of Turner Road, east of Ernest Barrett Parkway, the Board of Commissioners has expanded this NAC over to Ernest Barrett Parkway in order to create a more reasonable node cutoff point. In order to contain the NAC to these parcels and restrict continued commercial development along Ernest Barrett Parkway, a transition in scale and use should occur that will minimize negative impacts of development on the properties to the</p>	<p>NAC-P34</p> <p>In order to better implement and promote the nodal concept of development at the intersection of Sandy Plains Road and Trickum Road, the Board of Commissioners has extended the NAC to the east side of Trickum Road in Land</p>

Lot 482 of the 16th District. In order to encourage coordinated access within the NAC, the Board of Commissioners has determined the necessity for a unified development plan for this extension. Buffering to adjacent residential uses, architectural compatibility, assemblage of parcels and land use transition will be of paramount importance and any rezoning application for these properties will be evaluated for appropriateness based upon these criteria. Due to this NAC's proximity to residential uses, the Board of Commissioners will only consider uses permitted within the LRO zoning district in a manner that respects the adjacent residential properties.

NAC-P35

In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of place.

NAC-P36

Cobb County encourages owners of older commercial/industrial properties in select areas and sites to improve and enhance those properties, with the definitive objective of revitalizing those areas as defined in the Commercial Property Rehabilitation Partial Property Tax Abatement Program. A listing of areas and sites that can use this redevelopment incentive is shown in Figures A1.4 – Figures A1.9.

NAC-P37

In order to improve pedestrian accessibility and provide transportation alternatives in the Village Green Neighborhood Activity Center (NAC) located on Dallas Highway, as depicted in Figure A1-21, new zoning

applications and new transportation improvements will be requested to incorporate the following items into their proposals: Construct sidewalks where sidewalk gaps exist or where the system can be expanded on the subject site(s); Incorporate and construct the 10' Dallas Highway trail per standards established by the Cobb County Department of Transportation; Connect existing, proposed or requested sidewalks to interior pedestrian networks on the site(s) to facilitate the movement of pedestrians from the public right-of-way to the uses on the subject property; Incorporate medians where wide curb cuts are constructed to accommodate more than three vehicle lanes; Where transportation improvements are required due to Developments of Regional Impact, incorporate pedestrian refuge islands to facilitate pedestrian movement across Dallas Highway, Old Hamilton Road, Casteel Road and/or Old Due West Road. Pedestrian refuge islands are also requested to facilitate pedestrian movement across Dallas Highway at the Village Green shopping center and Avenues at West Cobb.

NAC-P38

In order to protect the residential character of the area and surrounding property owners, the Neighborhood Activity Center (NAC) on the north side of Paces Ferry Road at the Chattahoochee River will be cut off of any potential commercial encroachment along Paces Ferry Road on the north and south side of the roadway. Said area shall not extend to the north or south beyond the boundaries of the existing commercial activity. The Board of Commissioners will only consider residential developments consistent with the residential character for the parcels surrounding this area. Also, requests for development in this NAC should carefully consider impervious surface and building height impacts on the community as part of the decision-making process.

NAC-P39	<p>In order to mitigate land use conflicts that could arise by converting single-family homes and lots to individual commercial uses, the NAC expansion located at the intersection of Shallowford Road and Trickum Road has expanded west on the south side of Shallowford Road to include parcels 12 and part of parcel 13 located in the 16th District in Land Lot 310 and parcel 3 in the 16th District in Land Lot 339. Due to the NAC's proximity to low-density residential neighborhoods, the Board of Commissioners encourages low impact, commercial uses on these properties. Any proposed buildings should maintain residential characteristics to ensure compatibility with surrounding residential structures. Signage, lighting and traffic should be instituted in a manner that provides for an adequate transition to the neighboring subdivision. Finally, buffering should be incorporated to protect adjacent residential properties.</p>	<p>nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:</p>
NAC-P40	<p>In recognition of the changing conditions along Kennesaw Avenue, the Board of Commissioners recommends that the approximate 1.1-acre parcel on the south side of Hames Road and east side of Kennesaw Avenue be amended to the Neighborhood Activity Center (NAC) future land use category. To provide a more compatible use with the neighboring residential community, the following zoning categories are to be encouraged: Low Rise Office (LRO) or Office/Services (OS).</p>	<ul style="list-style-type: none"> • Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the high-density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks. • The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing as a major component to redevelopment of the site. Also, this site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional office use may be appropriate, especially if they are geared towards the needs of seniors. Applications will be reviewed on a case-by-case basis by the Planning Commission and/or Board of Commissioners.
NAC-P41	<p>The area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (Figure A1-26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the</p>	<ul style="list-style-type: none"> • Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.

- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.
 - The Planning Commission and Board of Commissioners is recommended to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
 - Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:
 - Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan;
 - Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
 - Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

NAC-P42

In an effort to mitigate any future land use conflicts and to ensure the preservation of the stable low-density, single-family residential neighborhoods that make up Vinings, it is recommended that the Neighborhood Activity Center

(NAC) future land use that currently exists at and around the intersection of Paces Ferry Road and Paces Mill Road and east of the railroad tracks should not be allowed to expand or enlarge. Any new commercial or office development or redevelopment should stay within the confines of the existing NAC. Any new development or redevelopment outside the existing NAC should be residential in nature at the appropriate density for its future land use category.

NAC-P43

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

NAC-P44

In recognition of the existing and changing conditions influencing the area surrounding the intersection of Third Army Road and Cobb Parkway, the Board of Commissioners have established a Neighborhood Activity Center (Figure A1-28). This NAC encourages retail and office uses. Any commercial use adjacent to Rutledge Drive within the NAC is encouraged to maintain a buffer to protect adjacent residential neighborhoods. Additionally, because of the environmentally sensitive nature of this area and the proximity of Lake Allatoona, it will be important for the County to take careful stormwater runoff consideration of future uses, especially on the east side of Highway 41. The Neighborhood Activity Center area east of Highway 41 will be encouraged to utilize an environmental low impact development approach that may include wet ponds, bio-filtration ponds, vegetative swales, xeroscaping, bio-swales, rain gardens, re-irrigation ponds, rainwater harvesting and sedimentation/filtration ponds, in addition to the required standard stormwater management facilities. The Board of Commissioners will also encourage shared stormwater detention when possible.

(As amended October 11, 2022)

NAC-P45

In order to establish an appropriate land use transition the Board of Commissioners has expanded the Neighborhood Activity Center (NAC) on the west side of Acworth Dallas Road in Land Lots 40 and 75 of the 20th District. In addition to the NAC expansion, the Board of Commissioners recommends low rise professional office type uses with residential architectural style. A transition in building scale and land use type will be encouraged with the most intense uses being along Acworth Dallas Road and the least intense being adjacent to residential. If office uses are adjacent to already established residential neighborhoods,

an appropriate buffer will be highly recommended. Architectural compatibility, shared access and land use transition will be of paramount importance and assemblage of properties for development would be preferred and evaluated for appropriateness based on these criteria.

NAC-P46

In order to establish water quality control measures due to the environmentally sensitive nature of this area and the proximity to Lake Allatoona, it will be important for the County to scrutinize uses as it relates to stormwater runoff and sewer capacity limits along the east side of Highway 41 (Figure A1.29). Because runoff drains toward Lake Allatoona, new developments will be encouraged to utilize low-impact development techniques that may include wet ponds, bio-filtration ponds, vegetative swales, xeroscaping, bio-swales, rain gardens, re-irrigation ponds, rainwater harvesting and sedimentation/filtration ponds, in addition to the required standard stormwater management facilities. The Board of Commissioners will also encourage shared stormwater detention when possible as well as inter parcel connectivity. It is also important to note that sewer capacity will be limited due to Intergovernmental Wastewater Agreement with Paulding County.

NAC-P47

In an effort to mitigate commercial land use impacts affecting adjacent residential land uses, it is recommended any proposed development in the Neighborhood Activity Center (NAC) for an assemblage of parcels (18019000030, 18019000040, 18019000050 and 18019000060) located on the west side of Mableton Parkway, south of Boggs Road, that the Planning Commission and Board of Commissioners consider inclusion of a higher density residential component as a transition between the

commercial development and the adjacent Low Density Residential (LDR) neighborhoods.

NAC-P48

In accordance with the action of the Board of Commissioners on January 17, 2017, and in order to provide for a step down in intensity so as to mitigate land use conflicts that could arise from small retail uses adjoining residential uses and converting single family residences to individual commercial uses, the Board of Commissioners has extended the NAC designation along Pat Mell Road. It shall be located north of the City of Smyrna beginning at the CAC-designated parcels with frontage along South Cobb Drive, extending five (5) lots and portions of two (2) abutting roadways to the west to the City of Smyrna boundary on the north side of Pat Mell Road. Within this area, low rise office uses will be strongly encouraged in order to provide a transition between residential and commercial uses.

NAC-P49

In order to implement and promote a more compatible and practical land use pattern for the area along Powder Springs Road near the intersection of Flint Hill Road, as depicted in Figure A1-36, the Board of Commissioners recommends the establishment of a Neighborhood Activity Center. In addition, the Board of Commissioners encourages retail-oriented uses along Powder Springs Road with enhanced landscaping and architectural design. Office-oriented uses may be considered along the perimeter of the NAC with extensive buffering adjacent to existing residential uses.
(As amended January 16, 2018)

NAC-P50

In recognition of existing and changing conditions, a small commercial node has been created at the intersection of Atlanta Road and Cooper Lake Drive (CP-2-3 and CP-2-4). This is a northward expansion of the Neighborhood

Activity Center at the Atlanta Road and Cumberland Parkway intersection. This node incorporates not only commercial uses, but High Density Residential at the northeast and southwest corners of the intersection. There is also a small section of Medium Density Residential at the northwest corner of the node. It is recommended that no further extension of the commercial node at this intersection be considered. This proposal also provides a transition from the commercial and higher-density residential uses to lower-density residential and less-intense uses.

(As amended January 16, 2018)

NAC-P51

Due to the mix of uses located along Oak Ridge Road at the Douglas County line, industrial compatible uses may be appropriate. This is in addition to the retail, office, and residential uses that currently exist in the surrounding area.
(As amended January 15, 2019)

NAC-P52

For the NAC located at the northwest corner of Veterans Memorial Highway and Buckner Road, the Board of Commissioners wishes to include a 35' buffer of MDR to protect the residential nature of the northern parcel. *(As amended January 15, 2019)*

NAC-P53

In order to better implement and promote the revitalization of the Windy Hill Road/Austell Road intersection, the Board of Commissioners encourages new development and redevelopment at this intersection be consistent with recommendations identified in the 2017 Milford/Osborne mTAP study.
(As amended April 23, 2019)

NAC-P54

In order to promote a more active, vibrant and pedestrian friendly, small-scale neighborhood commercial center, around the intersection of Due West Road, Acworth Due

West Road and Kennesaw Due West Road, the following guidelines would be encouraged:

- Uses to maintain and complement the existing character of the commercial node and surrounding residential neighborhoods
- In order to enhance the small-town character, the NAC along the east of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Services Permit.
- Architectural and landscape design that complements the existing design within the Neighborhood Activity Center
- Street parking on locally designated streets
- Inter-parcel access would be encouraged
- Internal sidewalks connected to adjacent external sidewalks
- Bike and pedestrian amenities such as decorative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development

(As amended October 11, 2022)

NAC-P55

Due to topography and limited wastewater infrastructure, any new development or redevelopment within the Neighborhood Activity Center located along Cobb Parkway in north west Cobb between Highway 92 and the Bartow County line must follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement.

(As amended October 11, 2022)

NAC-P56

The Board of Commissioners encourages the Neighborhood Activity Center and the unique residential intensity that has been approved for the tract of land

depicted in Figure A1.38, to neither establish nor serve as a precedent for other Neighborhood Activity Centers across the County

(As amended October 11, 2022)

INDUSTRIAL COMPATIBLE (IC)



DEFINITION:

Industrial Compatible provides 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. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- IC-P1** Regional-serving employment areas consisting of light industrial, office/ warehouse, distribution and support commercial service uses shall be encouraged to locate in IC areas.
- IC-P2** Office uses should be limited in height and floor area. Floor area ratios (FAR) for offices should be less than 0.75. Office buildings should be less than four stories.
- IC-P3** Buffering and screening of outdoor storage shall be required in IC areas.

- IC-P4** Industrial processes and activities should be located inside and should not produce substantial noise, vibration or noxious by-products.
- IC-P5** IC areas can serve as a transitional category between more intensive uses and less intensive uses.
- IC-P6** Due to the importance of transportation in manufacturing and distribution IC area should be located where there is safe, direct access to the regional freeway system.
- IC-P7** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- IC-P8** At the intersection of Kennesaw Avenue and Marble Mill Road the following restrictions may apply:
- All parcels directly abutting the right-of-way of Kennesaw Avenue between Marble Mill Road and the Marietta city limits shall be limited to the Low Rise Office (LRO), Office and Institutional (O&I) or Office/Service (OS) zoning districts in order to minimize the potential negative impact of development on adjacent residential areas.
- IC-P9** Due to the existing Cobb International Business Park, the area west of US 41, north of Stanley and west of Old US 41 (SR 293) will serve as an IC area for light industrial uses. South and west of this area along Stilesboro Road, Old US 41 and the Barrett Parkway Extension, residential uses are proposed in order to buffer the nonresidential uses and

the Kennesaw Mountain National Battlefield Park. These uses will also aid the County in limiting access to the Barrett Parkway Extension, to ensure its functioning as a traffic moving roadway. It will be the County's policy to restrict access to the Barrett Parkway Extension by limiting curb cuts to the extent possible. In light of this policy, access to the residentially designated areas to the west of the US 41/Barrett Parkway intersection should be from either US 41, Old US 41 or any publicly dedicated street other than the Barrett Parkway Extension.

- IC-P10** There is an IC area located along South Cobb Industrial Boulevard, west of South Cobb Drive. This area is largely surrounded by residential uses within the City of Smyrna. As additional development and redevelopment occurs in this area it will be important to consider buffering, architectural and use restrictions to protect the adjacent residential uses.
- IC-P11** In recognition of the existing Heavy Industrial (HI), Light Industrial (LI) and residential zoning in the area south of Powder Springs Road, Flint Hill Road, the Silver Comet Trail and east of Carter Road and the City of Powder Springs, and in an effort to provide for appropriate buffering to adjacent residential areas and protect the floodplain and buffers associated with Noses Creek, and to encourage orderly growth and development by minimizing land use conflicts and environmental degradation of the Noses Creek corridor, stipulations will be considered by Cobb County and the City of Powder Springs as property is developed, rezoned and/or annexed.
- IC-P12** In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-

residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of place.

- IC-P13** In recognition of the industrial, residential and recreational activities that occur near the intersection of Old Highway 41 and Kennesaw Avenue, the Board of Commissioners recommends that the approximate 8.5 acre parcel on the north side of Old Highway 41, east of White Road be amended to the Industrial Compatible (IC) future land use category. To provide a more compatible use with the neighboring residential community, the following uses be encouraged: clean industrial, medical offices or medical instrument manufacturing or storage. These are uses that can be performed internally in a structure and therefore will not have a major visual impact on this tract's transition between the primary industrial uses to the east and the residential and recreational uses to the south and west. Also, any new development on this property is recommended to be subject to a traffic study in addition to submitting architectural plans and a landscape plan to assist the decision-making process.
- IC-P14** In recognition of the changing conditions along Kennesaw Ave, the Board of Commissioners recommends that the approximate 1.9 acre parcel on the north side of Kirk Road, east side of Kennesaw Avenue encourage the following zoning categories: Low Rise Office (LRO), Office/Services (OS), or Office and Institutional (O&I) in order to minimize potential impacts on nearby residential and recreational uses.
- IC-P15** The area that includes properties along the north side of Atlanta Road, east of North Church Lane and

approximately .2 mile west of Log Cabin Drive (Figure A1.27), is hereby designated as the Atlanta Road Transition Zone. The transition zone is needed because of the conflict between the high-intensity industrial land uses along the south side of Atlanta Road and the nearby low-density and medium-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the industrial land uses, the following specific criteria are needed in the area identified as the Atlanta Road Transition Zone:

- Uses within the Atlanta Road Transition Zone should transition in nature from the high-intensity industrial uses along the south side of Atlanta Road to the more residential uses along Log Cabin Drive.
- Industrial uses should be protected from further residential incursion on the south side of Atlanta Road.
- Existing non-residential uses on the north side of Atlanta Road, within the transition zone, should encourage retail, office, services, institutional or light industrial future uses. Existing and any future light industrial properties on the north side of Atlanta Road are encouraged to not emit noise, odor or smoke to neighboring residential users.

IC-P16

In an effort to mitigate any future land use conflicts between the residential lots along Dogwood Circle and the Industrial Compatible use to the north of the residential uses, it is recommended that the Planning Commission and Board of Commissioners consider requiring additional and enhanced buffering and screening requirements on any industrial

developments adjacent to the residential uses. This will protect the existing residential land users as well as the viability of the industrial users. The Planning Commission and Board of Commissioners should also consider access only along Veterans Memorial Highway unless otherwise deemed acceptable by the Cobb County Department of Transportation.

IC-P17

In an effort to mitigate any future land use conflicts between the residential uses to the north of parcel 18042100010 and the Industrial Compatible use to the south, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project. This will protect the existing and future residential land users as well as the viability of the industrial users.

IC-P18

In an effort to mitigate any future land use conflicts between the surrounding residential uses and the Industrial Compatible uses on the south side of Huddleston Drive in District 4, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the surrounding existing and future residential land users as well as the viability of the industrial users.

IC-P19

In an effort to mitigate any future land use conflicts between the surrounding residential uses and the Industrial Compatible uses on the southwest side of Buckner Road and Oakdale Road in District 4, it is recommended that the planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on any redevelopment of the industrial tract in order to protect the surrounding existing and future

residential land users as well as the viability of the industrial users.

IC-P20

In an effort to mitigate industrial land use impacts affecting adjacent residential land uses, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and/or screening requirements on any redevelopment of the industrial properties along the west side of Atlanta Road corridor between Austell Road and Pat Mell Road.

INDUSTRIAL (IND)



DEFINITION:

Industrial provides 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. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI, HI

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

IND-P1 The primary uses within IND areas should be industrial or manufacturing. Supporting office uses should be limited in floor area and intensity. Office uses should be limited to floor area ratios (FAR) of less than 0.5.

IND-P2 Due to the importance of transportation in manufacturing and distribution, IND areas should be located where there is safe, direct access to the regional freeway system

- IND-P3** IND areas should not be located immediately adjacent to residential areas.
- IND-P4** In reviewing new industrial development proposals, an assessment of environmental impact and impact mitigation should be conducted.
- IND-P5** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- IND-P6** In an effort to mitigate any future land use conflicts between the residential lots along Regal Hills Lane and the Industrial Compatible use to the south and east of the neighborhood, it is recommended that the Planning Commission and Board of Commissioners consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the existing residential land users as well as the viability of the industrial users.

PRIORITY INDUSTRIAL AREA (PIA)



DEFINITION:

Priority Industrial Area supports the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. The Board of Commissioners have identified specific priority industrial areas (PIA).

These sites are the areas that, through research, evaluation and industrial site selection best practices, are areas considered most important to provide future industrial type job producing sectors. Due to the urbanizing nature of Cobb County, the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, it is imperative to evaluate land use policy in greater detail as it relates to important industrial areas.

The overall intent of this policy is to establish more stringent criteria for decision making when trying to alter the land use.

COMPATIBLE ZONING DISTRICTS:

Compatible Zoning Districts is determined by the Priority Industrial Area subcategories, although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers.

PRIORITY INDUSTRIAL AREA SUB-AREA CLASSIFICATIONS

Each part of the County designated as a PIA has sub-categories that guide development within each of these industrial areas. The descriptions of the categories are as follows:

Priority Industrial Area - Medium Density Residential (PIA-mdr)

Medium Density Residential are areas that are currently residential at two and one-half (2.5) and five (5) dwelling units per acre that should transition to light industrial, office/warehouse, or light manufacturing uses over time.

Priority Industrial Area - Community Activity Center (PIA-cac)

Community Activity Center areas currently support retail type uses that should transition to light industrial, industrial, office/warehouse, distribution or light manufacturing uses over time. Small supportive retail uses serving the needs of the surrounding industrial users may be appropriate on a case-by-case basis in the Community Activity Center subcategory.

Priority Industrial Area - Industrial Compatible (PIA-ic)

Industrial Compatible subcategories can support light industrial, office/warehouse and distribution uses.

Priority Industrial Area – Industrial (PIA-ind)

Industrial subcategories can support heavy industrial and manufacturing uses.

Priority Industrial Area - Transportation, Communications and Utilities (PIA-tcu)

The purpose of the TCU is to provide for uses such as power generation plants, railroad facilities, telephone switching stations, airports, etc.

Priority Industrial Area - Park, Recreation, and Conservation (PIA-prc)

The purpose of the PRC subcategory is to provide for land dedicated to permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

POLICY GUIDELINES:

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Board of Commissioners are considering a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Board of Commissioners are requested to consider a zoning change to a PIA property or areas adjacent to PIA properties that alter its zoning designation to one that is not compatible with the Priority Industrial Area. Finally, the policy relating to “Adjacency to viable industrial areas” should be considered by the Planning Commission and the Board of Commissioners when a zoning change occurs to a property adjacent to PIA properties:

- | | |
|---------------|--|
| PIA-P1 | Job impacts: Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site. |
| PIA-P2 | Tax Base Impacts: Evaluate and compare the tax-base impacts between potential uses with the existing zoning and the proposed zoning, as well as comparing tax-base impacts to job impacts. |
| PIA-P3 | Viability: Prioritize developments with immediate uses over potential uses without users lined up. |
| PIA-P4 | Transition: Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use develop. |
| PIA-P5 | Adjacency to viable industrial areas: Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with |

residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

SMALL AREA POLICY GUIDELINES:

PIA-P6

In an effort to lessen the negative impacts on adjacent residential neighborhoods caused by Industrial uses along the east and west side of Six Flags Parkway, west of Queens Ferry Place and Queens Ferry Drive and to maintain the purpose and intent of the PIA, it is recommended that the Board of Commissioners consider the following when rezoning properties located within the PIA Future Land Use category:

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

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

(As amended January 16, 2018)

PIA-P7

In an effort to encourage compatibility between conflicting land uses and support job producing uses, the industrial sector, as identified in Figure A1.39, is encouraged to transition from PIA industrial uses to PIA industrial compatible uses. This policy, through rezoning efforts, encourages non-manufacturing uses that do not cause excessive odor, traffic, noise, or pollutants. In addition, it is recommended that any new structures be limited to 2 stories and landscaping along the right-of-way to enhance the visual appeal of the area. It is also important that during any rezoning or redevelopment of sites along the southern border of the sector, provide additional and enhanced buffering and/or screening along the property line adjacent to the residential neighborhoods to the south.

(As amended October 11, 2022)

PIA-P8

In an effort to encourage compatibility between conflicting land uses and to support job producing uses, the commercial sector, as identified in Figure A1.39, is encouraged to transition from PIA industrial uses to PIA community activity center uses. This policy, through rezoning efforts, encourages commercial and office type uses that serve the needs of the surrounding industrial users. If redevelopment occurs on a formerly residential lot, the subject business would be encouraged to use the existing structure. To accommodate the needs of the new business, the structure may be retrofitted or renovated to fit the needs of the business. Outside storage should be limited to the rear of the property/building and screened from the roadway and adjacent homes. For the tract that is directly adjacent to the Silver Comet Trail, another valid use may be a recreational use that provides pedestrian and bike access to the Silver Comet Trail.

(As amended October 11, 2022)

PUBLIC/INSTITUTIONAL (PI)



DEFINITION:

Public/Institutional provides for certain state, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan. Small Area Policy Guidelines (SAPG) for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, retirement communities, and cemeteries

SMALL AREA POLICY GUIDELINES:

PI-P1 In order to better implement and promote quality growth along Canton Road, the Board of Commissioners has implemented a series of design guidelines located in the Cobb County Development Standards that cover all non-residential properties that are located along the Canton Road Corridor, as shown in Figure A1-35. The intent of these design guidelines is to improve the architectural quality of Canton Road in order to encourage an improved sense of

place.

PI-P2

In order to establish an appropriate land use on the properties located just south of the City of Marietta along Hill Street, Garrison Road, Lakewood Road, Carnes Drive and Appleton Drive between Powder Springs Street and South Cobb Drive, the Board of Commissioners has established a High Density Residential (HDR) future land use category to assist in revitalizing this area of the County. Due to the site's proximity to existing Community Activity Center to the east and west, mixed-use to the north and High Density Residential to the south, the Board of Commissioners encourages townhome, owner-occupied units with an emphasis on urban design, inter parcel access, environmental sustainability and pedestrian accessibility to mitigate development impacts. Requests for changes in land use may be suitable if incorporated into a development assemblage, within the low to moderate range of dwelling units allowable in the HDR category and contains appropriate transitions to surrounding single-family structure.

PI-P3

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285 are properties that require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and

Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

PARK/RECREATION/CONSERVATION (PRC)



DEFINITION:

Park/Recreation/Conservation (PRC) provides 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. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan. When development plans are presented to the Board of Commissioners, the adjacent Future Land Use designations will be given consideration with emphasis on adequate buffering, step-down to uses of different intensity and preserving environmentally sensitive areas.

This land use category includes environmentally sensitive areas such as flood plains and wetlands which serve an important natural function by providing enhanced water quality protection, groundwater recharge, floodwater storage, channelization, silt retention and groundwater discharge. When it is feasible to do so, the County may consider acquiring (easement or fee simple ownership) flood plain and/or wetland areas that would remain undeveloped to ensure these valuable functions continue unabated.

COMPATIBLE ZONING DISTRICTS:

Any district dedicated to active or passive recreation use. Conservation is the sub-category for permanently protected land dedicated to passive

recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

PARK/RECREATION/CONSERVATION SUB-AREA CLASSIFICATIONS

Conservation is a sub area classification of PRC for permanently protected land dedicated to passive recreation uses. It includes land set aside to protect water quality, wetlands and areas with erodible soils, stream banks, riparian buffers, scenic views, historic and archeological resources and steep slopes. They may be private or publicly owned and may include playgrounds, parks, natural preserves, wildlife management areas, national forests, stream buffers, wetlands, floodplains and/or other similar uses purchased with local, state and federal funds.

TRANSPORTATION/COMMUNICATION/UTILITIES (TCU)



DEFINITION:

Transportation/Communication/Utilities provides for uses such as power generation plants, railroad facilities, communication towers, airports, etc.

COMPATIBLE ZONING DISTRICTS:

Any district dedicated to uses such as power generation plants, railroad facilities, communication towers, airports, etc.

MABLETON TOWN CENTER (MTC)



DEFINITION:

Mableton Town Center provides for areas that establish development standards and incentives to assist residences and businesses in having a desirable mixed-use community that is a walkable, green and a vital hometown that will be an even better place to live, work and play. Throughout the Mableton community, transect zones are established to guide developments that will respond to regional characteristics and needs. Guidelines for this category are listed below:

COMPATIBLE ZONING DISTRICTS:

Land use will be determined by the specific transect zones. The zones range from T3, which is Sub-Urban Zone focusing more on low-density residential developments to T6, which is Urban Core Zone consisting of higher intensity uses. For more information on compatible zones please refer to the Mableton Form Base Code.

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

MTC-P1 Mableton should retain its natural infrastructure and visual character through growth opportunities that encourage infill development in parity with the development of new communities.

MTC-P2 Developments within the area should support Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) patterns and Mableton’s vision of being a Lifelong Community.

MTC-P3 Transportation corridors should be planned and reserved in coordination with land use.

MTC-P4 Green corridors should be used to define and connect the town center area.

MTC-P5 The community should include a framework of infrastructure to support all modes of transportation that would coordinate with the development patterns enabled by the code.

MTC-P6 The architecture and landscape design should grow from local climate, topography, history and building space through energy efficient methods, where possible.

MTC-P7 The harmonious and orderly evolution of the built environment should be secured through regulating the form of buildings.

The following are general development standards, however more specific standards exist according to the building’s form, position, functions within the Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) zone and it’s transect zone classification.

MTC-P8 Developments should be compatible with the density and intensity of uses based upon their building function;

MTC-P9 The lot layers, building disposition and height should be defined by specific transect zone classifications in order to ensure appropriate compatibility with land uses within and outside of the MTC.

MTC-P10	Exterior designs should be compatible with frontage standards and general requirements;
MTC-P11	Permitted building functions, including residential, lodging, office, retail, civic and other functions, should be compatible with the allowable functions of the appropriate transect zones;
MTC-P12	The quantity of required parking should be consistent with the building function;
MTC-P13	Landscaping for properties should be consistent with established frontage types.

RURAL RESIDENTIAL (RR)



DEFINITION:

Rural Residential provides for areas that are suitable for Cobb County's lowest density housing. Such areas include those difficult to sewer, furthest from major activity centers, public services and transportation corridors, or have sensitive environmental features or scenic values. The RR category provides for development that is zero (0) to one (1) unit per acre. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, PRD

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following guidelines:

- | | |
|--------------|--|
| RR-P1 | Areas that are not projected to have the basic services of water and sewer due to topographical or other constraints shall be classified as RR on the Future Land Use Map. |
| RR-P2 | Areas of the County located furthest from employment centers and major transportation corridors shall be classified as RR on the Future Land Use Map. |

RR-P3 New residential uses should be developed in a manner that helps protect the rural character and environmentally sensitive nature of these areas.

RR-P4 Any area of floodplain or wetland shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

RR-P5 In order to show the importance of low density development within the Rural Residential area in north west Cobb County east of Cobb Parkway and west of Lake Allatoona, the Board of Commissioners strongly encourages single-family residential development at a density no higher than what is recommended by Rural Residential due to topographical impacts on sewer availability and the potential for negative environmental impacts on Lake Allatoona.
(As amended October 11, 2022)

RR-P6 Any new development or redevelopment that requires sewer infrastructure within the Rural Residential Area west of Cobb Parkway, north of Highway 92 and south of Cedarcrest Road, will be strongly recommended to follow the allocated parameters of the Paulding County Pumpkinvine Creek Intergovernmental Wastewater Treatment Agreement due to the complexities of the topography and limited wastewater infrastructure in the area.
(As amended October 11, 2022)

VERY LOW DENSITY RESIDENTIAL (VLDR)



DEFINITION:

Very Low Density Residential provides 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 development pattern is zero to two (2) dwelling units per acre. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, R-30, R-20, OSC, PRD

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

VLDR-P1 Areas that do not have the basic services of water and sewer shall be classified as VLDR on the Future Land Use Map.

VLDR-P2 New residential uses should be developed in a manner that helps protect the rural/estate character of these areas.

VLDR-P3 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

VLDR-P4 In an effort to mitigate any future land use conflicts and to ensure the preservation of the stable low-density, single-family residential neighborhoods that make up Vinings, it is recommended that the Very Low Density Residential (VLDR) future land use that currently exists on the majority of the residential areas of Vinings, be kept in place and that any future development or redevelopment be compatible with the VLDR future land use category and the surrounding low-density, single-family neighborhoods. This area includes existing VLDR along Stillhouse Road, Paces Mill Road, New Paces Ferry Road, Paces Ferry Road, Woodland Brook Drive and associated neighborhoods off these major roads in Vinings.

VLDR-P5 Due to the complexities of acquiring multiple easements and limited wastewater infrastructure within the boundary highlighted within Figure A1.37, the Board of Commissioners strongly encourages densities no higher than what is recommended by VLDR.
(As amended October 11, 2022)

LOW DENSITY RESIDENTIAL (LDR)**DEFINITION:**

Low Density Residential provides 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, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, R-30, R-20, R-15, OSC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

LDR-P1 Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

LDR-P2 Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed

densities do not adversely affect the stability of existing residential areas.

LDR-P3 New residential uses should be developed in a manner that helps protect the character of these areas.

LDR-P4 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

LDR-P5 In order to mitigate potential land use conflicts which could arise from the conversion of single-family residences and lots into more intense residential development along Kinjac Drive, north of Macby Drive, it is recommended to limit the intensity of zoning applications for consideration. New development in this area along Kinjac Drive in Land Lot 523 of the 16th District shall be limited to the LDR designation at a maximum of 2.0 units per acre net density.

LDR-P6 Given the documented low impact nature of non-supportive senior living housing on County infrastructure and services, these housing units may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. Further, any of the housing units in this category must be located along an arterial roadway, as defined by the Cobb County Thoroughfare Plan, as may be amended from time to time.

LDR-P7 In an effort to mitigate any potential land use conflicts that could arise from the conversion of single-family residences and lots into more intense residential development along

Dallas Highway between Martin Ridge Subdivision and Mount Calvary Road, it is recommended to limit the intensity of zoning applications for consideration in this area. New developments in this area along Dallas Highway located in Land Lot 328 of the 20th District are recommended to be part of an assemblage proposal with vehicular access onto Mount Calvary Road. Provide sufficient buffering (determined by District Commissioner) adjacent to the existing service station to the southwest. Development shall be limited to the LDR designation.

LDR-P8 In an effort to mitigate any potential land use conflicts that could arise from the conversion of single family residences and lots into more intense residential developments between Dallas Highway to the north and Old Dallas Highway to the south and extending west from the Dallas/Old Dallas Highway intersection to the eastern boundary of the CAC node, it is recommended to limit the intensity of zoning applications for consideration in this area. New developments in this area are recommended to be part of an assemblage proposal with vehicular access onto Old Dallas Highway. The proposed units should be oriented towards Old Dallas Highway and provide sufficient buffering (determined by District Commissioner) adjacent to the CAC node to the west. Development shall be limited to LDR designation.

LDR-P9 The existing PRC tract that fronts Sandy Plains Road, just northeast of the Davis Road intersection is encouraged to be developed in an assemblage plan that would combine the two (2) abutting residential tracts to the west in a LDR use proposal with direct ingress/egress access to the signalized intersection of Sandy Plains Road and Davis Road.

LDR-P10 In order to mitigate potential land use conflicts that could arise from the conversion of single-family residences and lots

into more intense residential development along Old Tennessee Road, north of Hurt Road, it is recommended to limit the intensity of zoning applications for consideration. The development approved on September 19, 2006, does not set a precedent for higher density residential development in the area because of proposed infrastructure improvements in this area. The developer agreed to improve Old Tennessee Road from Hurt Road to the edge of the development so that it would be a twenty-four (24') foot wide roadway and agreed to install a cul-de-sac at the end of the dead-end section of the street. This substantial investment in public infrastructure paid for by a private individual provided justification for allowing additional density on this site (Land Lot 771 of the 19th District). New development in this area along Old Tennessee Road shall be limited to the standard LDR designation.

LDR-P11

In an effort to encourage neighborhood compatibility, revitalization that occurs on Blair Bridge Road between Riverside Parkway (formerly Six Flags Drive) and South Gordon Road should be done in a manner that respects the existing character and density of the surrounding neighborhoods. Pockets of redevelopment should be accommodated to stabilize the housing stock. Any increases in density for the new developments should be minimal.

LDR-P12

In an effort to halt the expansion of commercial nodes, to assist with the revitalization of declining structures, and the need to provide an adequate transition and buffering to protect the surrounding VLDR and RR neighborhoods; the properties located along the south side of Dallas Highway west of West Sandtown Road and east of Kennesaw View Drive are to be Low Density Residential (LDR). The LDR area should be constrained by Kennesaw View Drive and West Sandtown Road so that it will not set a precedent for higher densities in this area of Cobb County. Preferred

developments in this LDR area would be made up of an assemblage of properties with a single curb cut on Dallas Highway. Any development should maintain the focus of the development on Dallas Highway so that it can transition to a less intense development plan along Kennesaw View Drive to minimize impacts on the neighboring established residential areas. Densities should be a maximum of two (2) units per acre for single-family, detached dwelling units and a maximum of four (4) units per acre for developments using the Residential Senior Living zoning category.

LDR-P13

In order to establish an appropriate land use on the properties located just north of Sandy Plains Road and east of Trickum Road in Land Lot 455 of the 16th District (known as Parcels 1, 2, 3, 4 and 27), the Board of Commissioners has established and encourages this residential community to be developed in an assemblage plan. Future development in said area should include the appropriate transitions to surrounding single-family structures.

LDR-P14

In order to protect the residential character of the area and surrounding property owners, the Residential Senior Living on the southeast side of Macland Road and W Sandtown Road intersection will be expanded north to the existing Low Density Residential area to the north. Said area shall not extend beyond the boundaries of the adjacent five parcels totaling 4 acres. The Board of Commissioners will only consider senior living type developments consistent with the residential character for the parcels surrounding this area.

LDR-P15

The existing LDR tracts that front John Ward Road, just northeast of the intersection of John Ward Road and Battlefield Drive are encouraged to be developed in an assemblage plan that would combine the three (3)

abutting residential tracts north of Battlefield Drive. Any development here should ensure appropriate transitions in scale and general compatibility with the existing stable residential communities.

LDR-P16

In order to provide definitive future direction for the locally designated Concord Covered Bridge Historic District within the Cobb 2040 plan, a future land use overlay shall be provided for the Historic District. This overlay will give the historic district special consideration in future planning and any new development that would require rezoning. While the Historic District is locally protected under the Cobb County Historic Preservation Ordinance, providing additional acknowledgement and consideration within the Cobb 2040 plan assures that this part of Cobb County will remain an area of historic, architectural and cultural value.

LDR-P17

In an effort to provide an adequate transition and buffering from the commercial uses along Cobb Parkway the property designated as Low Density Residential on the Future Land Use Map and located to the rear of the commercial uses on the west side of Cobb Parkway in land lot 37 of the 20th District are to be considered for senior living type developments as long as direct access to Cobb Parkway and inter-parcel access to adjacent retail and office uses can be achieved.

LDR-P18

In accordance with the action of the Board of Commissioners on January 17, 2017, as a way to protect the low-density residential character of the area along the north and south side of Robinson Road from Lecroy Drive eastward to Holt Road, the Board of Commissioners discourages more intense commercial and / or residential uses along Robinson Road. It will only consider residential developments consistent with the single-family, detached

residential character of the area within the Low Density Residential land use designation.

LDR-P19

Due to the existing residential uses and the proximity of industrial uses surrounding the LDR area north of Flint Hill Road, south of Powder Springs Road and west of Anderson Farm Road and Ewing Road, any new residential development will be encouraged to provide adequate buffering/screening to ensure the desirability and viability of the residential tracts.

(As amended October 11, 2022)

MEDIUM DENSITY RESIDENTIAL (MDR)



DEFINITION:

Medium Density Residential provides for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- MDR-P1** Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- MDR-P2** Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses. Single-family residential developments resulting in densities greater than four (4) units per acre may also be limited in overall acreage due to intense deforestation, drainage, and erosion and

sedimentation concerns associated with such development. Specific restrictions may be codified in the Cobb County, Georgia Zoning Ordinance.

- MDR-P3** New residential uses should be developed in a manner that helps protect the character of these areas.
- MDR-P4** MDR areas can serve as a transitional category between more intensive uses and less intensive uses.
- MDR-P5** Affordable housing with open space and high-quality design should be encouraged to be developed in this category.
- MDR-P6** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- MDR-P7** On December 11, 2001, the Board of Commissioners adopted a land use initiative for the area on Wilhelmena Drive to control residential development patterns. Due to the area's infrastructure limitations and topographical sensitivity, the Board articulated a desire to minimize the intensity of development for this area. In order to implement this objective, the Board of Commissioners will only consider development below or at the midpoint of the MDR category (2.5 – 5 du/a) and require the use of Open Space Community Overlay specifications to minimize grading and impact on King's Lake.
- MDR-P8** In order to mitigate the land use conflicts that can arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for

the parcels within Land Lots 40 and 41 of the 17th District bordered by Floyd Road, Ayers Drive and Landers Road. All properties must be assembled and included in one rezoning/development plan. Architectural design encouraging two-story “brownstone” appearances, shared access, rear entry garages, no direct access to Floyd Road and land use transition will be of paramount importance. Rezoning applications will be evaluated for appropriateness based on these criteria. This is appropriate based on opportunities for commercial development on the west side of Floyd Road and to complement the Mable House historical complex.

MDR-P9

On January 21, 2003, the Board of Commissioners adopted a land use initiative for the area along Cooper Lake Road to control residential development patterns. Due to the topographical sensitivity of the surrounding area, the Board of Commissioners articulated a desire to minimize the intensity of the development for this area. In order to implement this objective, the Board of Commissioners will only consider development below or at the midpoint of the MDR designation (2.5-5 du) and require the use of the Open Space Community Overlay specifications to minimize grading and impact to sites along Cooper Lake Road.

MDR-P10

The existing residential community located on the north side of Piedmont Road in Land Lots 585 and 586 of the 16th District, just west of the Canton Road intersection is encouraged to be developed in an assemblage plan, which would combine a significant number of the residential tracts into a MDR proposal with a single ingress/egress entrance onto Piedmont Road.

MDR-P11

In order to generate a more contiguous transition between the Austell Road corridor and the surrounding stable single-family detached residential areas, new housing

developments along Austell Road are encouraged to contain a substantial owner-occupied component. In addition, there is a need to encourage redevelopment and revitalization of some of the antiquated multi-family developments. The redevelopment should expand senior-housing opportunities, provide additional owner-occupied opportunities and/or provide new and updated rental units that meet current market demand, as long as the total number of rental units in the development is not increased.

MDR-P12

In an effort to encourage neighborhood revitalization, redevelopment along Six Flags Parkway, from Riverside Parkway (formerly Six Flags Drive) to Discovery Boulevard, should include attached and detached single-family residential structures using the full range of allowable densities under the MDR category.

MDR-P13

In an effort to encourage residential revitalization, redevelopment along South Gordon Road, from Factory Shoals Road to Mableton Parkway, should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment, additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category.

MDR-P14

In an effort to encourage residential revitalization, redevelopment along Factory Shoals Road, from Riverside Parkway (formerly Six Flags Drive) to Mableton Parkway, should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment, additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category. Expansion of the commercial nodes should not be encouraged in this area.

MDR-P15

In recognition of the efforts to improve the quality of life of residents and businesses in the Mableton area, the Board of Commissioners encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commission's Lifelong Communities Program. With increasing life expectancies and varying levels of ability of the County's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Board of Commissioners supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent opportunity to develop innovative land-management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff is committed to focusing on street network and safety in order to

provide ample passive opportunities for healthy living and combining these with the flagship Mable House property enhancements; this would provide an exemplary healthy living environment for Lifelong Communities.

MDR-P16

In an effort to encourage neighborhood compatibility and the preservation of natural resources between Atlanta Road and single-family residences to the east, the existing tract of land, known as parcel 17 in Land Lot 742 of the 17th district is encouraged to be developed at the medium-density residential scale with single-family detached homes concentrated toward the rear of the property or in a conservation focused residential development.

MDR-P17

The area that includes properties along the north side of Atlanta Road, east of North Church Lane and approximately .2 mile west of Log Cabin Drive (Figure A1-27), is hereby designated as the Atlanta Road Transition Zone. The transition zone is needed because of the conflict between the high intensity industrial land uses along the south side of Atlanta Road and the nearby low-density and medium-density, single family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the industrial land uses, the following specific criteria are needed in the area identified as the Atlanta Road Transition Zone:

- Uses within the Atlanta Road Transition Zone should transition in nature from the high-intensity industrial uses along the south side of Atlanta Road to the more residential uses along Log Cabin Drive
- Industrial uses should be protected from further

residential incursion on the south side of Atlanta Road

- Existing non-residential uses on the north side of Atlanta Road, within the transition zone, should encourage retail, office, services, institutional or light industrial future uses. Existing and any future light industrial properties on the north side of Atlanta Road are encouraged to not emit noise, odor, or smoke to neighboring residential users

MDR-P18

The parcels fronting Cumberland Parkway between South Cobb Drive and Atlanta Road, the Neighborhood Activity Center south of Cumberland Parkway from South Cobb Drive to Interstate 285, and properties fronting Atlanta Road and Winchester Parkway from Cumberland Parkway to Interstate 285, require special attention from a development perspective. Any development in this area should incorporate property assemblages of multiple, smaller parcels. Any development should ensure appropriate transitions in scale and general compatibility with existing stable residential communities. Mixed-use developments, medical office and professional offices uses should be encouraged in the Community Activity Center and Neighborhood Activity Center areas. Allowing mixed-use developments and professional office uses will assist in creating new residential and employment opportunities as well as reduce traffic congestion and improve traffic flow by reducing total number of trips on the overall transportation system. Mixed-use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

MDR-P19

In order to provide definitive future direction for the locally designated Clarkdale Historic District within the Cobb 2040

plan, a future land use overlay shall be provided for the Historic District. This overlay will give the historic district special consideration in future planning and any new development that would require rezoning. While the Historic District is locally protected under the Cobb County Historic Preservation Ordinance, providing additional acknowledgement and consideration within Cobb 2040 assures that this part of Cobb County will remain an area of historic, architectural and cultural value.

MDR-P20

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

MDR-P21

In recognition of the existing land uses, zoning and future land uses along Chastain Meadows Parkway and Big Shanty Road, the Board of Commissioners has established a Community Activity Center on the west side of Bells Ferry Road. Due to the proximity of this CAC, to stable residential communities and office uses, it is not desired to have residential or retail uses in this activity center, but instead support office and medical type land uses. Furthermore, due to the surrounding residential neighborhoods to the east, buffering to adjacent residential uses and land use transitions will be of paramount importance when reviewing development proposals.

MDR-P22

In accordance with their action on January 17, 2017, the Board of Commissioners has established an area of Medium Density Residential (MDR) north and west of an existing Neighborhood Activity Center (NAC) at the intersection of Floyd Road and White Boulevard. This is intended to allow for a step down in intensity that would

serve as a transition between the commercial uses to the south and the single family residential uses to the east, north and west. It is recommended that the western boundary of the area of MDR be considered a line of demarcation between lower-and-higher intensity uses.

- MDR-P23** In order to better implement and promote the revitalization of the Windy Hill Road/Austell Road intersection, the Board of Commissioners encourages new development and redevelopment at this intersection be consistent with recommendations identified in the 2017 Milford/Osborne mTAP study. *(As amended April 23, 2019)*
- MDR-P24** In order to help revitalize parts of Canton Road and assist in creating more of a nodal type development pattern along Canton Road, the Board of Commissioners encourages an assemblage of parcels and recommends a senior living community at the north west corner of Canton Road and Westerly Way. *(As amended October 11, 2022)*
- MDR-P25** In an effort to encourage compatibility between conflicting land uses, the 16.4-acre tract of land along the west side of Sanders Road, known as the residential sector in Figure A1.39, directly south of the Silver Comet Trail, is encouraged to be developed at the MDR scale. It is recommended that all lots include documentation in their property deed noting their close proximity to an industrial area and that a heavily landscaped berm be constructed along the eastern property line of the tract adjacent to Sanders Road, where appropriate, to help shield future homeowners from the adjacent industrial uses to the east. *(As amended October 11, 2022)*

HIGH DENSITY RESIDENTIAL (HDR)



DEFINITION:

High Density Residential provides for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density should be sensitive to surrounding areas and offer a reasonable transition of land use. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-15, R-12, RA-4, RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)

POLICY GUIDELINES:

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- HDR-P1** Higher density housing should be located only in those areas with direct access to arterials or collectors in order to discourage neighborhood traffic intrusion and facilitate safe turning movements.
- HDR-P2** HDR areas can serve as a transitional category between more intensive uses and less intensive uses.
- HDR-P3** Affordable housing with open space and high-quality design should be encouraged to be developed in this category.

HDR-P4 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

HDR-P5 Reserved
(As amended October 11, 2022)

HDR-P6 In order to establish an appropriate land use on the properties located just south of the City of Marietta along Hill Street, Garrison Road, Lakewood Road, Carnes Drive and Appleton Drive between Powder Springs Street and South Cobb Drive, the Board of Commissioners has established a High Density Residential (HDR) future land use category to assist in revitalizing this area of the County. Due to the site’s proximity to existing Community Activity Center to the east and west, mixed-use to the north and High Density Residential to the south, the Board of Commissioners encourages townhome, owner-occupied units with an emphasis on urban design, inter parcel access, environmental sustainability and pedestrian accessibility to mitigate development impacts. Requests for changes in land use may be suitable if incorporated into a development assemblage, within the low to moderate range of dwelling units allowable in the HDR category and contains appropriate transitions to surrounding single-family structure.

HDR-P7 In order to better implement and promote the revitalization and rejuvenation of land uses within the Powers Ferry Master Plan, the Board of Commissioners will encourage new development and redevelopment within the Powers Ferry study area. New development should be constructed in a manner that supports the goals and

policies of the Powers Ferry Master Plan. The Board of Commissioners encourages sustainable mixed-use development, including residential, commercial and office uses within the Village Center and catalysts sites, as well as the rehabilitation and redevelopment of multi-family dwellings within the Redevelopment Area as defined by the Powers Ferry Master Plan.

HDR-P8 The area including the properties along the north and south sides of Paces Ferry Road, east of Cumberland Parkway and west of the railroad tracks, is hereby designated the Paces Ferry Transition Zone (See Figure A1-26). The transition zone is needed because of the conflict between the high-rise, high-density land uses in the Cumberland Regional Activity Center and adjacent areas west of the railroad tracks on Paces Ferry Road and the nearby low-density, single-family residential uses in Vinings. This is consistent with the Vinings Vision and the Cobb 2040 plan regarding the necessity to provide appropriate transition between areas of higher intensity use and nearby areas of lower intensity use. Furthermore, due to the high intensity uses and associated traffic congestion, the following specific criteria are needed in the area identified as the Paces Ferry Transition Zone:

- Residential densities should be “transitional” with lower densities and lower heights than those appropriate in most areas of the Regional Activity Center or the High Density Residential land use categories. Development and redevelopment in the Paces Ferry Transition Zone should “step down” from higher intensity uses along Paces Ferry Road to the lower intensity uses towards the railroad tracks.
- The HDR tract known as 2800 Paces Ferry Road (PIN 17088700010) is encouraged to include senior housing

as a major component to redevelopment of the site. This site is not encouraged to include a retail component to its redevelopment due to its reduced frontage and visibility to Paces Ferry Road. Services and professional offices use may be appropriate, especially if they are geared towards the needs of seniors and will be reviewed on a case by case basis by the Planning Commission and/or Board of Commissioners.

- Retail developments in the Paces Ferry Transition Zone should be concentrated along Paces Ferry Road and should not encroach beyond areas already approved for new retail services due to the impacts this type of use has on traffic, mobility and accessibility.
- Office developments are encouraged in the Paces Ferry Transition Zone on the north side of Paces Ferry Road and should not exceed the scale and intensity of other office parks in the Overlook Parkway area.
- The Planning Commission and Board of Commissioners is recommending to require a traffic study for all new development or redevelopment projects in the Paces Ferry Transition Zone, which includes major changes to zoning stipulated site plans, to determine the impact the development or redevelopment will have on transportation from the intersection of Paces Ferry Road and Cumberland Parkway to the intersection of Paces Mill Road and Cobb Parkway (U.S. 41).
- Any new development in the Paces Ferry Transition Zone will be asked to assist with the creation of the Vinings Heritage Trail through the following means:

- Installing approved historic interpretive signage if their site is identified as a location for interpretation through the Vinings Heritage Trail Concept Plan;
- Creating a small pocket park or civic space that will allow public access to the historic interpretive signage if requested in the Vinings Heritage Trail Concept Plan;
- Installation of the sidewalk and sidewalk details as outlined in the Vinings Heritage Trail Concept Plan.

HDR-P9

The following pertains to property located on the south side of Old Powder Springs Road, west of Dunn Road and associated with Z-18 of 2020: Developments should be encouraged to allow no more than eight units per acre, and the units shall be for individual ownership.
(As amended January 19, 2021)

REFERENCE MAPS

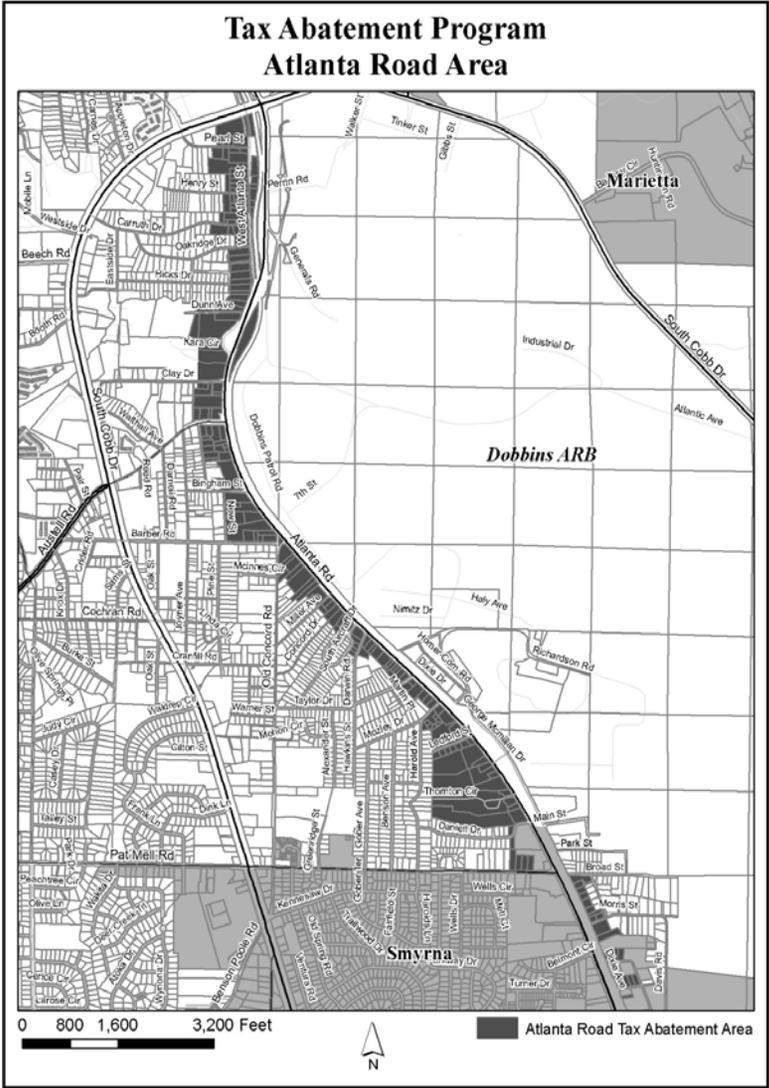


Figure A1. 4

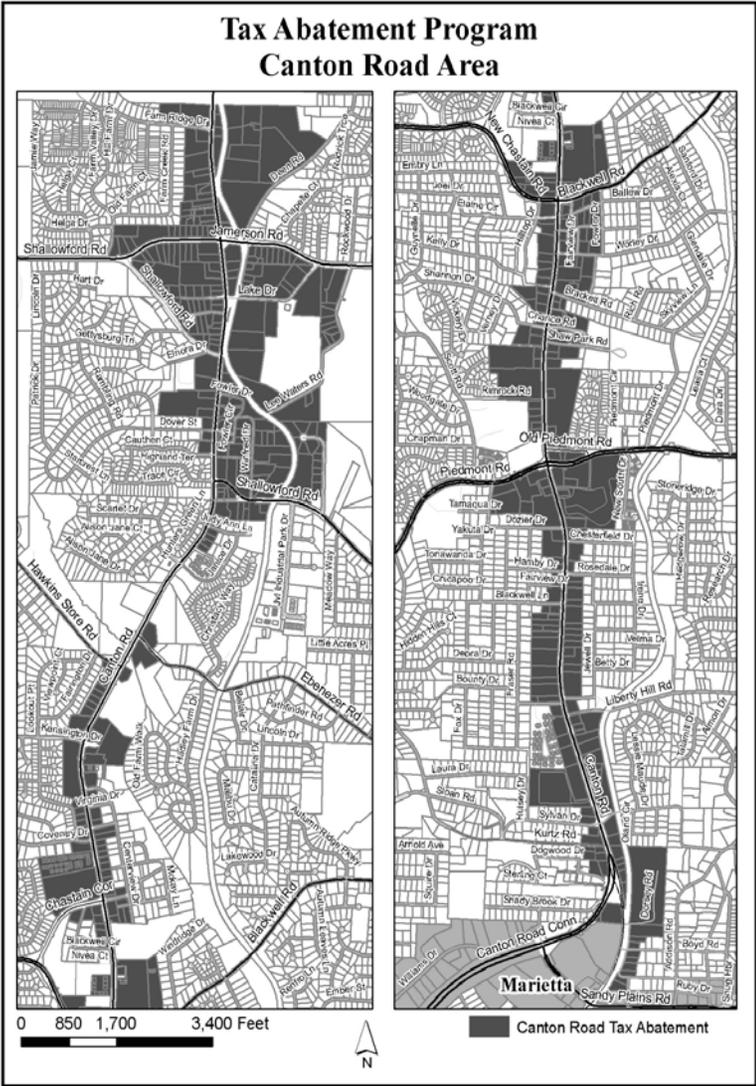


Figure A1. 5

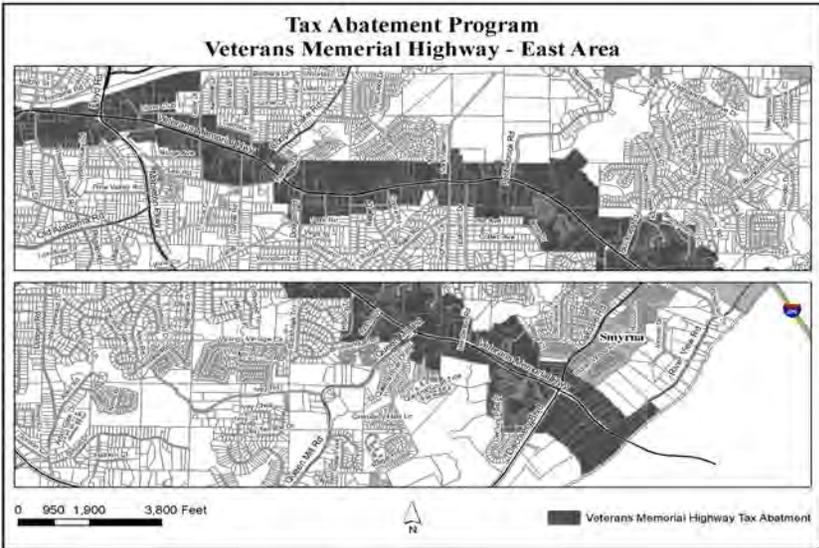


Figure A1. 6

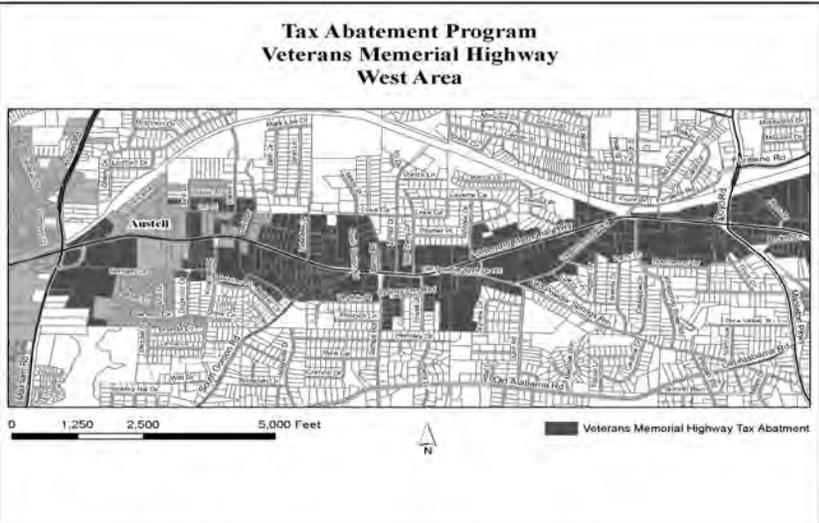


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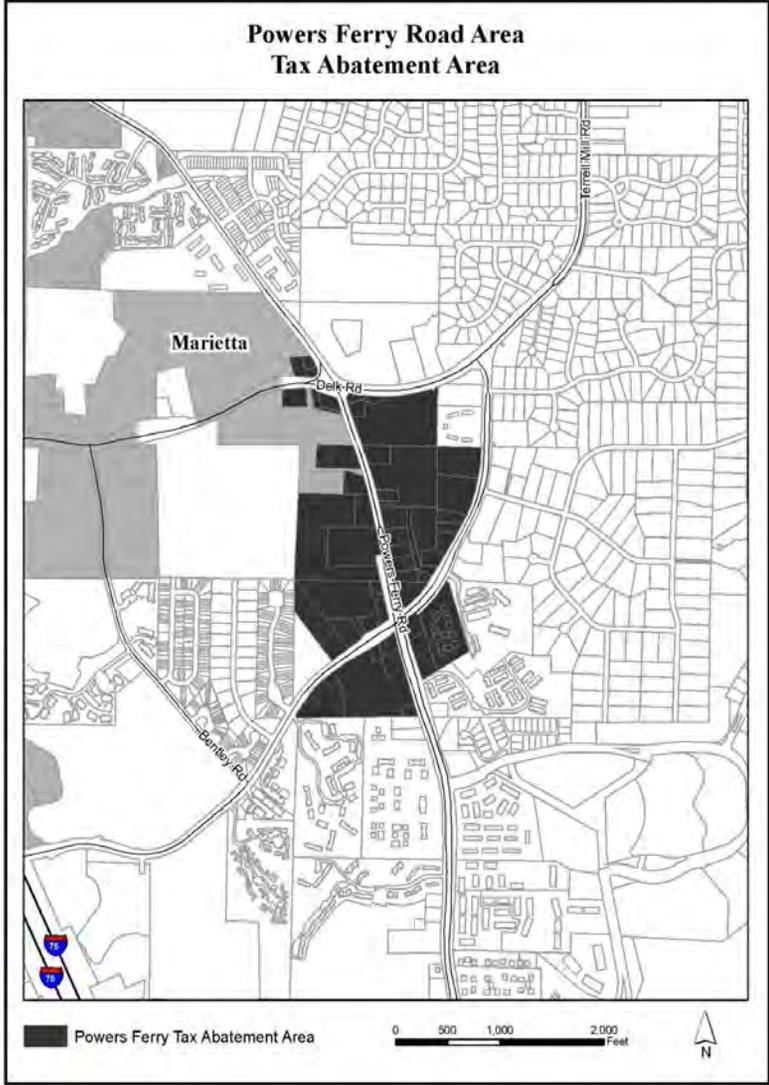


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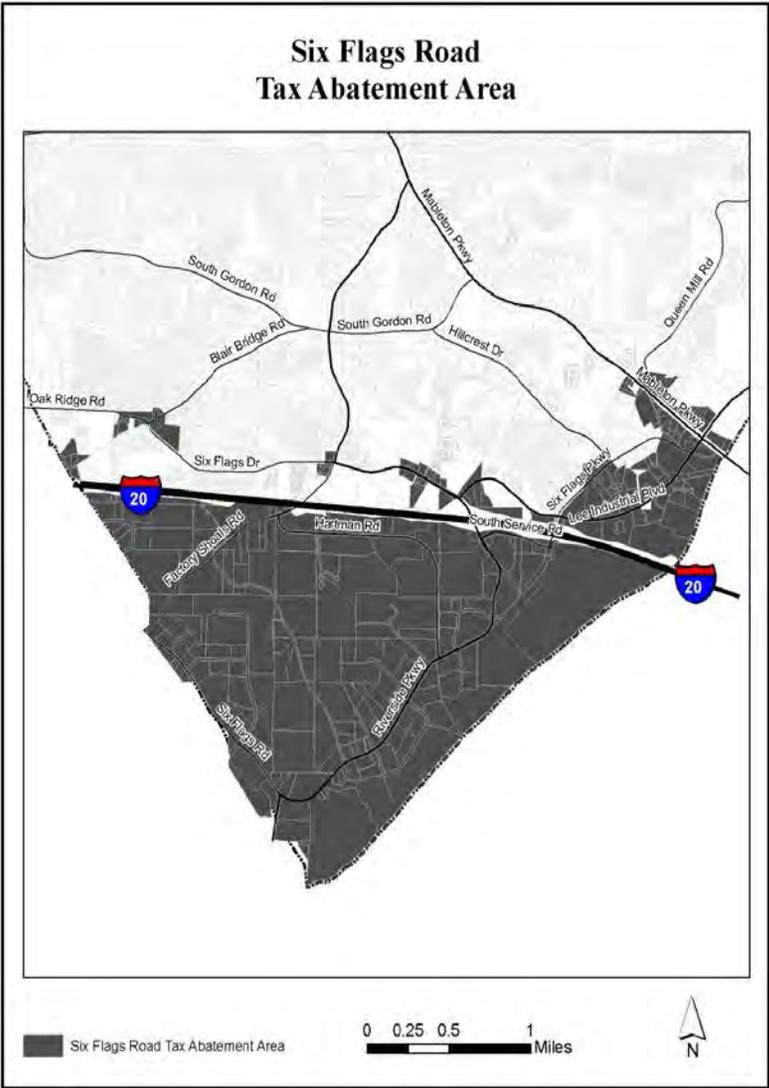


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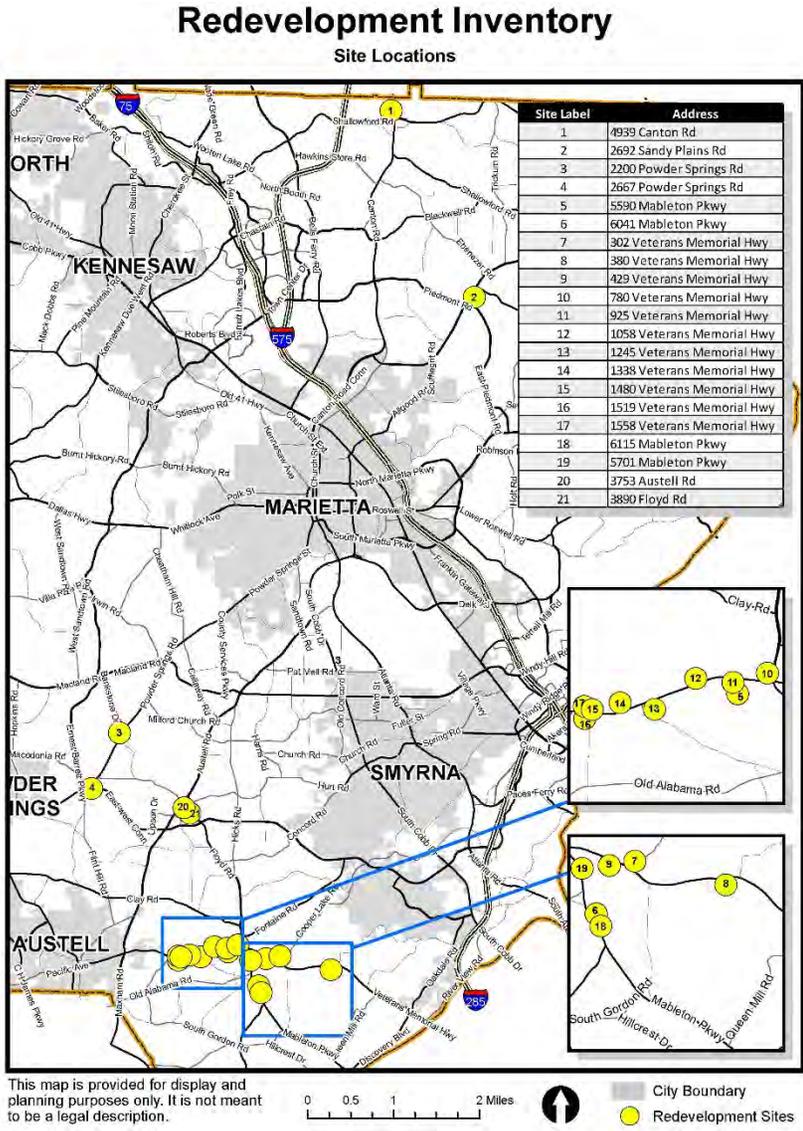


Figure A1. 10

Priority Industrial Area Sub-Categories

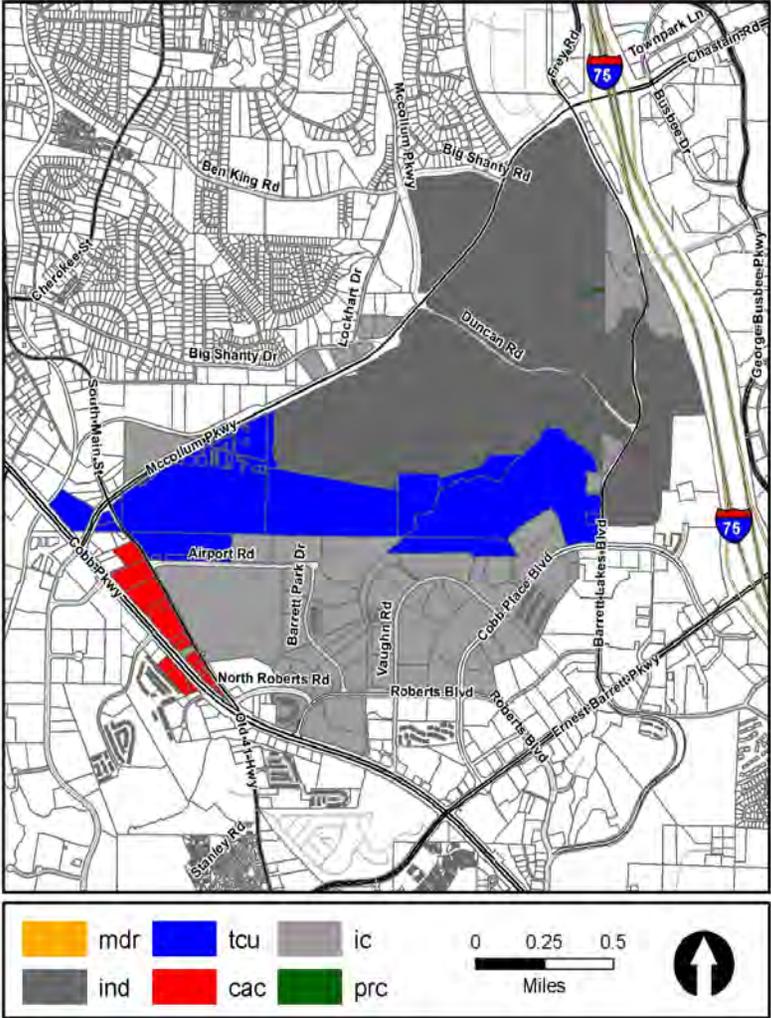


Figure A1. 11

Priority Industrial Area Sub-Categories



Figure A1. 12

Priority Industrial Area Sub-Categories



Figure A1. 13

Priority Industrial Area Sub-Categories



Figure A1. 14

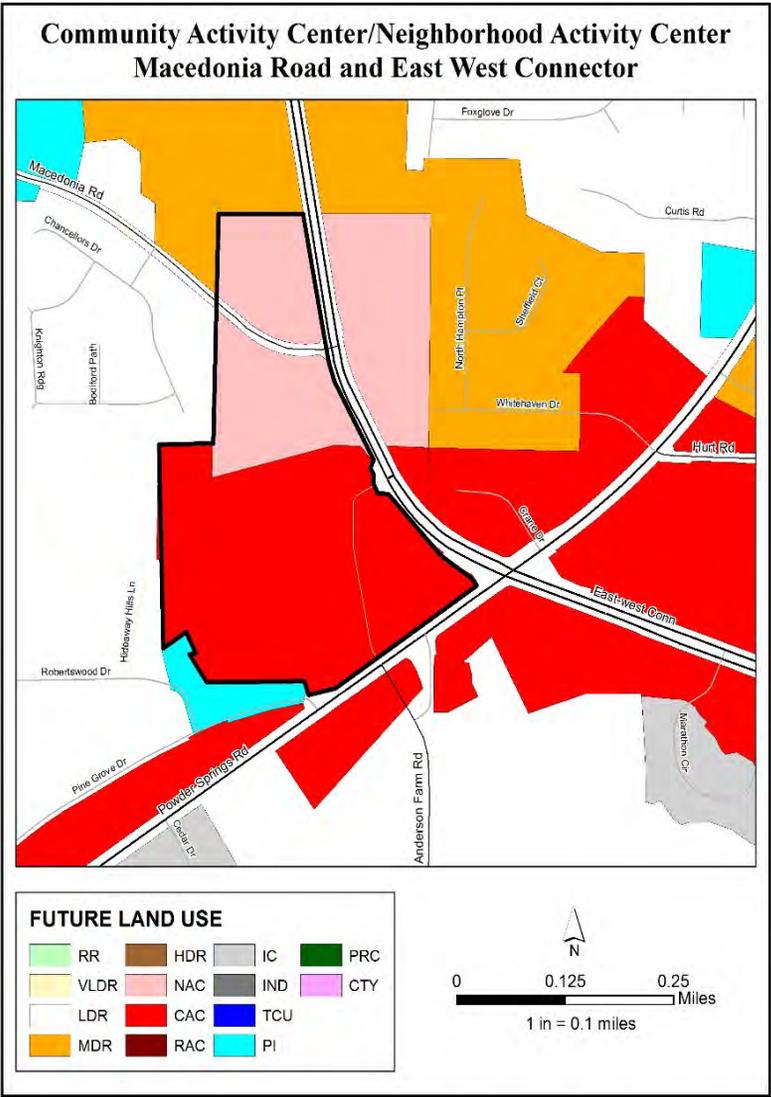


Figure A1. 15

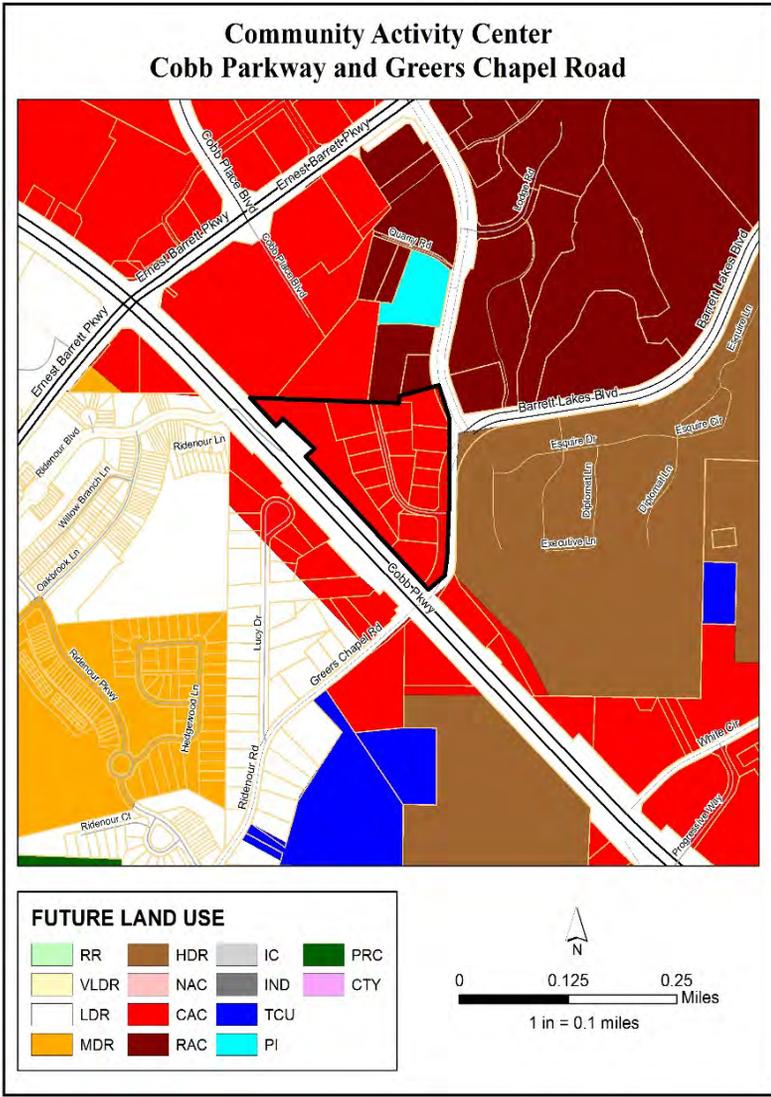


Figure A1. 16

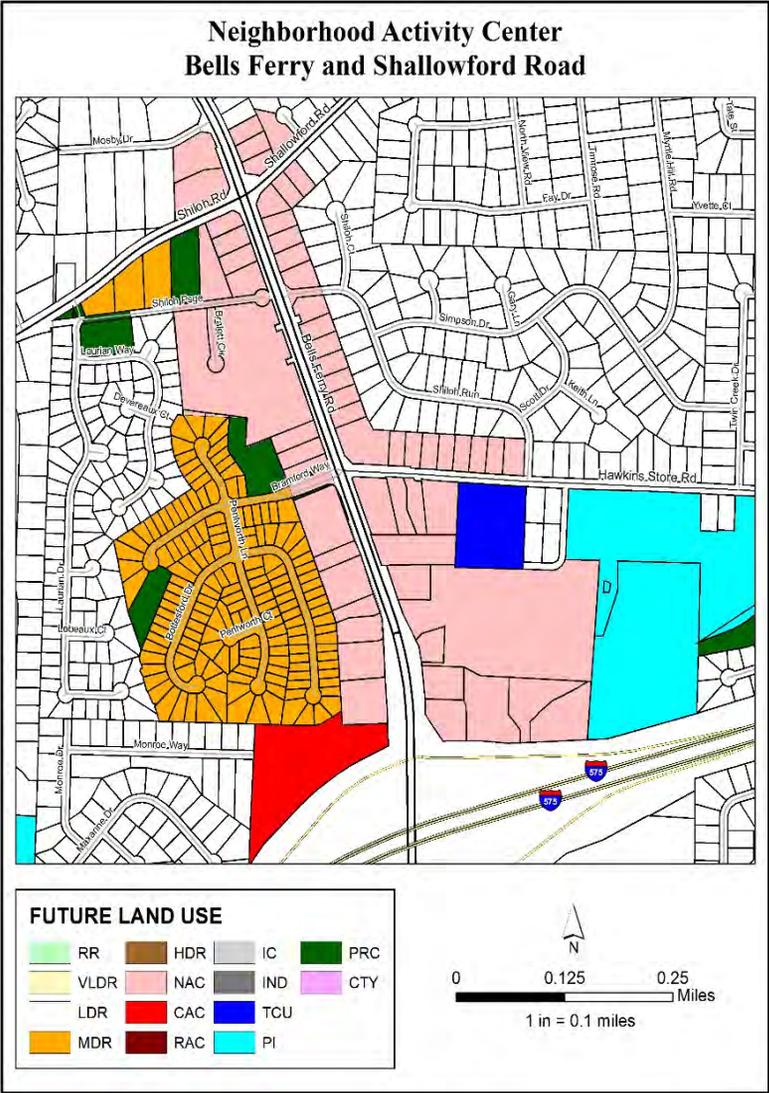


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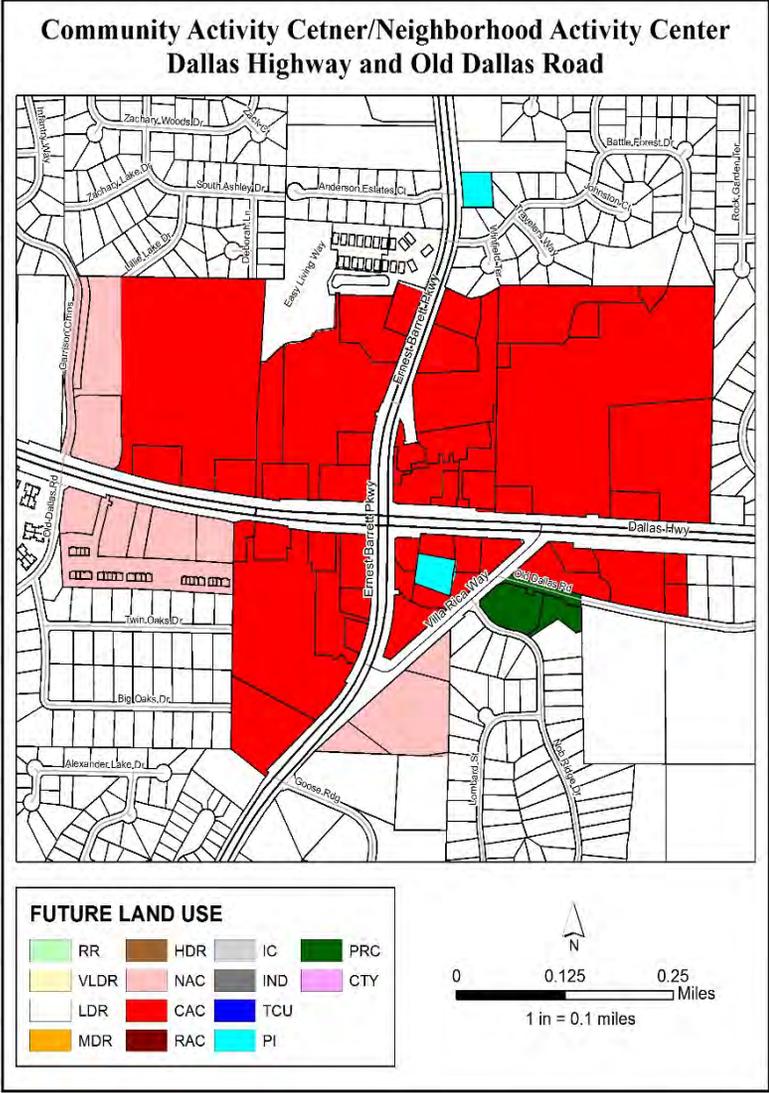


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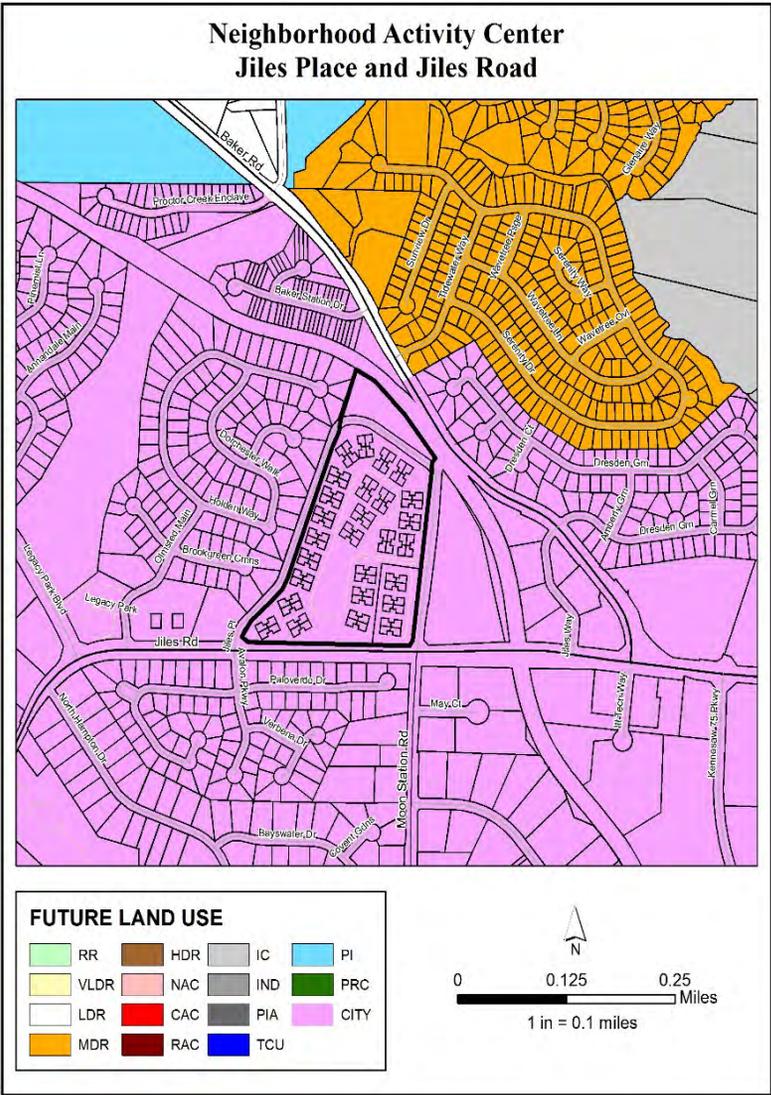


Figure A1. 19

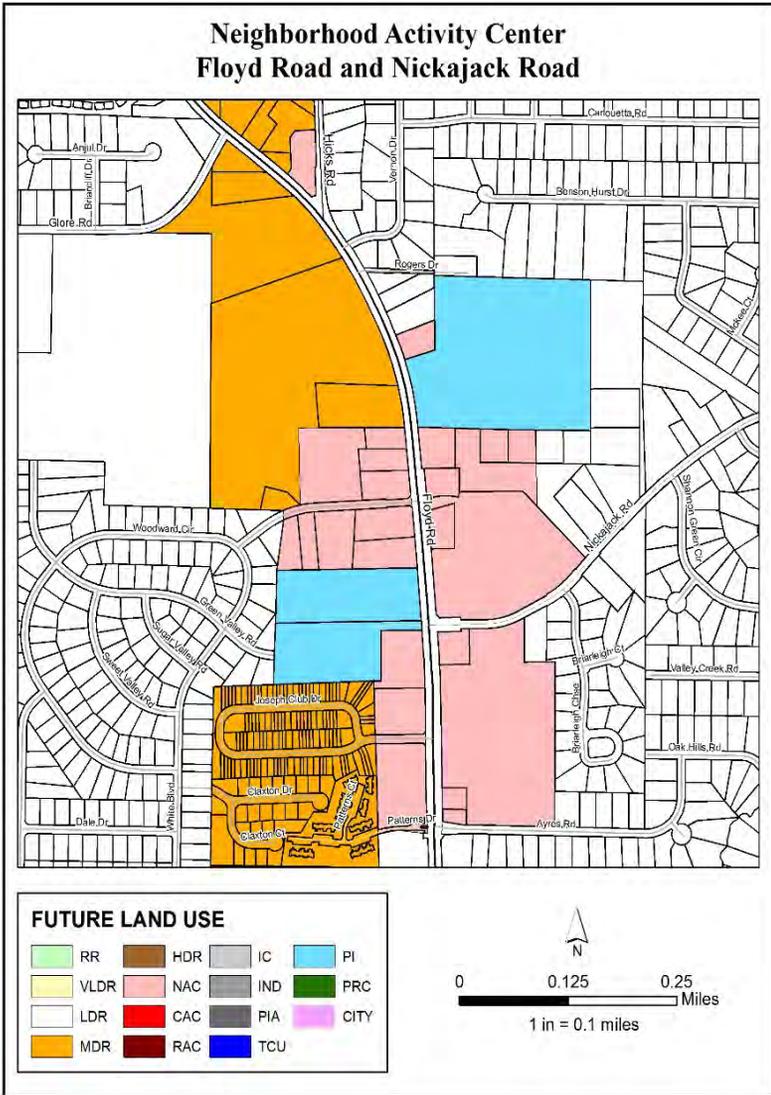


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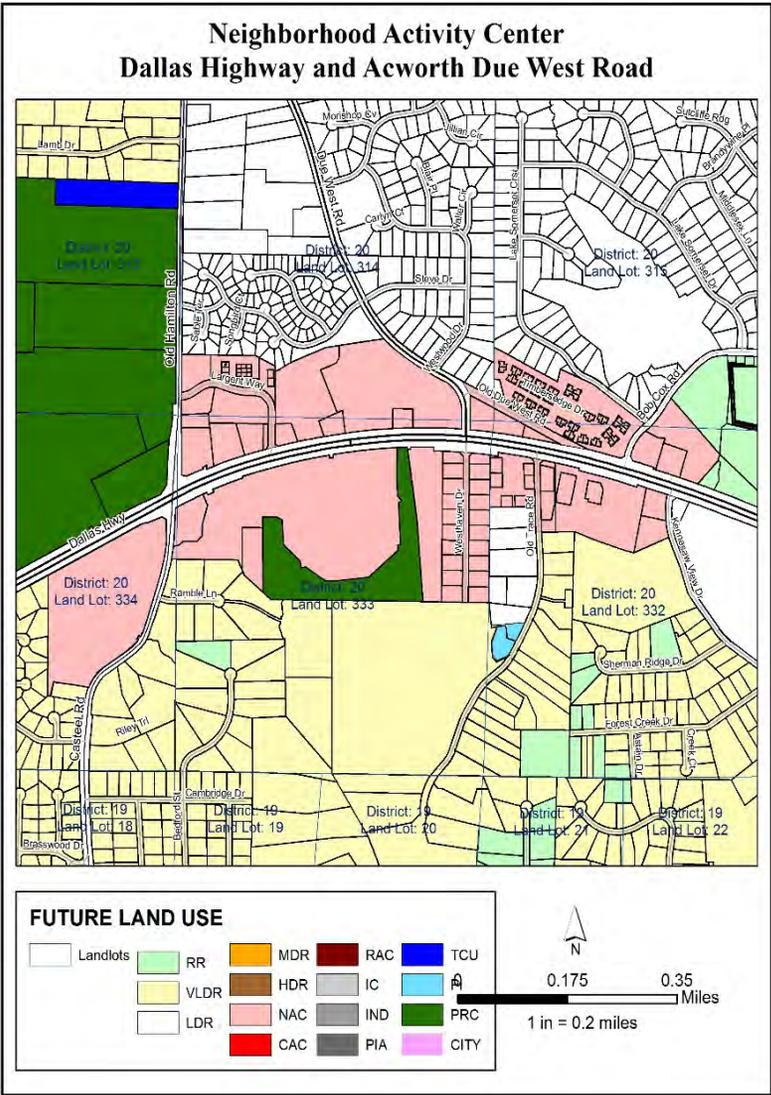


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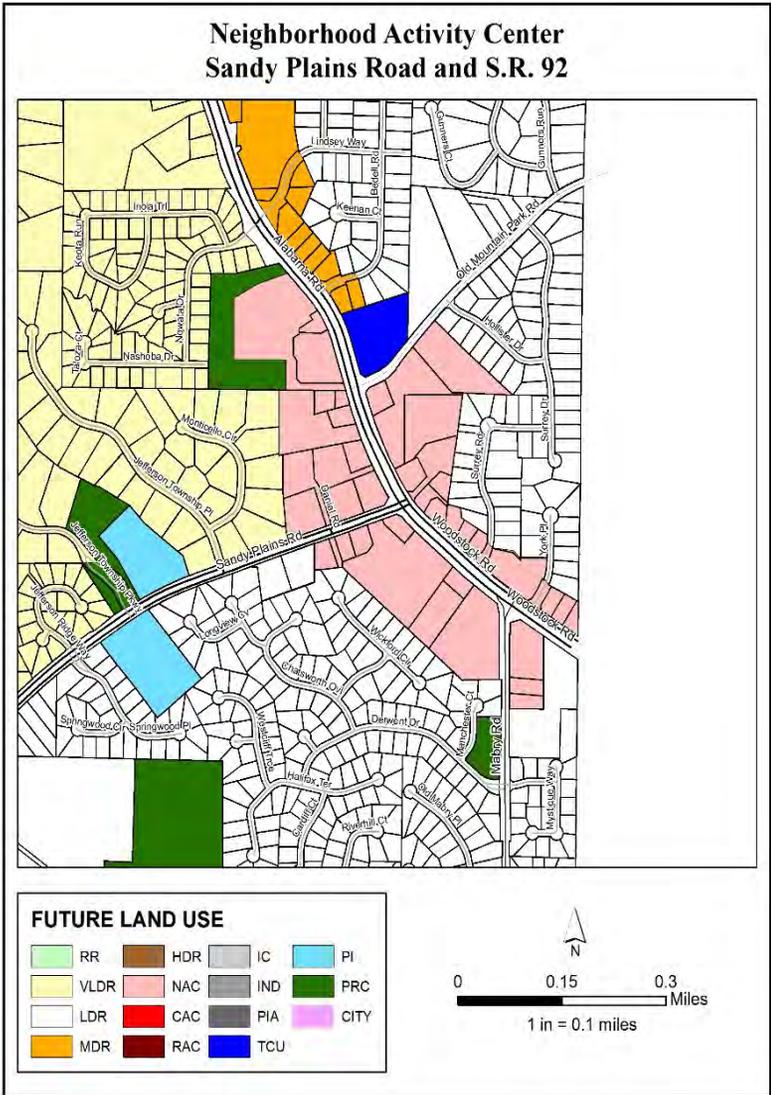


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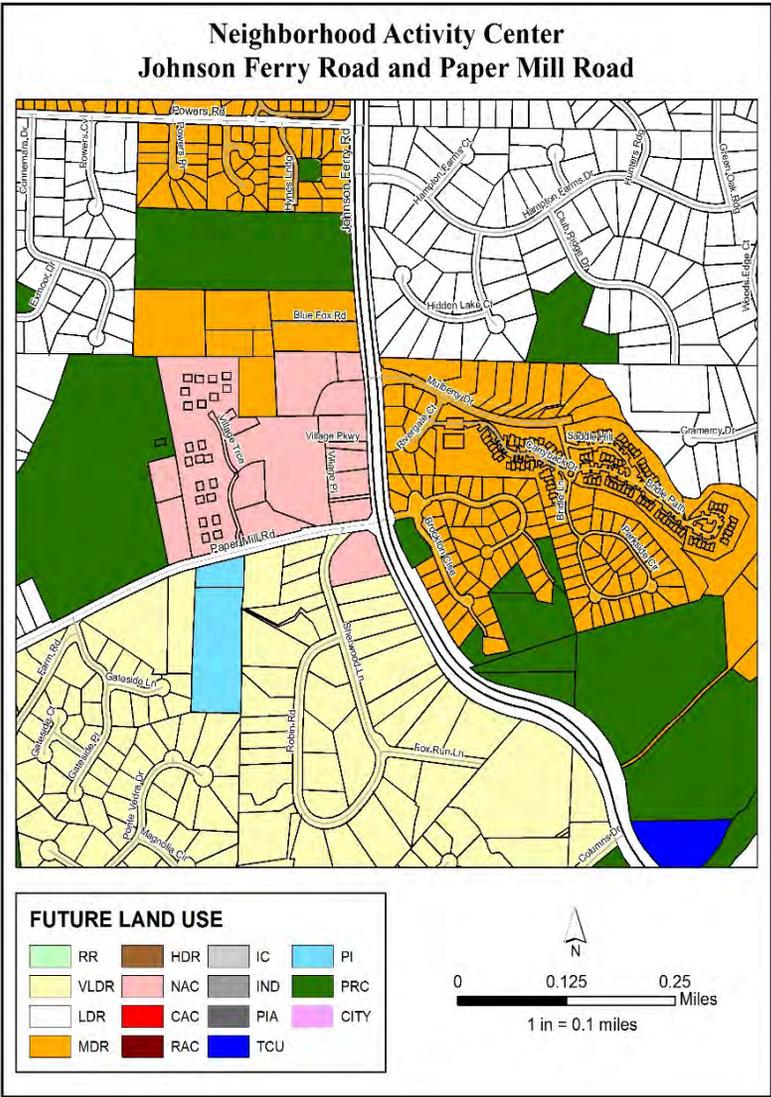


Figure A1. 23

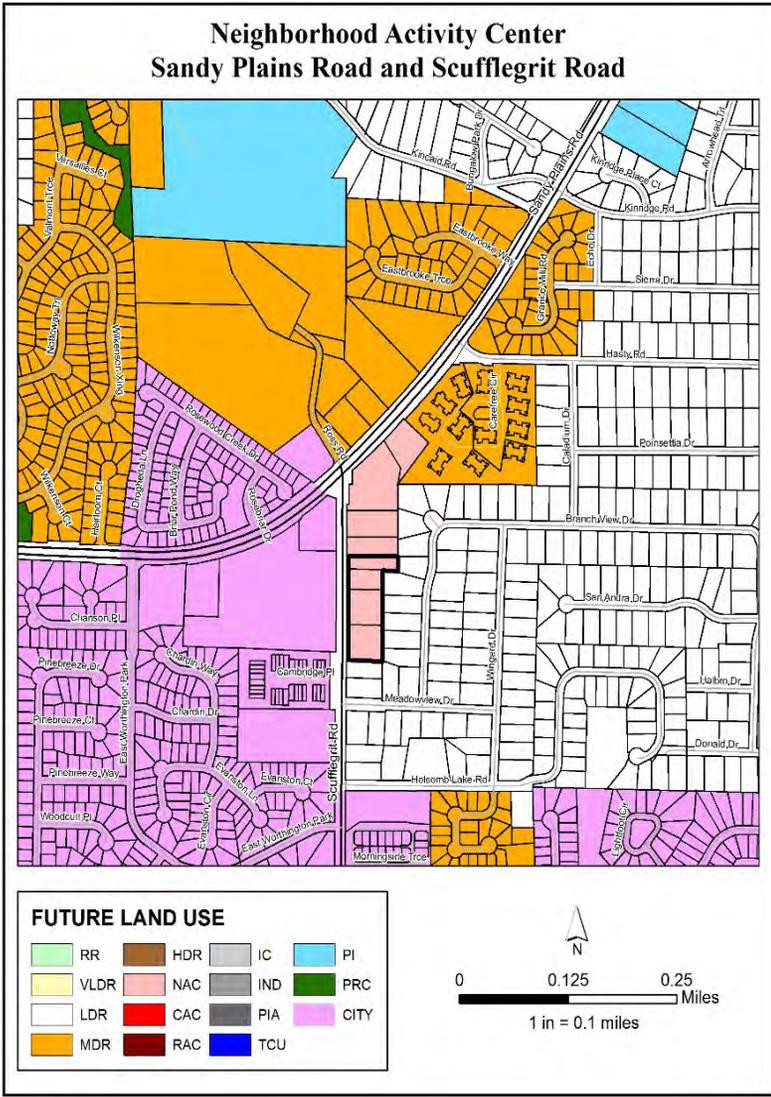


Figure A1. 24



Figure A1. 25

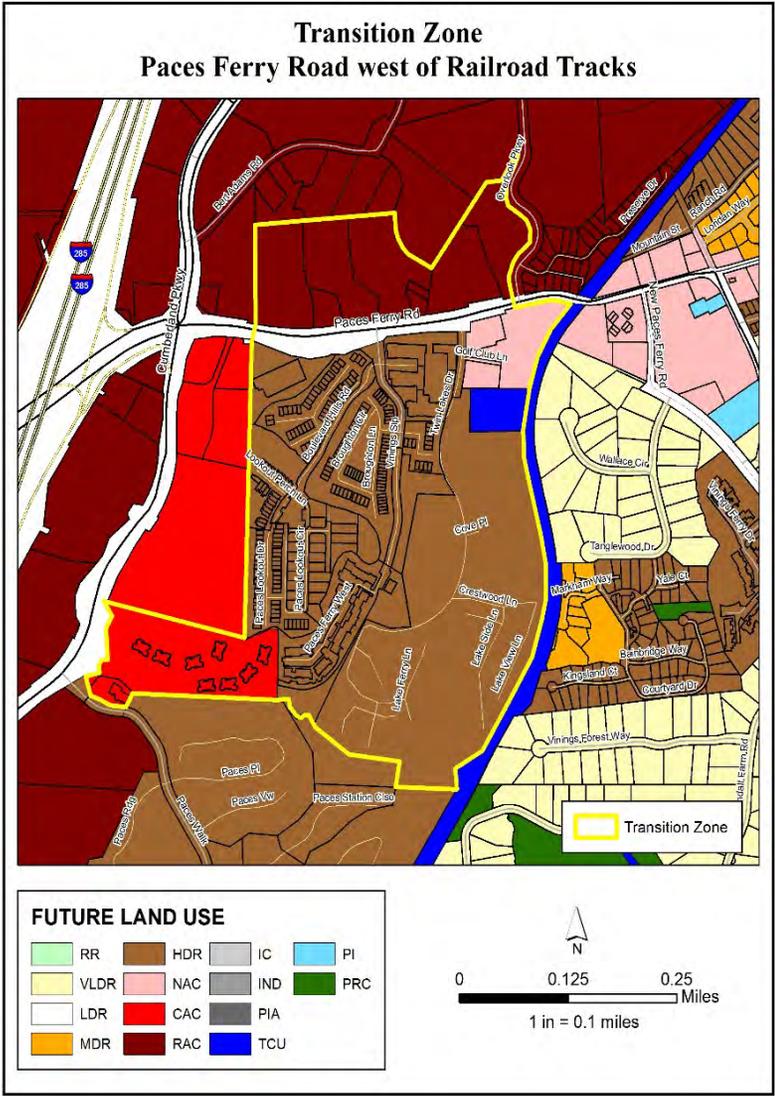


Figure A1. 26

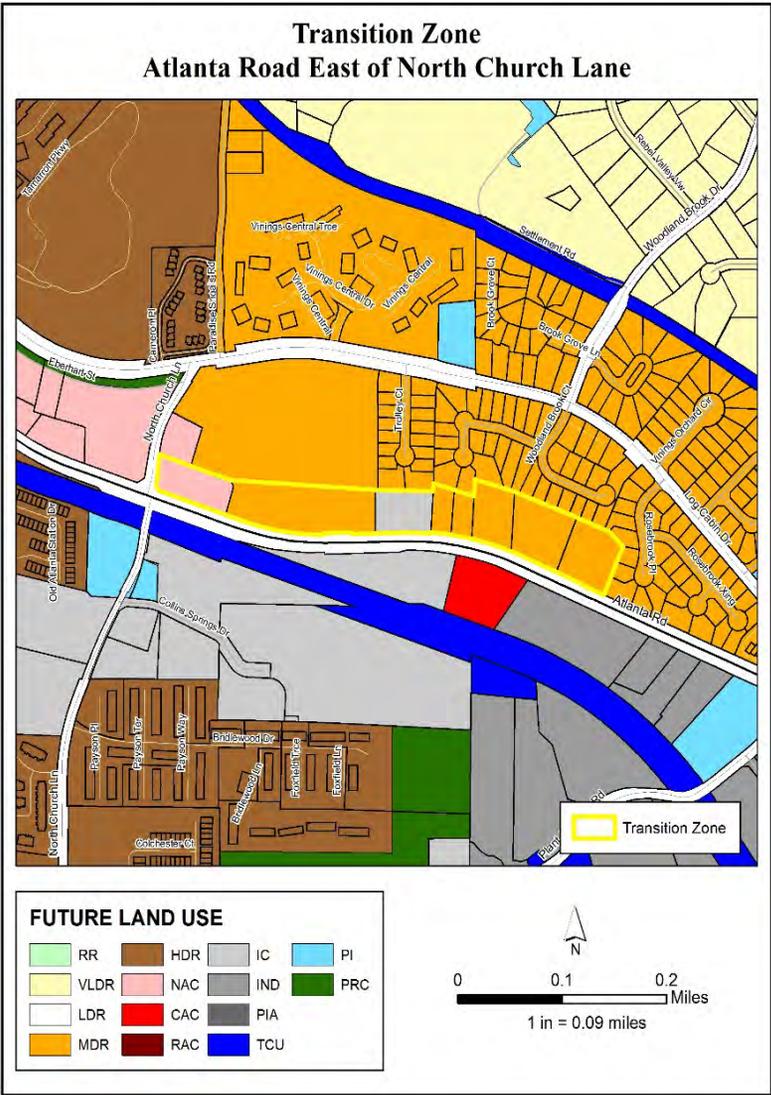


Figure A1. 27

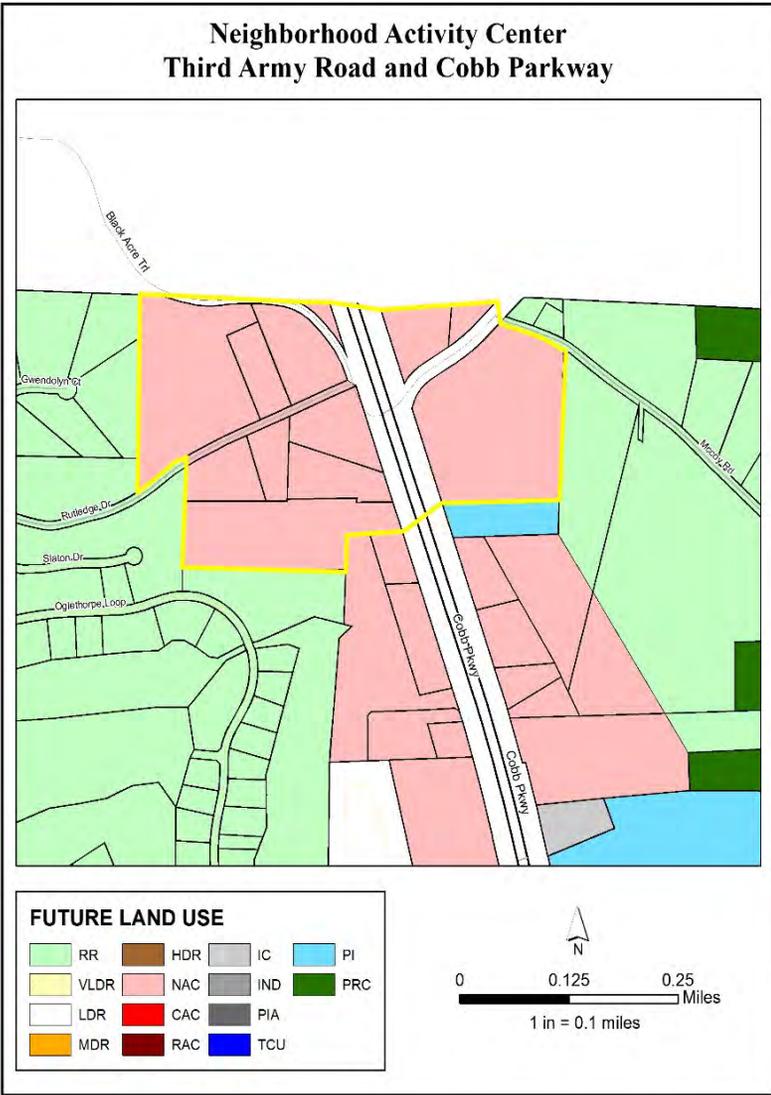


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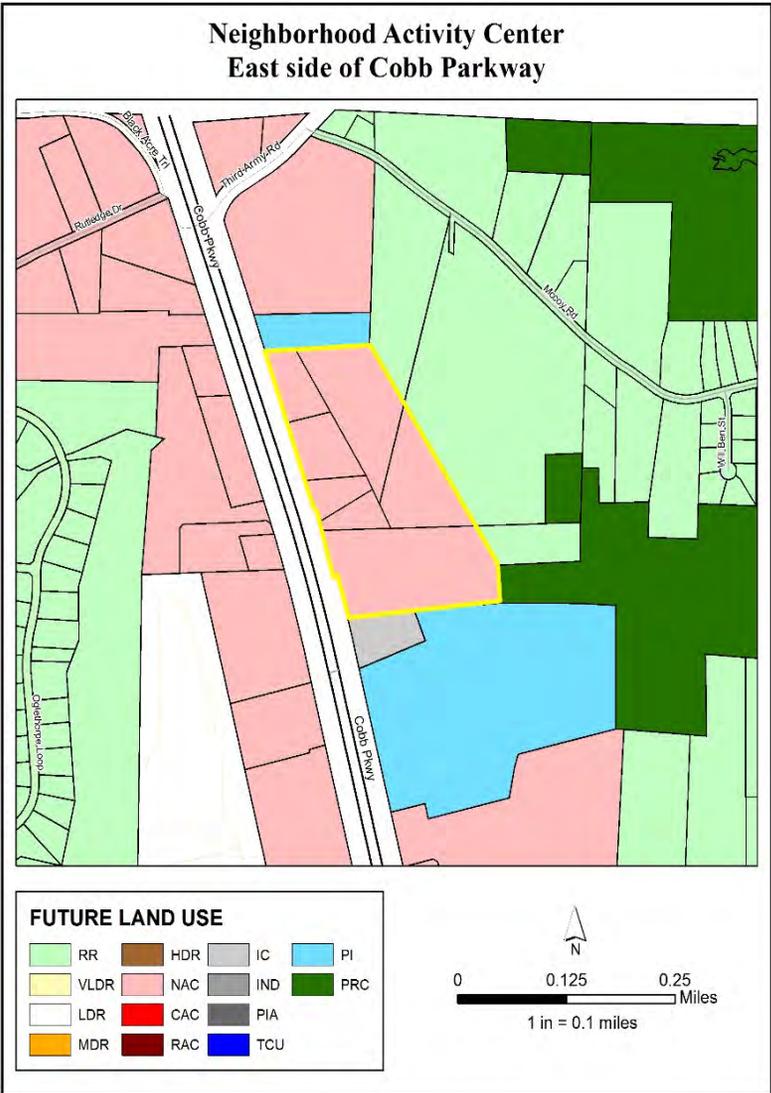


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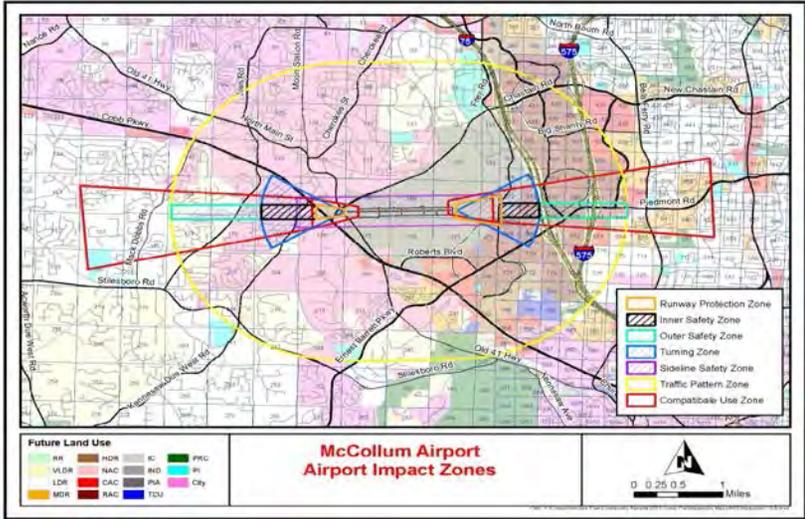


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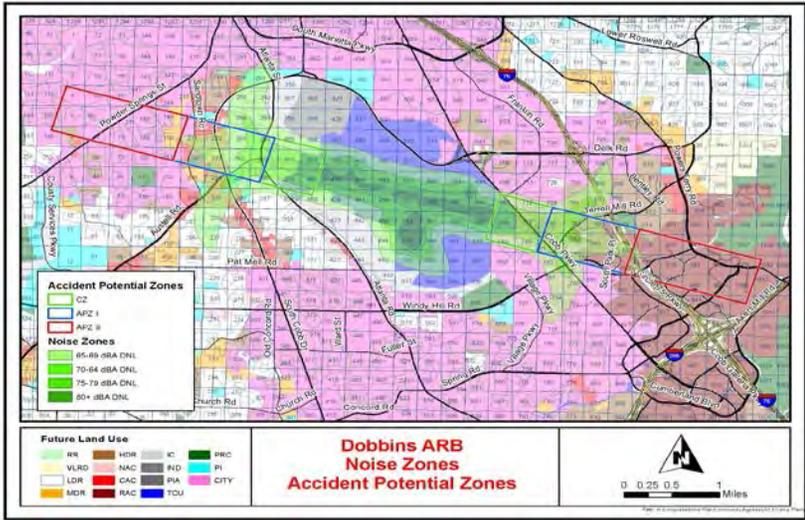


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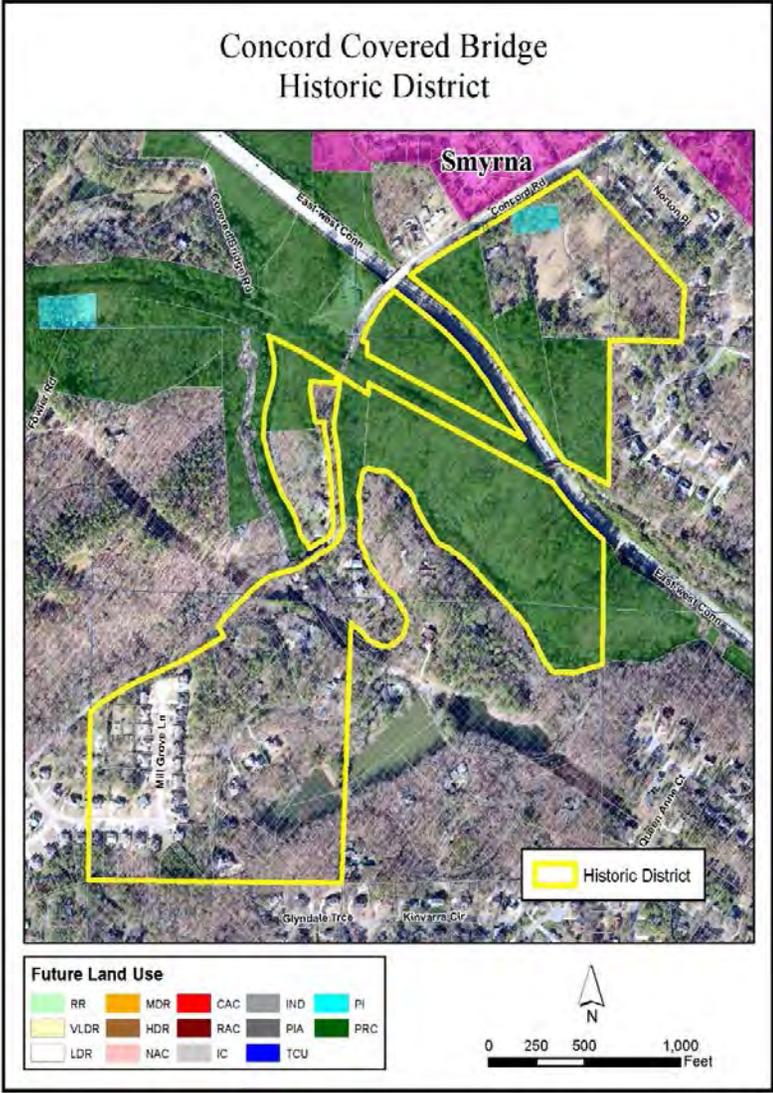


Figure A1. 33

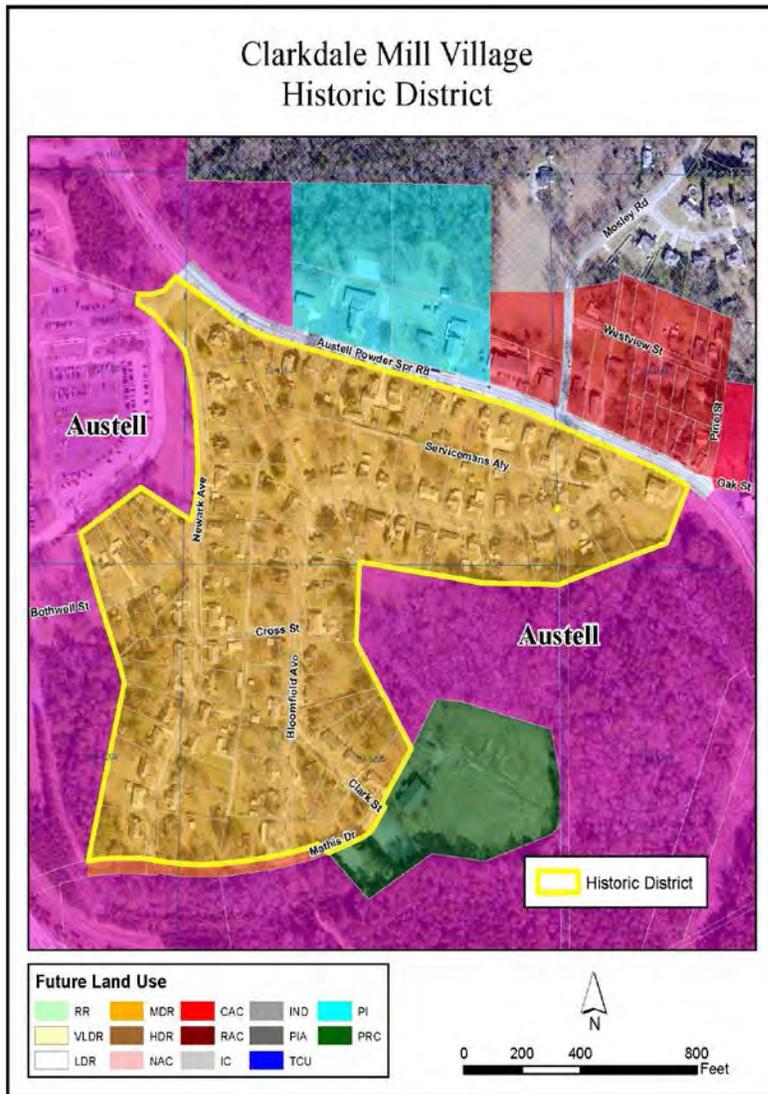


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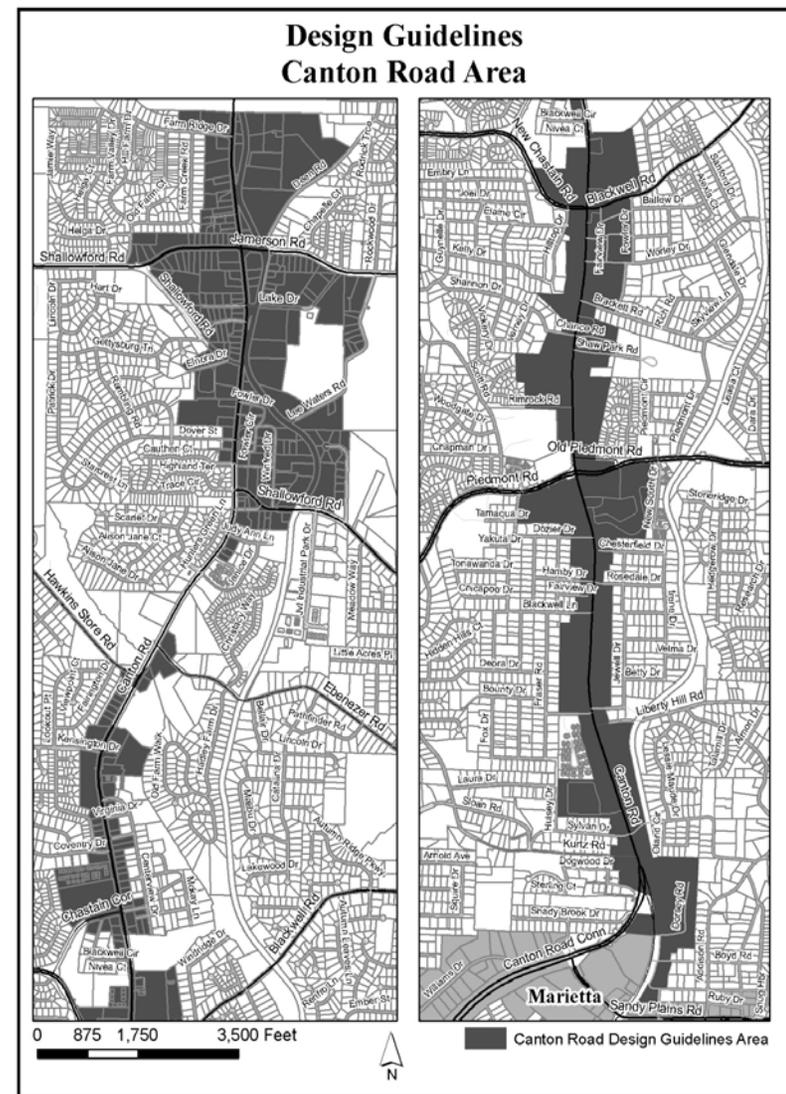


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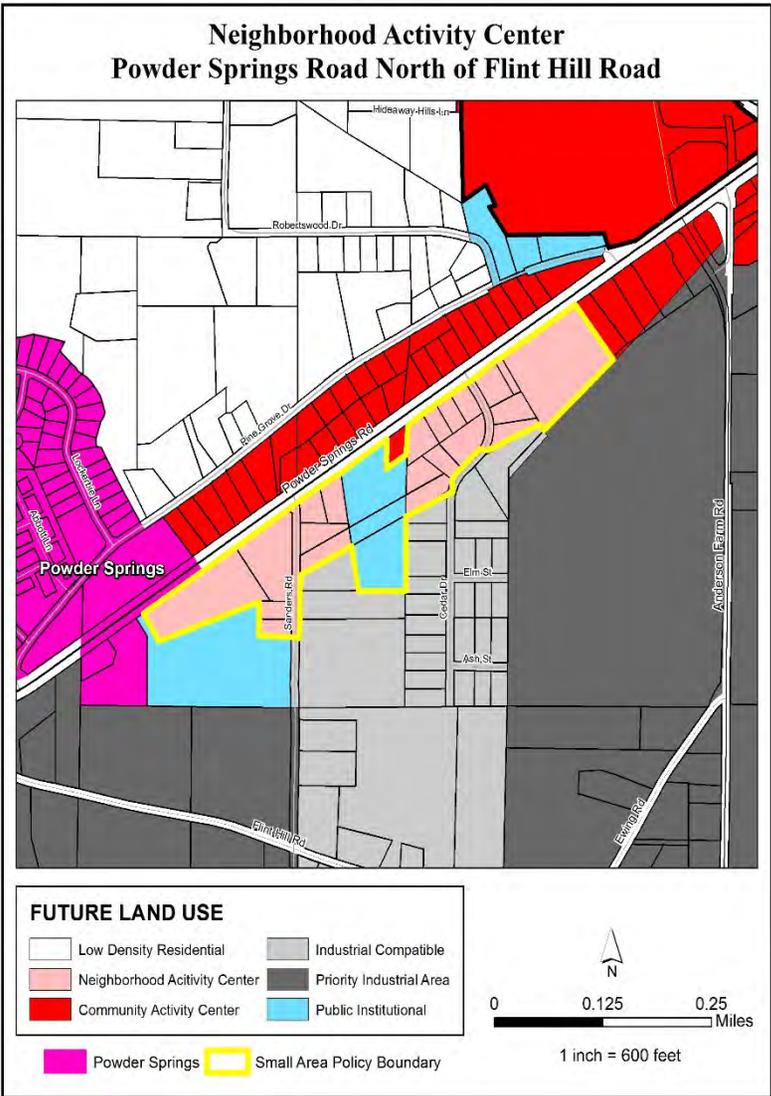


Figure A1. 36

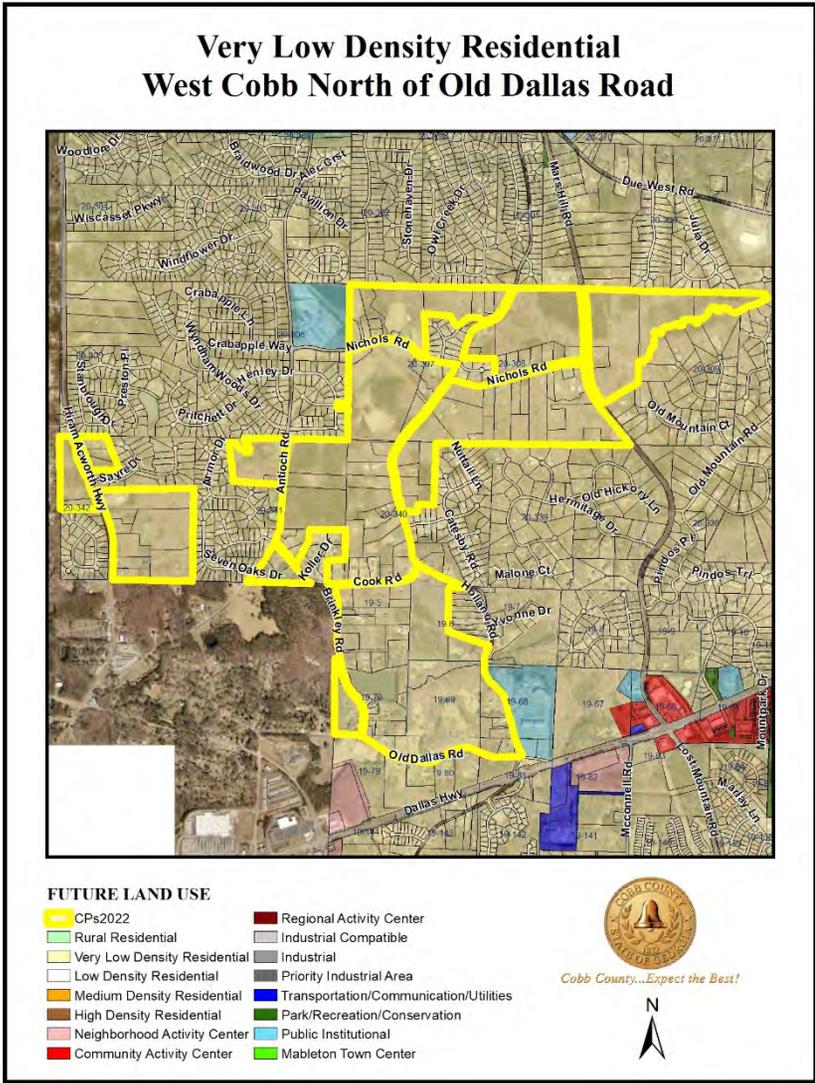


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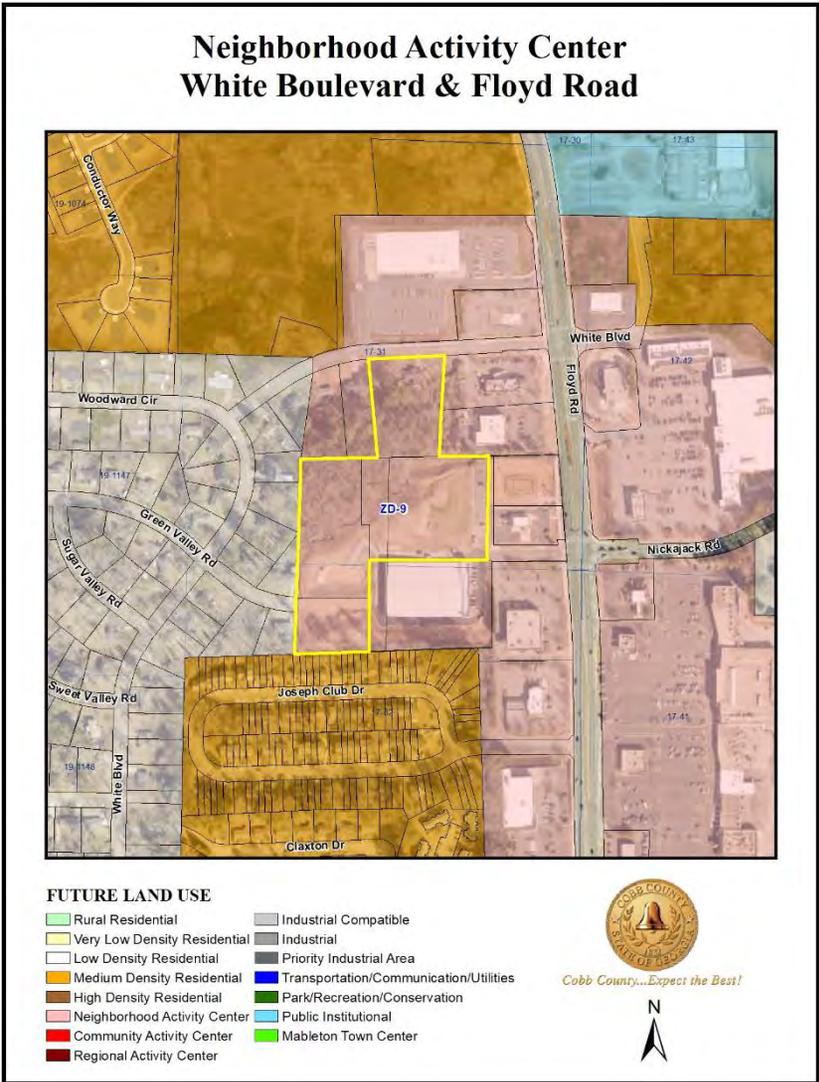


Figure A1.38



Figure A1.39

Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCOTOBER 2022

Community Profile

Appendix 2



Prepared by:
Community Development Agency
Planning Division



Cobb County...Expect the Best!

APPENDIX 2

COMMUNITY PROFILE

This report examines existing conditions in Cobb County across a range of topics and measures. Understanding the current state of the people, land and facilities is a critical component to the comprehensive planning process. Data and information presented in this analysis serves as a baseline for future planning and provides the foundation for the vision, goals and policies of the Cobb 2040 plan.

The information contained within is derived from a variety of sources including the following: U.S. Census data, Atlanta Regional Commission and Cobb County Government. Past plans and studies, geographic datasets as well as local knowledge and input were provided during the community engagement process and by County staff.

COBB SETTING

Cobb County is situated in the upper Piedmont section of northwest Georgia. It encompasses 346 sq. miles and is conveniently located to the



northwest of Atlanta and Fulton County. From the Chattahoochee River, the terrain slopes gradually to the north toward the foothills of the Blue Ridge Mountains and is traversed by numerous creeks and streams. Lake Allatoona and other smaller man-made lakes and ponds, offer recreational opportunities and scenic vistas. The County is marked by gently sloping ridges and valleys, which run northeast to southwest. Abrupt slopes are found along Cobb's small mountains including Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw, which also provide scenic panoramas and recreational opportunities.

Cobb County's natural beauty, abundant vegetation, proximity to water features, location within the Atlanta metropolitan region and its rich historical and cultural heritage provide assets that make Cobb a desirable place to live and work. The appeal of these attractions has contributed to its rapid growth in the past and will continue to attract people and businesses in the future.

HISTORICAL CONTEXT

Railroads and early industries helped establish Cobb County and its incorporated cities in the late 1800s and early 1900s. But it wasn't until World War II that Cobb County growth started to pick up. The Marietta Army Airfield was built in 1943, bringing with it the opening of the Bell Aircraft Corporation bomber plant and nearly 30,000 jobs. While Bell closed the plant at the end of the war, the subsequent Korean War led Lockheed, an aircraft manufacturing company, to reopen the plant in 1951. At the same time, the Marietta Army Airfield became Dobbins Air Reserve Base and the Naval Air Station Atlanta was added to the campus. The combination of these events, in conjunction with growth from the city of Atlanta, helped drive the economic engine of the County and set the stage for the rapid growth that was to come.

Because of the jobs that were now available in the 1950s and 60s and the lack of a robust transportation network, there was a need for housing to be located near employment. The south and central area of Cobb, which was also the commercial/industrial core of the County, began to experience

rapid residential growth. At that time, there was still considerable separation between Cobb County and the City of Atlanta.

The completion of Interstate 75 in the 1970s suddenly decreased travel times, significantly altering growth and development patterns. Cobb became more integrated into the Atlanta metropolitan area, and a second phase of intense growth began. During this time in the 70s, 80s and 90s, east Cobb and later north Cobb saw the character of the area change with cul-de-sac subdivisions and strip commercial developments along transecting arterial roadways.

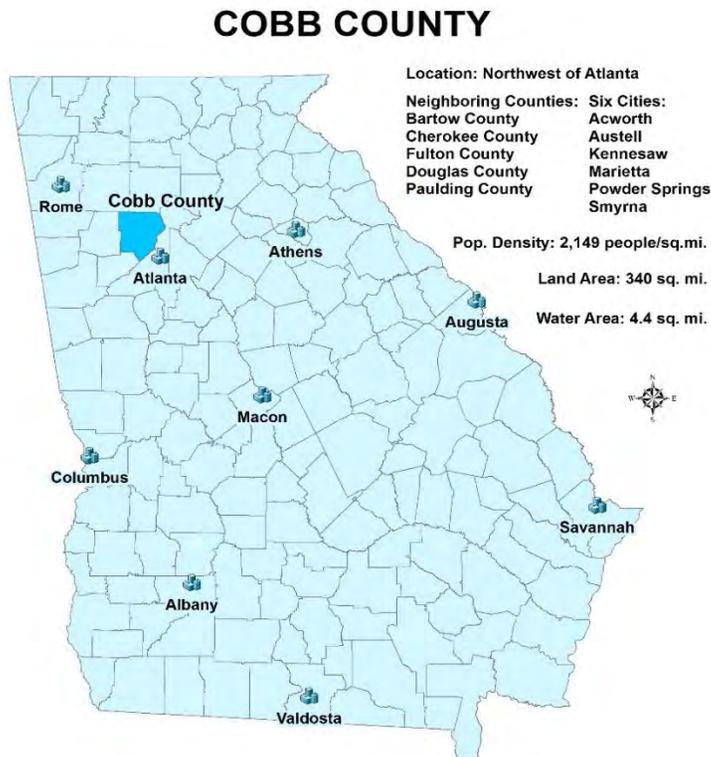


Figure 1

As land availability in east and north Cobb became scarce, the County's residential growth continued to progress in a seemingly counterclockwise fashion toward west Cobb in the 1990s and 2000s. During this time, large-lot residential subdivisions were built in relatively rural and agricultural areas. Learning from the inadequacies of the strip commercial corridors, commercial centers were characterized by well-defined, compact commercial nodes at strategic intersections of arterial roadways.

Development pressures in west Cobb continue to put a strain on services and infrastructure in that area. Much of the recent growth is due to the lack of available land in other parts of the County.

As the "back in time" growth progression of Cobb County has come full circle, redevelopment initiatives have started to renew the south Cobb area of the County. As these locations were the first to experience the rapid growth, they are now the first to experience the revitalization of underperforming commercial centers and neighborhoods.

DEVELOPMENT TRENDS

In the past 25 years, Cobb's development has reflected its increasing integration into the Atlanta metropolitan area. Links with Atlanta and with co-developing suburbs to the east in Fulton County have become stronger as access to I-75, I-285, and I-20 have increased in importance.

Cobb's "platinum triangle" area of I-285 and I-75 contains one of the largest concentrations of Class A office space in the area. It is also home to corporate headquarters for some of the region's largest employers.

Much of the land use along Highway 41 and Interstate 75 continues to be influenced by the cities of Acworth, Kennesaw, Marietta and Smyrna. Additionally, Dobbins Air Reserve Base and the Lockheed Martin Manufacturing plant are instrumental in anchoring industrial uses within the center of the County. The Town Center Community Improvement District (TCCID) and the Cumberland Community Improvement District (CCID) have encouraged land use patterns that promote a mixture of uses. The Town Center area continues to evolve into a residential and commercial service

area due to its location between I-75 and I-575, Cobb County International Airport and its proximity to Kennesaw State University. In the Cumberland area, office development has always been the primary use, but in recent years, the Cumberland CID has attracted more residential development to the area to promote a better jobs-housing balance. Since the Atlanta Braves baseball franchise has moved to Cobb County, the Cumberland area has continued to reap the benefits of more office, commercial and residential investments. As of 2021, the Cumberland CID had a \$23.6 billion annual economic impact on Georgia's economy and \$18 billion annual economic impact on Cobb County's economy. Growth in the Town Center and Cumberland area will continue to lead the County as more housing options become available, as well as more jobs.

Cobb County is dominated by established residential areas in east, west and south Cobb. Most residential areas are considered low dense neighborhoods serviced by nodal commercial centers at key intersections. Surrounding some of the commercial activity nodes are slightly denser detached and attached housing. The highest density residential developments continue to be developed within the higher intense commercial and job centers along the I-75 and Highway 41 corridor.

Commercial activity in the County is predominantly around three distinct development patterns. The first development patterns were established along the first arterial roadways in the County: Canton Road, Austell Road, Veterans Memorial Highway, Cobb Parkway, Atlanta Road and South Cobb Drive. Larger, more intense commercial development was established around freeway interchanges, such as the I-75 and I-575 intersection and the I-75 and I-285 intersection. The third pattern, and the least intensive, are the nodal activity centers. The activity centers are known as commercial "nodes" and are located at key intersections throughout the County. They provide easy access to commercial services for nearby neighborhoods and communities.

Industrial activity is critical to the economy in Cobb County. Most of the industrial development is focused near the interstates, airports, and railroads providing quick access to the transportation network. The largest industrial

area is located south of I-20. Other industrial districts are located around I-285 between South Cobb Drive and Atlanta Road and near the Cobb County International Airport and I-75. There is also an industrial area near the intersection of East-West Connector and Powder Springs Road that is anchored by Atlanta Junction, a large industrial "tank farm" operated by Colonial Pipeline Company.

Preferences continue to command detached, owner-occupied, single-family residential homes as the primary housing choice in the County. However, there will likely be a higher demand for attached residential units, both renter and owner-occupied housing in and around the I-75 and Highway 41 corridors and near job centers. With the expected increase in the older population, it is anticipated that there will also continue to be a need to provide supported and non-supported senior living communities. However, there should be checks and balances to ensure that the County does not over develop in one type of housing option. South Cobb has begun and will continue to see more redevelopment opportunities as planning efforts to rejuvenate older commercial corridors along Austell Road, Veterans Memorial and Mableton Parkway are implemented. Redevelopment of underutilized commercial properties should continue to be encouraged over the next twenty-five years. This promotes conservation of land resources and helps preserve stable suburban neighborhoods throughout the entire County. The revitalization and redevelopment of some residential areas will result in new investments along some of the County's older commercial corridors. These types of investments are greatly determined by factors such as macroeconomics, the cost and availability of land, and the business climate of the area. Thus, residential redevelopment greatly enhances the opportunity for private sector non-residential development along some of the underperforming corridors.

Cobb County's rapid growth transformed it from a small rural community to an integral part of one of the fastest growing metropolitan regions in the United States. As Cobb matures into a more suburban and urbanized center, more emphasis will need to be placed on redevelopment and neighborhood revitalization due to constraints on land availability. In order for the community to continue to expand its tax base and provide a high level of

service to the residents, property owners and businesses, Cobb County needs to find a balance of growth between quality redevelopment, new greenfield development and the preservation of stable suburban and rural neighborhoods. This should all be done while mitigating the unsavory aspects of growth.

DEMOGRAPHICS

Population

According to the U.S. Census Bureau, the population of Cobb County has increased from 447,745 in 1990 to 766,149 in 2020 (Figure 2), making it the third most populous county in the metro Atlanta area.

Total Population 1985-2020

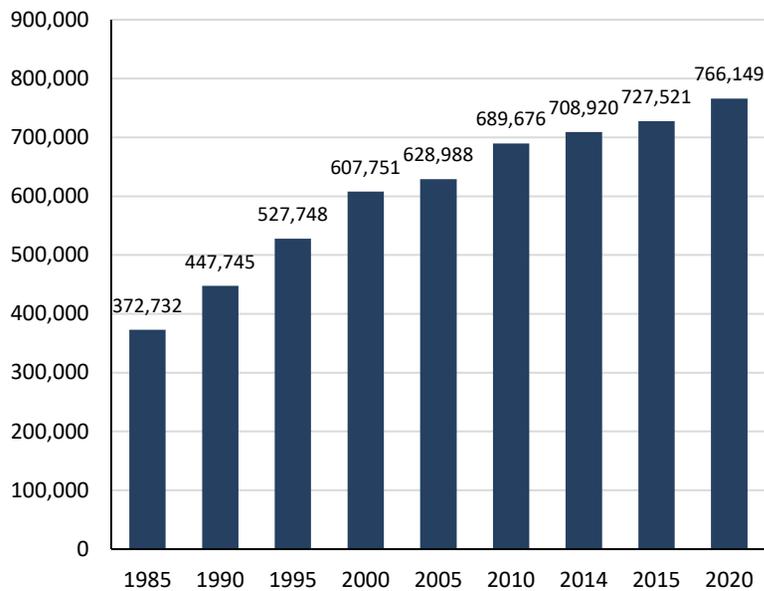


Figure 2

Source: U.S. Census Bureau - American Community Survey – Decennial Census

It is anticipated that the County will continue to grow. However, population growth is expected at a steadier rate. As more and more people find Cobb

as a desirable place to live, there will continue to be a need for jobs, housing, recreation, and services to meet the demand of that growing population.

By 2050, Cobb County is expected to be home to over a million people resulting in a 35% increase in population over the next 30 years (Figure 3).

Population Projection 2020 - 2050

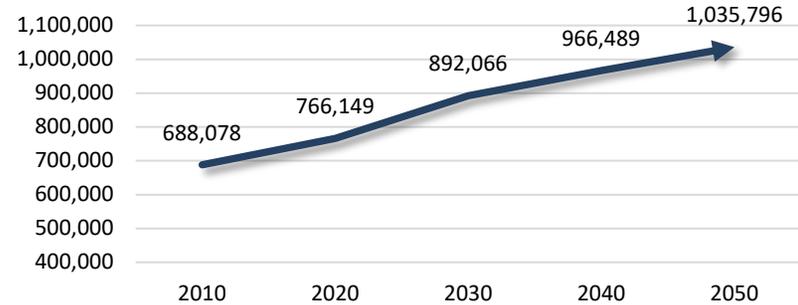


Figure 3

Source: U.S. Census Bureau-Decennial Census – Atlanta Regional Commission

Age

Cobb County’s median age has increased from 35.4 years of age in 2010 to 37.3 years of age in 2020. Just over 55% of the residents are of typical working age, ranging from 25-64 years old. The largest single population age group in 2019 was the 35-44 age group, which accounted for 13% of the population. The senior population, which for planning purposes, is considered 65 and older, saw an increase of 28,048 people between 2010 and 2019, resulting in a 46.8% increase over the nine-year period. Overall, most age groups saw a slight increase in population between 2010 and 2019. However, the percentage of the population that makes up the working age group has decreased, while the percentage of the population that makes up the senior age group has increased. This has resulted in an overall increase in the median age for the County.

Median Age

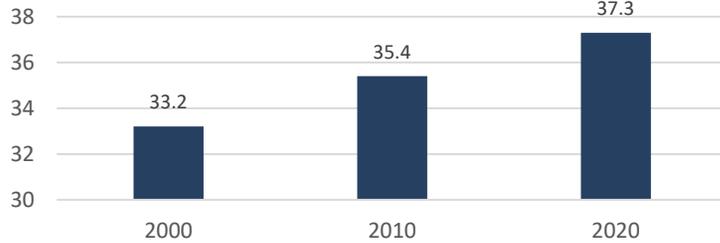


Figure 4

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Working Age 25-64 Years of age

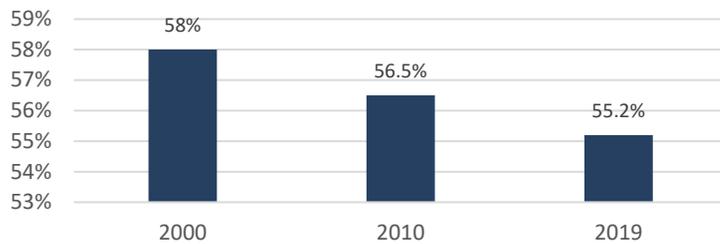


Figure 5

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Senior Population 65 Years and older

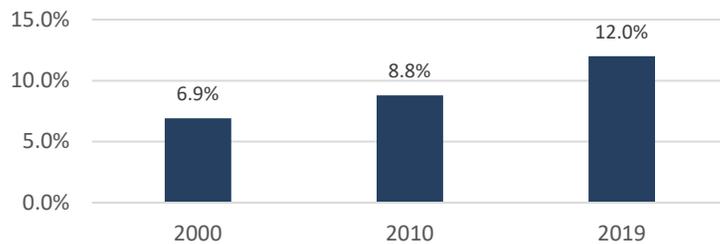


Figure 6

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Age Distribution 2000, 2010, and 2019

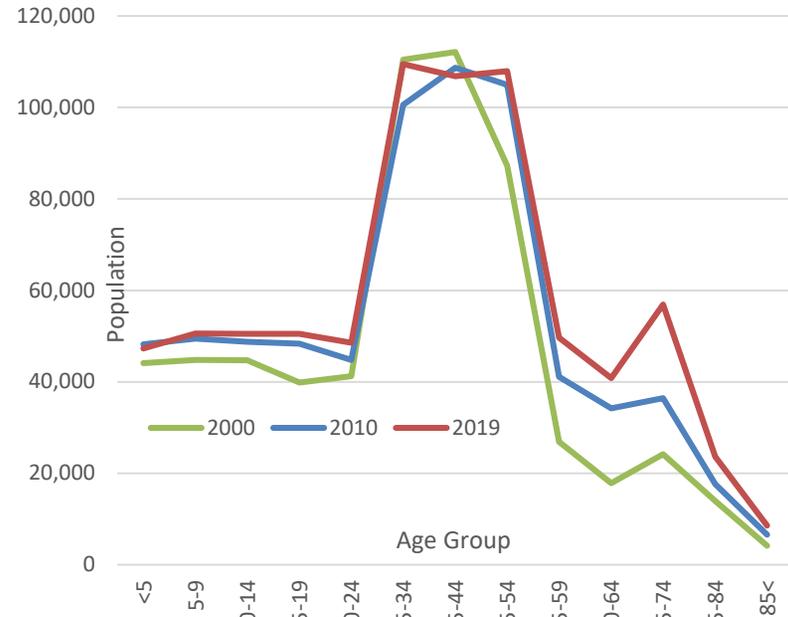


Figure 7

Source: U.S. Census Bureau - American Community Survey – Decennial Census

According to population projections, the largest population cohort in 2050 will be 35-44 years old. However, the greatest demographic challenge for Cobb County in the next 25 years will continue to be the increase in residents over the age of 65, which is projected to grow from an estimated 89,040 in 2019 to 234,922 in 2050.

Projected Age Distribution - 2050

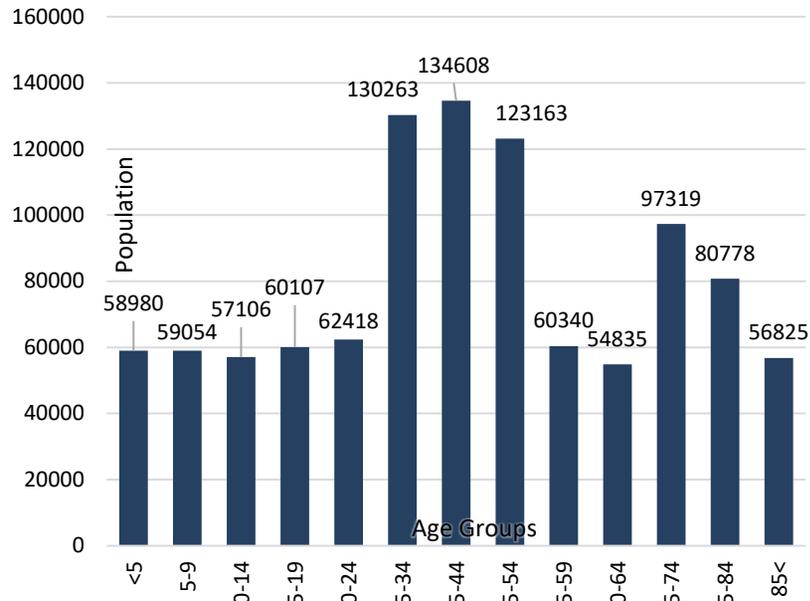


Figure 8

Source: Atlanta Regional Commission

Race & Ethnicity

Trends from the past 30 years show that Cobb County continues to grow more diverse (Figure 9). The County’s increase in minority population mirrors the overall trends seen in Georgia and the Atlanta region. In 2020 the African American, Hispanic and Other populations collectively made up only 51.8% of the County’s population (Figure 10).

According to projected population growth by race and ethnicity, Cobb will continue to become more diverse. All race and ethnicity groups are projected to increase in overall population numbers over the next 30 years. However, the white population will make up a lower percentage of that overall growth.

Diversity Trend (1990-2020)

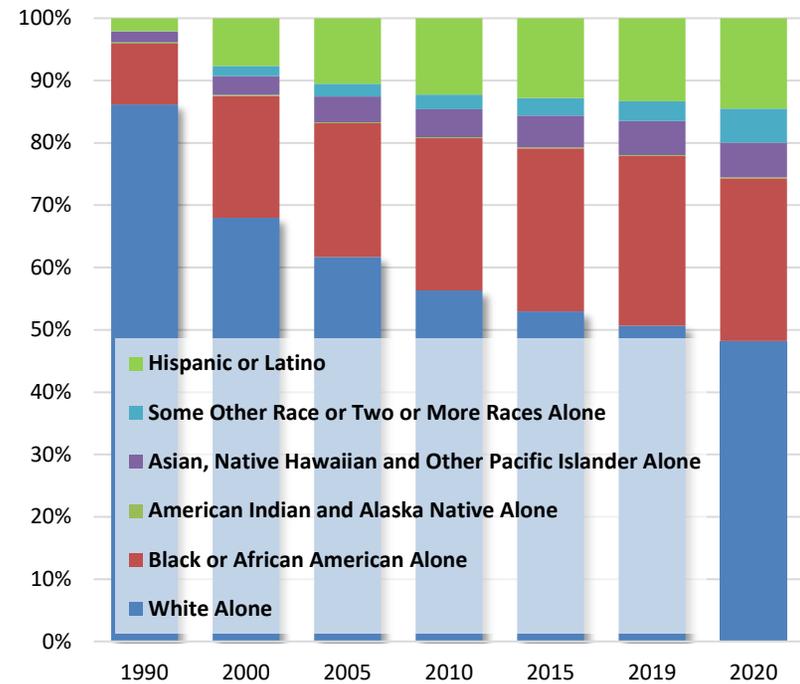


Figure 9

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Race & Ethnicity 2020

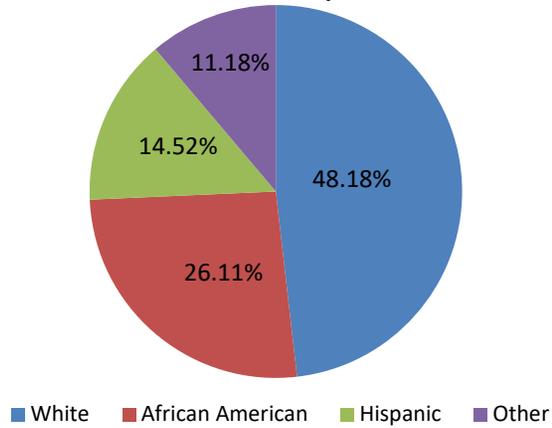


Figure 10

Source: U.S. Census Bureau - Decennial Census

Race & Ethnicity 2050

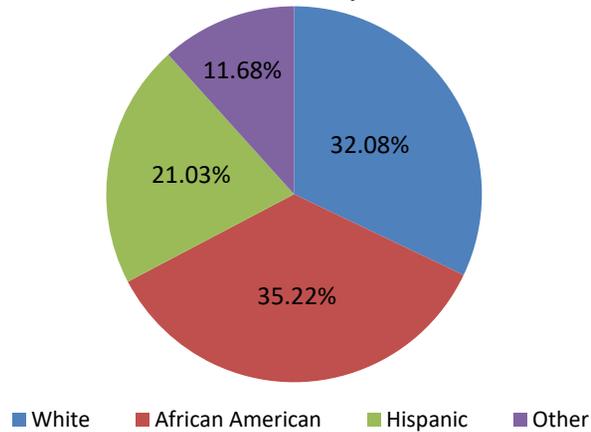


Figure 11

Source: U.S. Census Bureau - Decennial Census

Educational Attainment

Cobb County maintains a competitive edge in educational attainment among its workforce population. As of 2019, most County residents over the age of 25 (55%) had at least a college degree compared to 52% in 2010.

Educational Attainment 2019

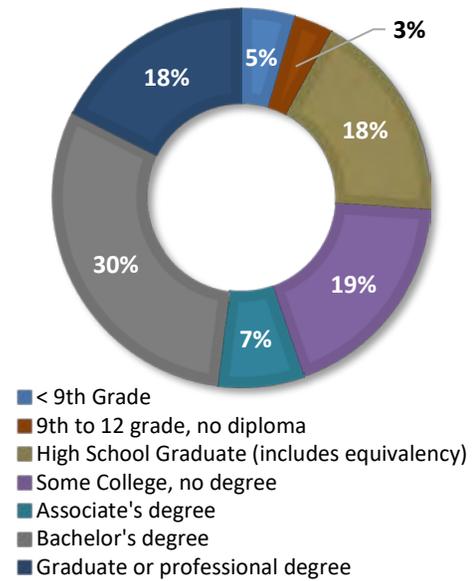


Figure 12

Source: U.S. Census Bureau - American Community Survey

Income

Overall, Cobb has seen its median household income and per capita income increase over the last decade. The median household income in Cobb for 2019 was \$79,601. That was an increase of \$21,695 since 2011, which was the lowest median household income in the last 10 years. The per capita income in 2019 was \$42,005. That was an increase of \$14,142 over the last 10 years.

Median Household Income 2000-2019

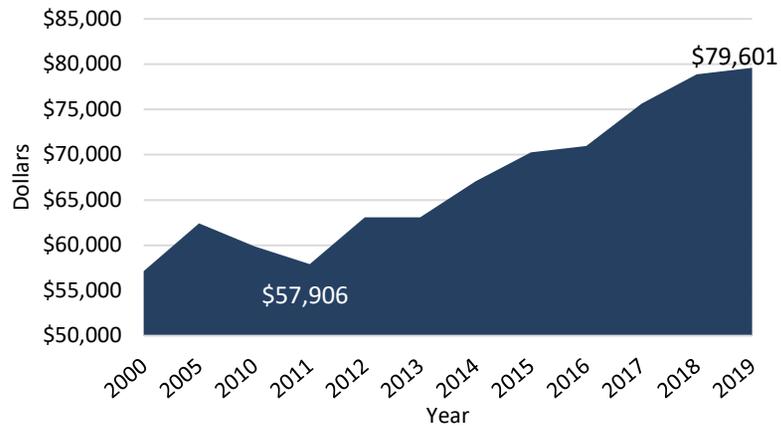


Figure 13

Source: U.S. Census Bureau - American Community Survey

Per Capita Income 2000-2019

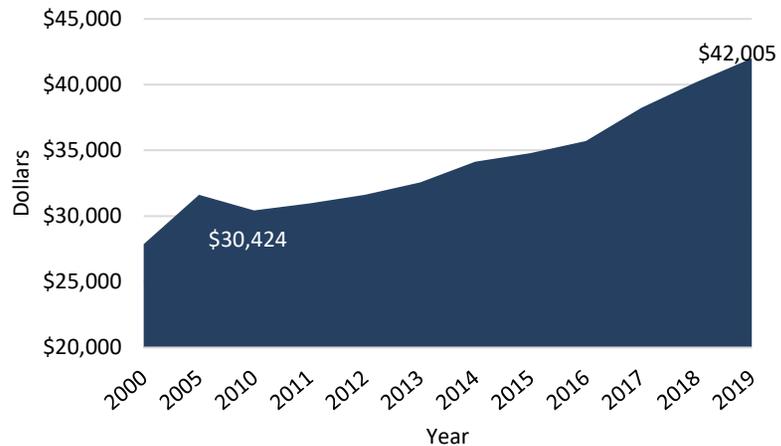


Figure 14

Source: U.S. Census Bureau - American Community Survey

The income growth rate remains healthy with Cobb ranked 3rd in the highest median household and per capita income level in metro Atlanta. However, there remains areas in the county where income is below state and national levels.

Median Household Income - Metro Atlanta

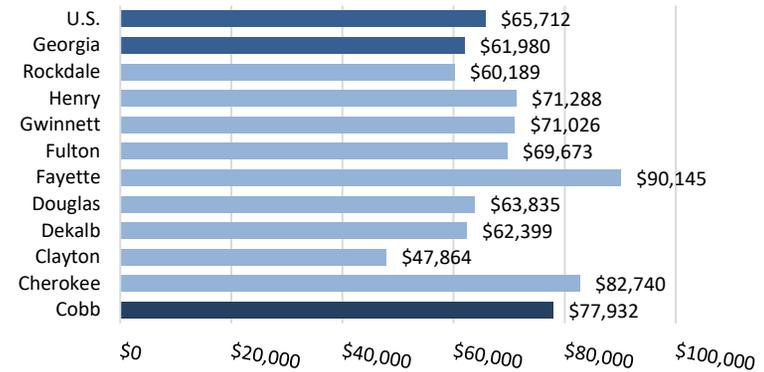


Figure 15

Source: U.S. Census Bureau - American Community Survey

Per Capita Income - Metro Atlanta

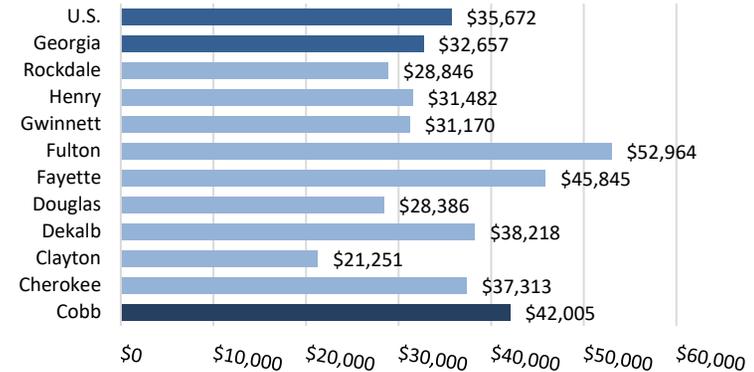


Figure 16

Source: U.S. Census Bureau - American Community Survey

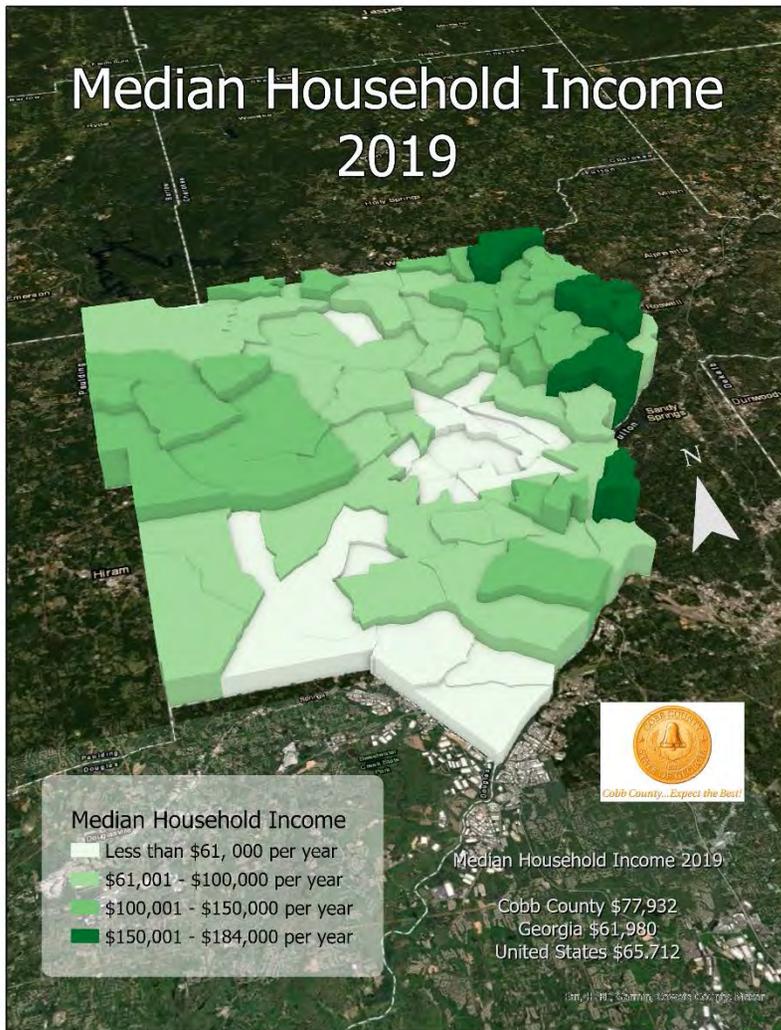


Figure 17

Source: U.S. Census Bureau - American Community Survey

Households

The United States Census Bureau defines a household to “include all the persons who occupy a housing unit as their usual place of residence”. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The number of households in the County has steadily increased over the last 10 years. Between 2010 and 2019 the number of Households has increased by 30,777 or 12%.

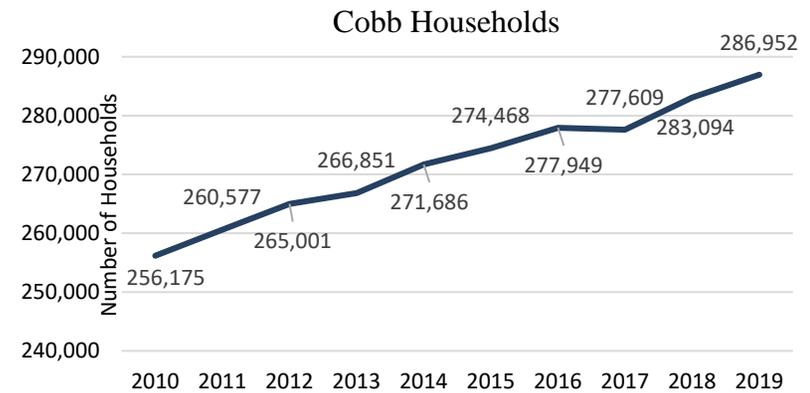


Figure 18

Source: U.S. Census Bureau - American Community Survey-Decennial Census

Non-family households have remained steady over the last 10 years. Between 2010 and 2019 the Non-Family Households have made up between 30.7% and 33.5% of the overall households in Cobb County (Figure 19).

The percentage of Households with children under the age 18 is decreasing, while the number of Households with at least one adult 65 and over is increasing (Figure 20 & 21).

Householders living alone are also increasing while single householders with children are trending lower (Figure 22).

Non-Family Households

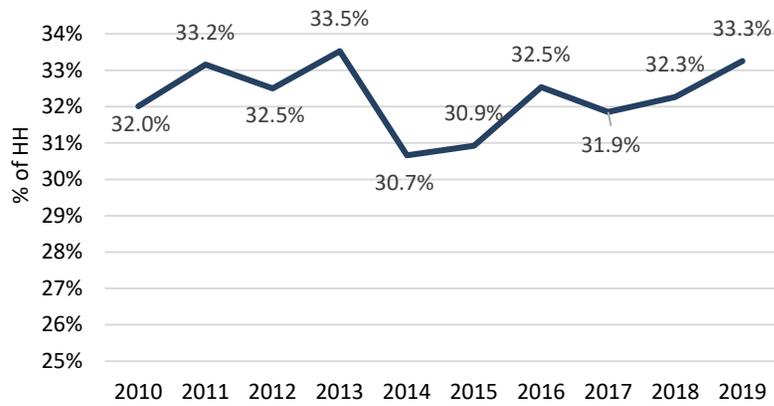


Figure 19

Source: U.S. Census Bureau - American Community Survey-Decennial Census

% Households with at least one adult 65 years or older

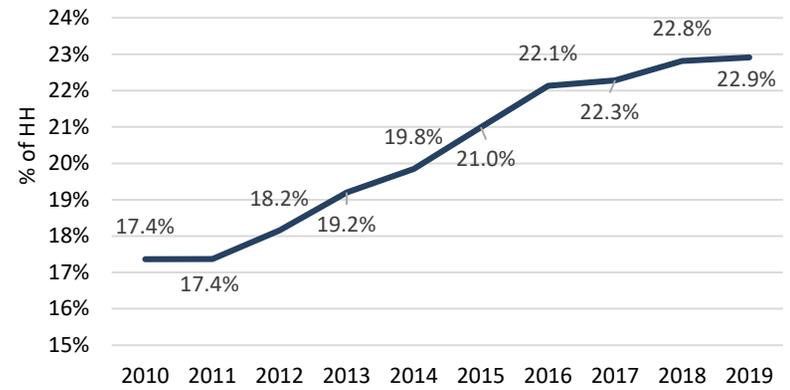


Figure 21

Source: U.S. Census Bureau - American Community Survey - Decennial Census

% Households with at least one child under 18

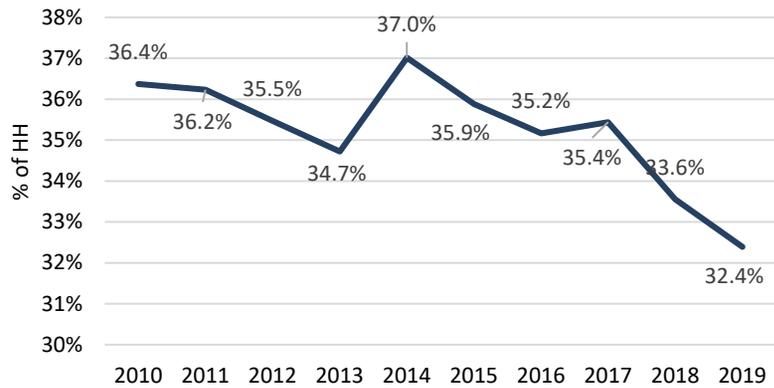


Figure 20

Source: U.S. Census Bureau - American Community Survey-Decennial Census

Householders Living Alone with at least One Child Under 18

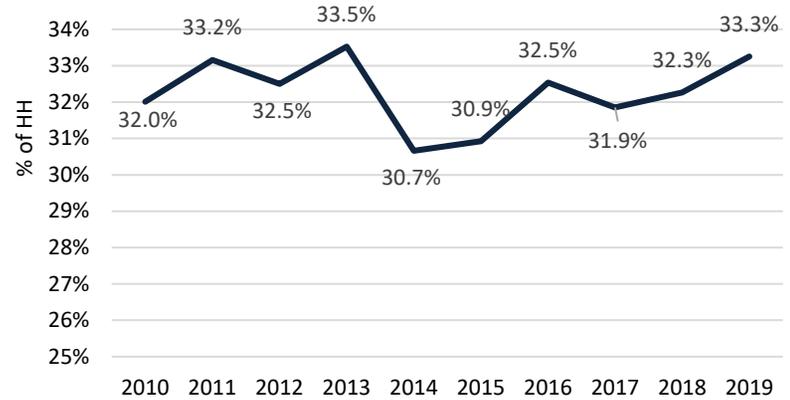


Figure 22

Source: U.S. Census Bureau - American Community Survey - Decennial Census

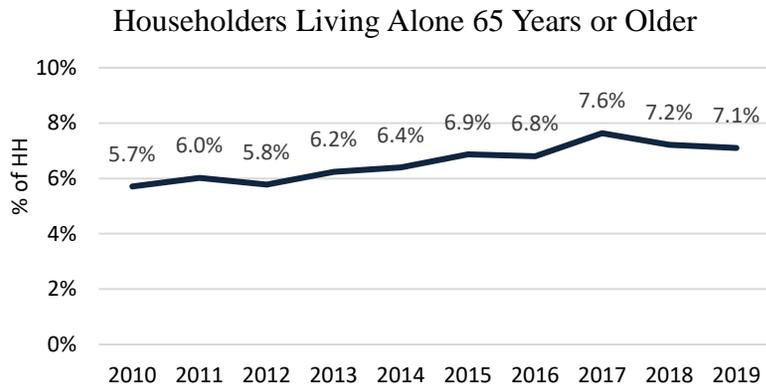


Figure 23

Source: U.S. Census Bureau - American Community Survey - Decennial Census

Consistent with the projected growth in population, the number of households in Cobb County is also forecasted to grow. By 2050, it is anticipated that the number of households in Cobb will rise to 408,242. That is a 42% increase from the number of households that were estimated in 2019.

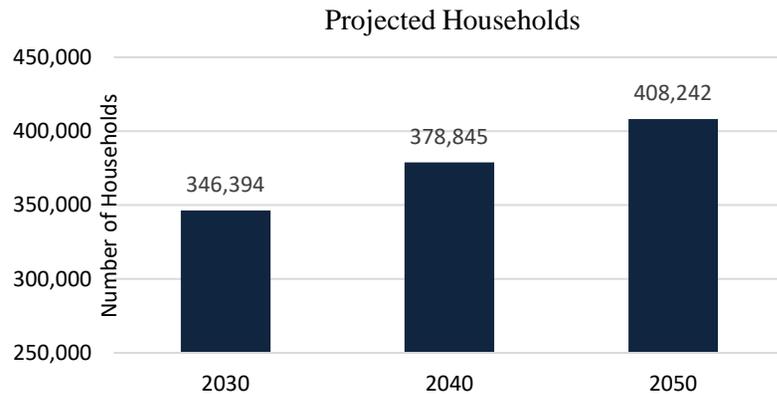


Figure 24

Source: Atlanta Regional Commission

Poverty

The overall poverty rate in Cobb County increased from 8.4% in 2005 to a peak of 13.9% in 2010. Since then the poverty rate has slowly diminished to 8.1% as of 2019.

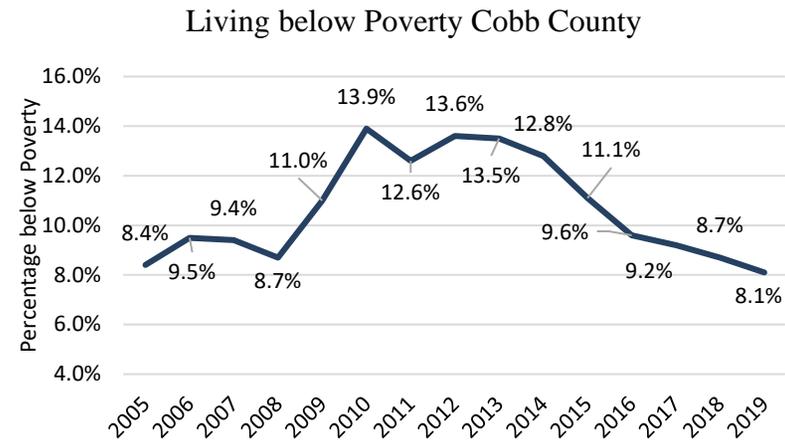


Figure 25

Source: U.S. Census Bureau - American Community Survey

Poverty rates in Cobb remain well below the State and National levels. However, there are pockets of poverty-stricken communities in central and south Cobb. Some of these areas have 28% to 34% of the population living below the poverty level.

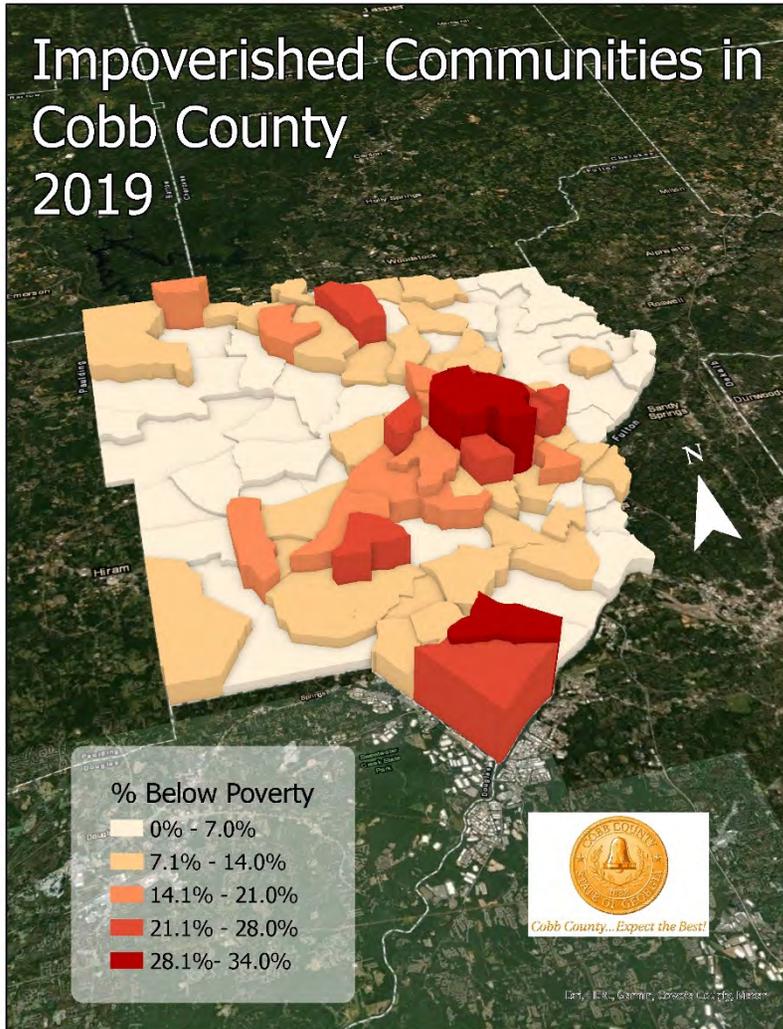


Figure 26

Source: U.S. Census Bureau - American Community Survey

HOUSING

Housing Types

Most of housing units in 2019 were single-family detached units at 66.40%. Housing with 10 units or more made up 16.9% of the housing in the County and single-family attached units covered 8.5% of the housing type.

Since 2010, the largest increase in housing type was single-family attached housing, which grew 1.5%. Housing with 10 or more units grew one half of a percent and single-family detached housing increased by one tenth of a percent since 2010.

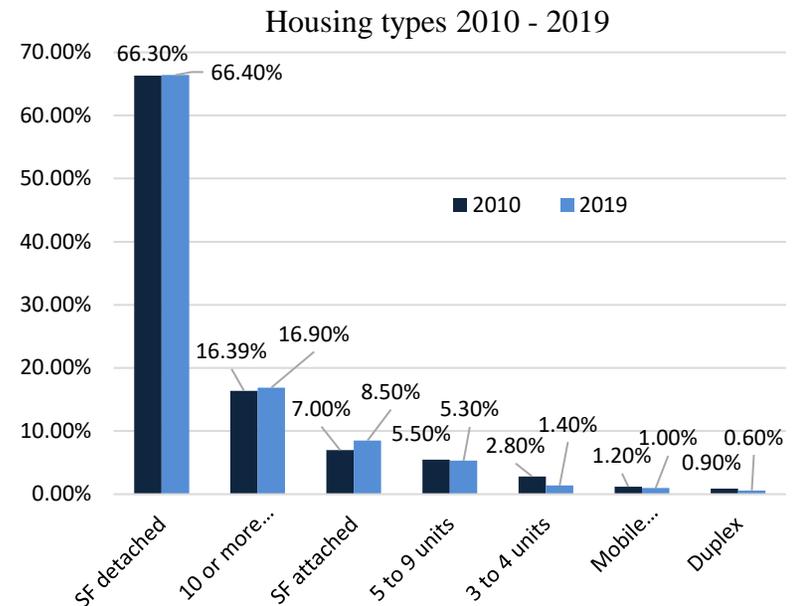


Figure 27

Source: U.S. Census Bureau - American Community Survey

Housing Units and Tenure

According to the American Community Survey 2020 5-year estimates, Cobb has 302,537 housing units. That is almost 16,000 more units than 2010 or 5.6%. For comparison, between 2000 and 2010, the County saw a 20.6% increase in housing units. The lower production of housing units is consistent with state and national trends.

Cobb County Housing Units		
Total # of Housing Units (2020 5-Year Est.)	302,537	
	2000-2010	2010-2020
Housing Units Change	49,039	15,976
% Change	20.6%	5.6%

Figure 28

Source: U.S. Census Bureau - American Community Survey

Since 2015 owner occupied housing has slowly been trending up, while renter occupied housing has been slowly declining. As of 2019, almost two-thirds of housing is owner occupied, while one-third is renter occupied.

Housing Tenure

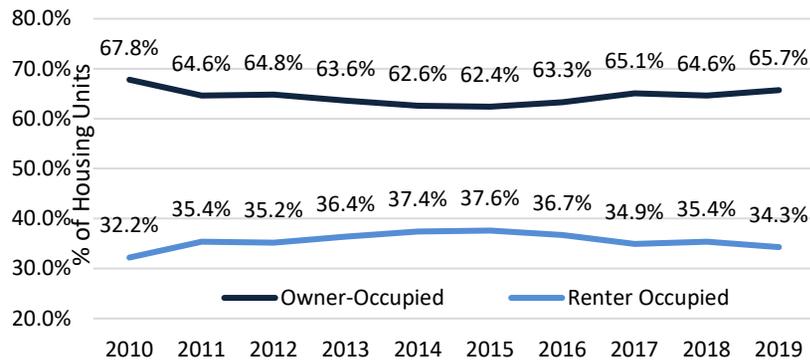


Figure 29

Source: U.S. Census Bureau - American Community Survey

Cost of Housing

While the cost of housing from the American Community Survey show lower home values than current market rates, due to market forces and rapid fluctuations in the real estate market, the numbers do show an increase in home values since 2013 consistent with state and national trends. Since 2013, the median home value has increased from \$182,700 to \$283,300 in 2019. That is a 55% increase in 6 years.

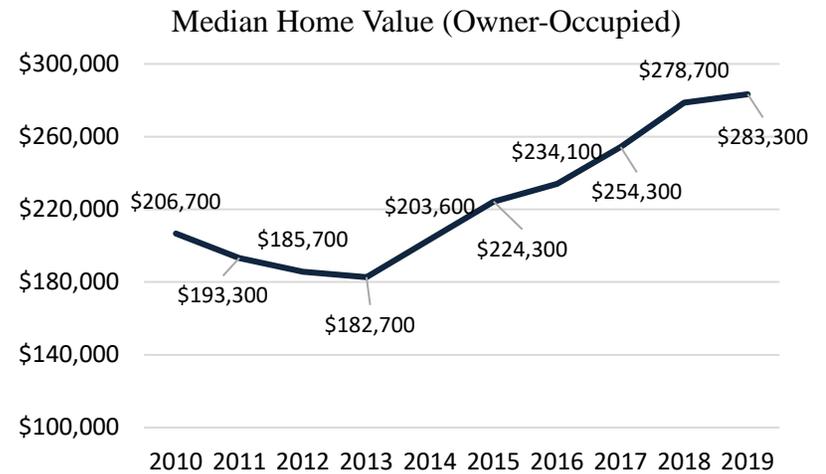


Figure 30

Source: U.S. Census Bureau - American Community Survey

The median gross rent has also increased to over \$1,255 per month. The climb began in 2011 and has increased by 40%. This increase is fueled by demand as more and more people wanting their own space.

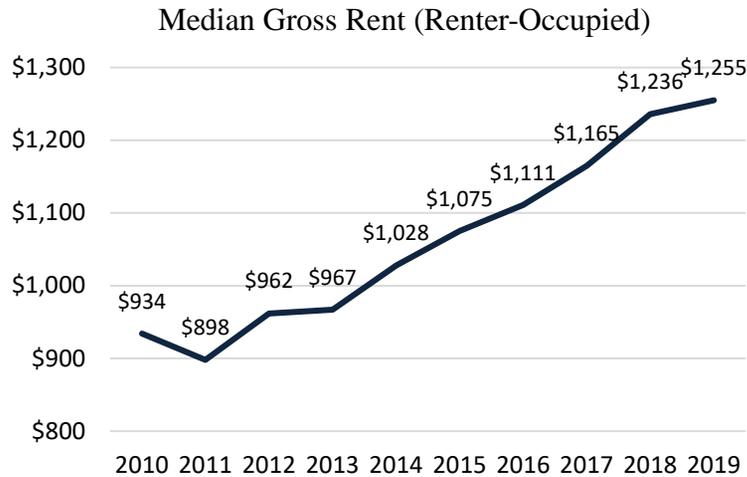


Figure 31

Source: U.S. Census Bureau - American Community Survey

Cost Burden

County residents who pay more than 30% of their income towards housing costs are considered cost burdened. The county-wide percentage of all homeowners who are cost burdened is around 22.5% as of 2019. However, almost half of renters are cost burdened. Both owner occupied and renter occupied cost burdened households are trending upward.

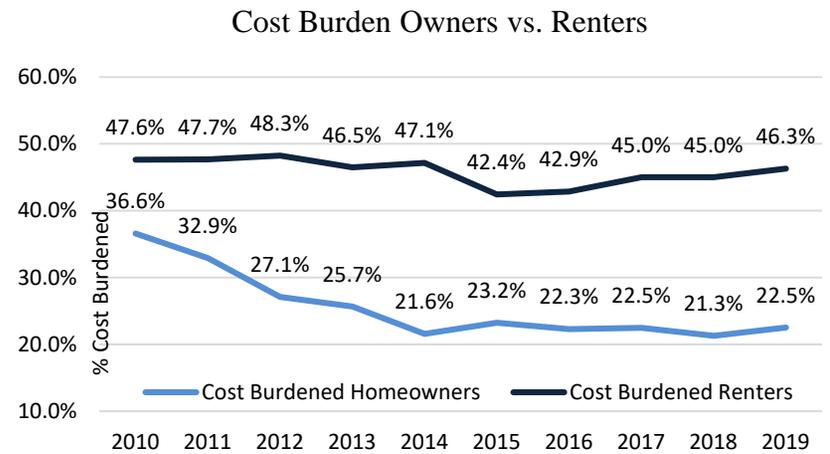


Figure 32

Source: U.S. Census Bureau - American Community Survey

Affordability

A home value to income ratio can provide a sense of affordability of owning a home apart from mortgage costs by comparing the median home value of owner-occupied units to the median income for an area. A ratio of 2.6 is roughly the ideal affordability measure used by real estate agents and homebuyers. According to Figure 33, the ratio has been going up since 2013. As of 2019, the median home value was 3.56 times the median income.

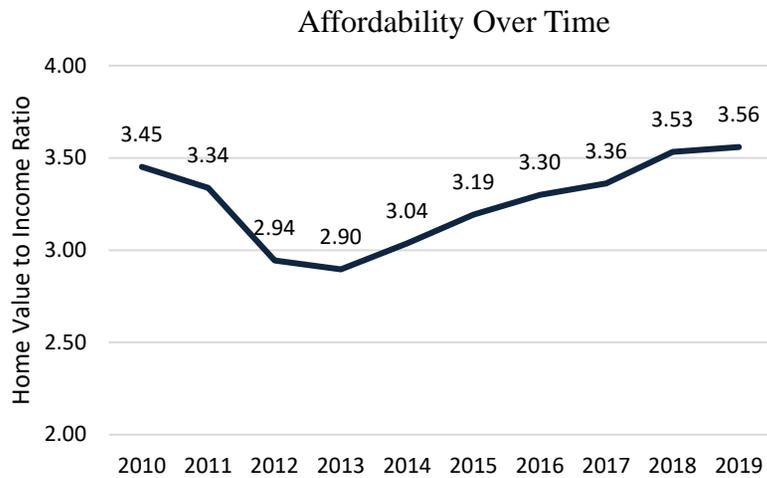


Figure 33
Source: U.S. Census Bureau - American Community Survey

Compared to metro Atlanta, Cobb County has one of the highest home value-to-income ratios at 3.56. Only Fulton and DeKalb County have higher ratios in 2019.

As the home value-to-income ratio continues to trend up, coupled with increasing property values, home affordability will become even more of a concern for the local workforce and different segments of the population. Innovation and cooperation between multiple federal, state, and regional agencies, organizations and stakeholders will be key in meeting the affordability demand.

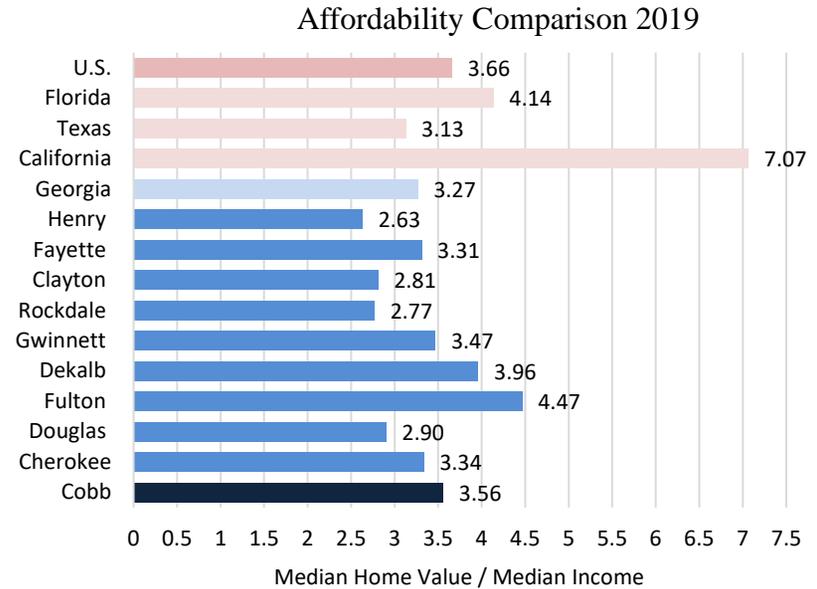


Figure 34
Source: U.S. Census Bureau - American Community Survey

Special Housing Needs

Cobb County is home to individuals of a variety of racial, ethnic, religious and economic backgrounds. In all communities throughout Cobb, there are individuals with various physical and/or mental disabilities, and other sociological hindrances, such as substance abuse. Individuals fitting this description may require special housing needs specific to the nature of one’s unique situation.

In Cobb County, there are several non-profit organizations that volunteer their efforts to assist those with special housing needs. The County has an office that is dedicated to administering programs made available through the Federal Community Development Block Grant (CDBG), which is sponsored by the U.S. Department of Housing and Urban Development (HUD). Additionally, the Cobb County CDBG Office administers funding from federally sponsored programs aimed at making affordable and adequate housing attainable for all.

The table below shows the estimated homeless population in Cobb County as of 2015.

Cobb County Homeless				
Year	Sheltered Homeless Persons (Emergency and Transitional Housing)	Unsheltered Homeless (Counts and predictive model)	Total Homeless	Total Emergency and Transitional Beds
2009	368	126	494	445
2011	361	49	410	410
2013	351	144	495	415
2015	324	91	415	348

Figure 35

Source: 2009, 2011, 2013, 2015 Report on Homelessness – Georgia Department of Community Affairs

There are several non-profit and faith-based organizations in Cobb whose mission in the County is to address special needs and homeless population. Many of these organizations utilize funds from programs administered by the CDBG Program Office, as well as private and corporate donations, and other government funding sources. These organizations are an important asset to Cobb County and are vital to ensuring that all County citizens have their needs and issues addressed.

ECONOMIC DEVELOPMENT

Employment

According to the Georgia Department of Labor, as of March 2022 there were 436,817 civilians in the Cobb labor force, of which 424,688 were employed resulting in an unemployment rate of 2.8%.

Labor Force - March 2022			
	Civilian Labor Force	Number Employed	Unemployment Rate
Cobb County	436,817	424,688	2.80%

Figure 36

Source: Georgia Department of Labor

Unemployment rates are lower across the state and nation over the last 14 months with Cobb’s rate performing better than Georgia and the United States.

Unemployment Rates

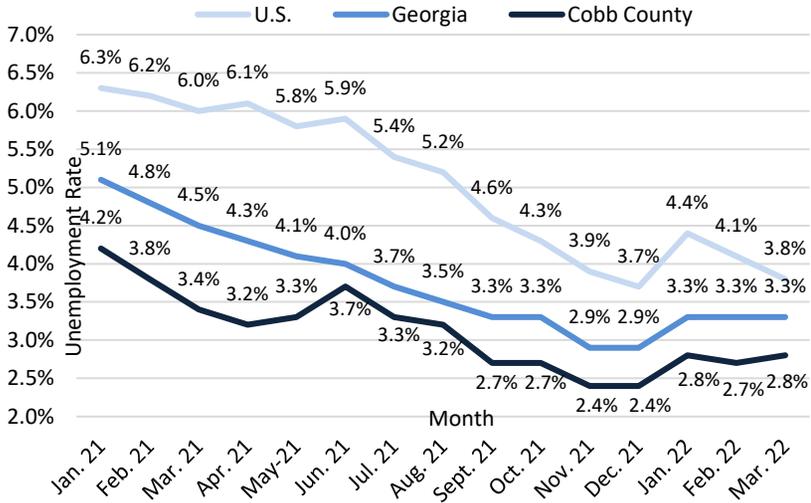


Figure 37

Source: Georgia Department of Labor

In 2020 the top five (5) occupations in Cobb included; Health Care and Social Assistance, Retail Trade, Administration, Support, Waste Management and Remediation Services, Professional Scientific & Technical Services, and Accommodation and Food Services.

Employment by Job Sector – Cobb County	
Industry	2020
Health Care and Social Assistance	38,828
Retail Trade	38,085
Admin., Support, Waste Management, Remediation	33,907
Professional Scientific & Technical Svc	33,488
Accommodation and Food Services	29,245
Construction	28,087
Wholesale Trade	21,755
Manufacturing	18,054
Finance and Insurance	15,749
Management of Companies and Enterprises	14,371
Transportation and Warehousing	14,143
Information	9,653
Other Services (except Public Admin.)	8,033
Real Estate and Rental and Leasing	6,574
Arts, Entertainment, and Recreation	4,184
Education Services	3,888
Utilities	1,009
Unclassified	882
Agriculture, Forestry, Fishing & Hunting	77
Mining	62

Figure 38
Source: Georgia Department of Labor

Employment will continue to increase out to 2050. Cobb County is forecasted to add approximately 24% more jobs by 2050.

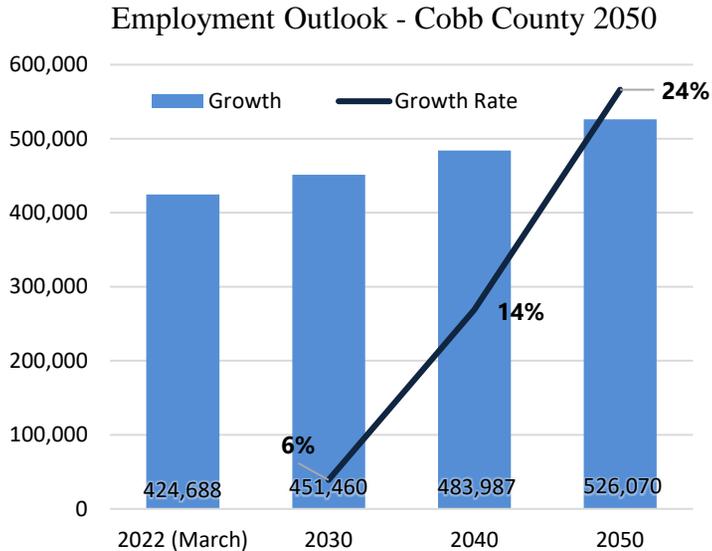


Figure 39
Source: Atlanta Regional Commission

In the short-term, out to 2028, most of the jobs will be in the healthcare and personal care services followed by Arts, Design, Entertainment, Sports, and Media and Education, Training and Library. In the long term, out to 2050, the forecasted increase in jobs will be in Finance and Insurance, Professional and Technical Services, Construction, Healthcare and Social Assistance followed by Retail Trade. Utilities, Agriculture, Mining, Manufacturing and Transportation and Warehousing jobs is expected to drop by 2050. Overall, Cobb is looking at a projected increase of 101,382 jobs between 2020 and 2050. Most of the jobs will continue to be in and around existing employment centers that stretch along I-20, I-285 and I-75.

Occupational Outlook - % Change 2018 - 2028	
Occupation	% Change
Healthcare Practitioners and Technical	24.12%
Healthcare Support	22.15%
Personal Care and Service	21.15%
Arts, Design, Entertainment, Sports, and Media	19.44%
Education, Training, and Library	16.68%
Business and Financial Operations	16.15%
Architecture and Engineering	16.10%
Computer and Mathematical	15.76%
Food Preparation and Serving Related	14.19%
Legal	13.76%
Management	13.62%
Building and Grounds Cleaning and Maintenance	11.21%
Protective Service	11.07%
Transportation and Material Moving	10.15%
Installation, Maintenance, and Repair	10.01%
Community and Social Services	8.20%
Construction and Extraction	7.98%
Sales and Related	7.81%
Office and Administrative Support	5.45%
Production	1.64%

Figure 40
Source: Georgia Department of Labor

Employment Outlook - % Change 2020 - 2050	
Job Sector	% Change
Finance and Insurance	68.8%
Professional, Scientific, and Technical Services	43.2%
Construction	39.4%
Health Care and Social Assistance	38.9%
Retail Trade	33.7%
Information	32.9%
Management of Companies and Enterprises	21.7%
Real Estate and Rental and Leasing	16.2%
Administrative and Support and Waste Management and Remediation Services	13.6%
Public Administration	6.5%
Educational Services	6.4%
Arts, Entertainment, and Recreation	6.1%
Wholesale Trade	5.6%
Accommodation and Food Services	5.4%
Other Services (except Public Administration)	0.7%
Transportation and Warehousing	-4.1%
Manufacturing	-11.3%
Mining, Quarrying, and Oil and Gas Extraction	-18.6%
Agriculture, Forestry, Fishing and Hunting	-26.2%
Utilities	-57.8%

Figure 41
Source: Atlanta Regional Commission

Economic Development Resources

Cobb County has numerous resources that help keep it a competitive area for business, industry and tourism. These resources include low taxes, economic incentives, technical colleges, university, and a team of Economic Development professional and partners.

The following are economic development incentive programs that businesses and industries may take advantage of if certain criteria are met:

- Federal Opportunity Zone
- Entrepreneurship and Innovation Grant Program
- Business Retention
- Targeted Industry
- Special Economic Impact
- Façade Improvement Program
- Enterprise Zones
- Military Zones
- Commercial and Industrial Property Rehabilitation Program

The following maps depict where some of the above incentives could potentially be utilized.

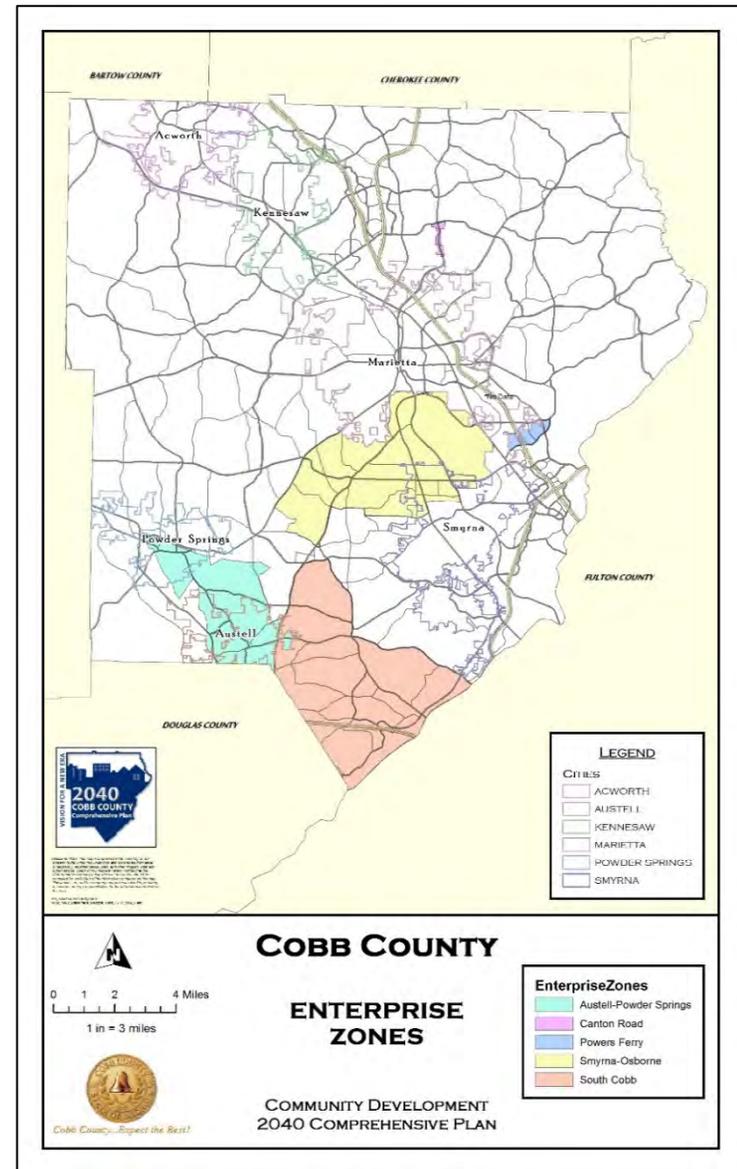


Figure 42

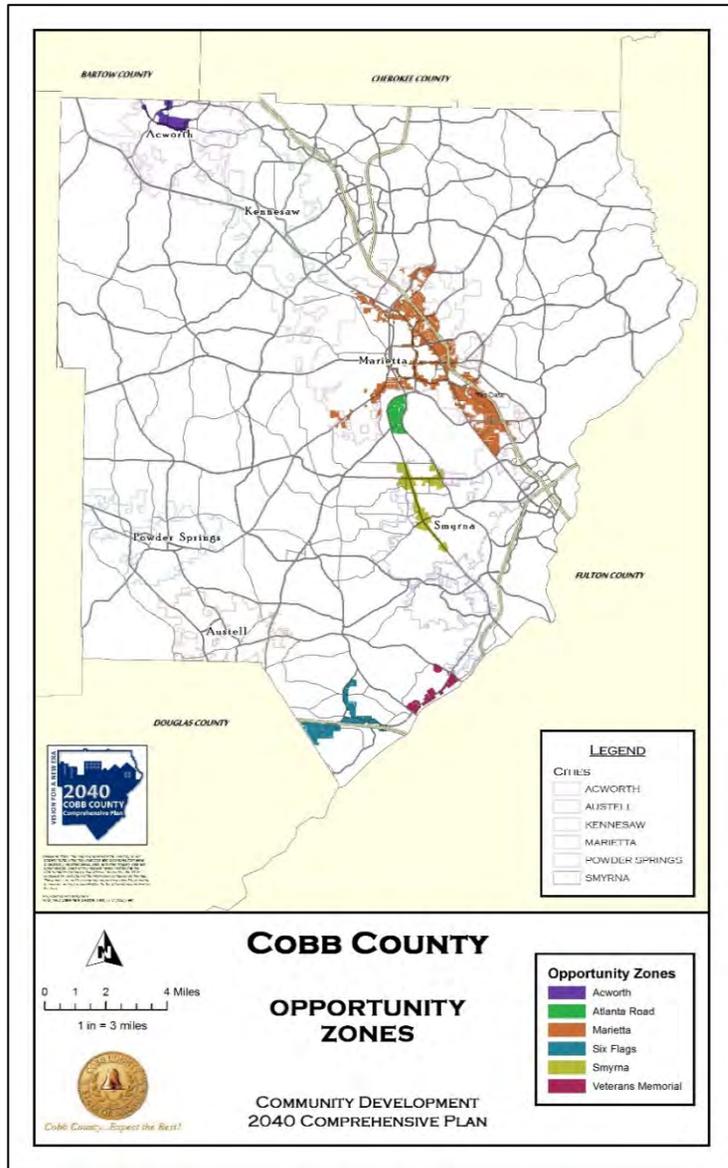


Figure 43

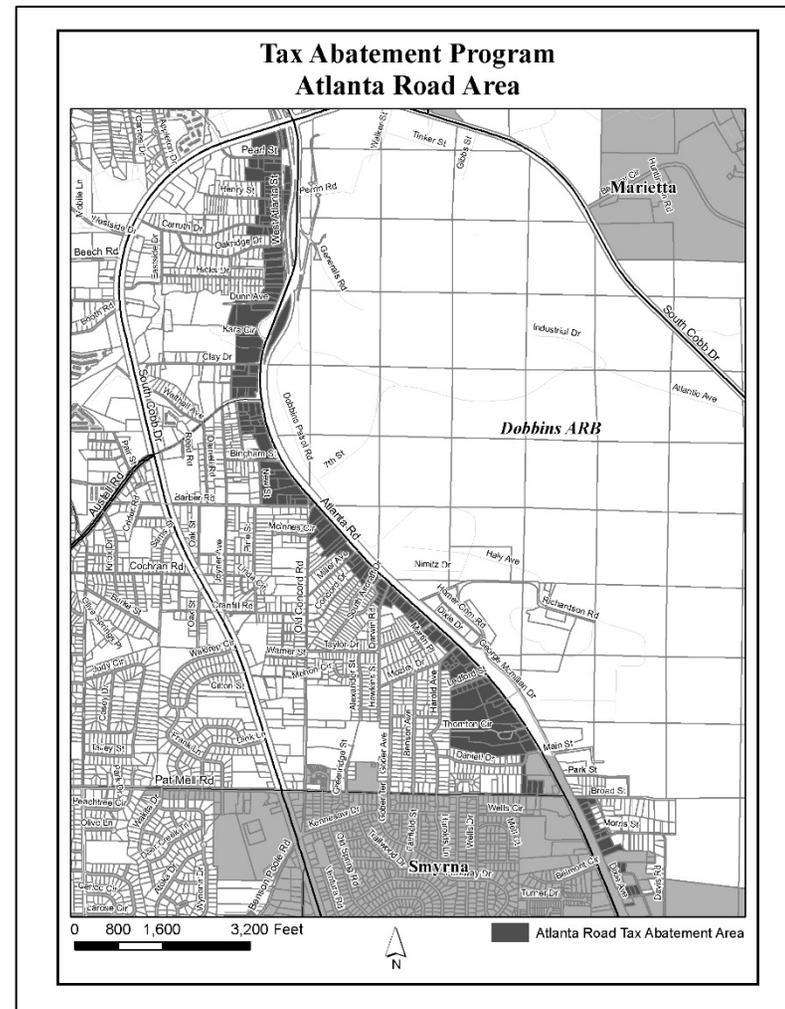


Figure 44

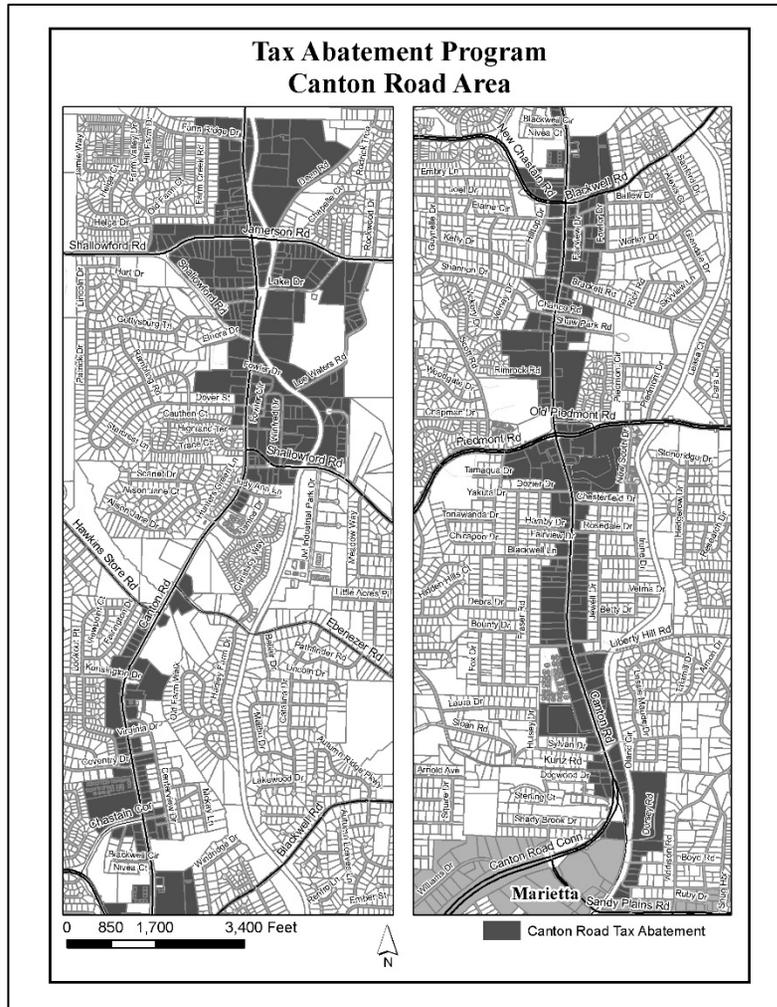


Figure 45

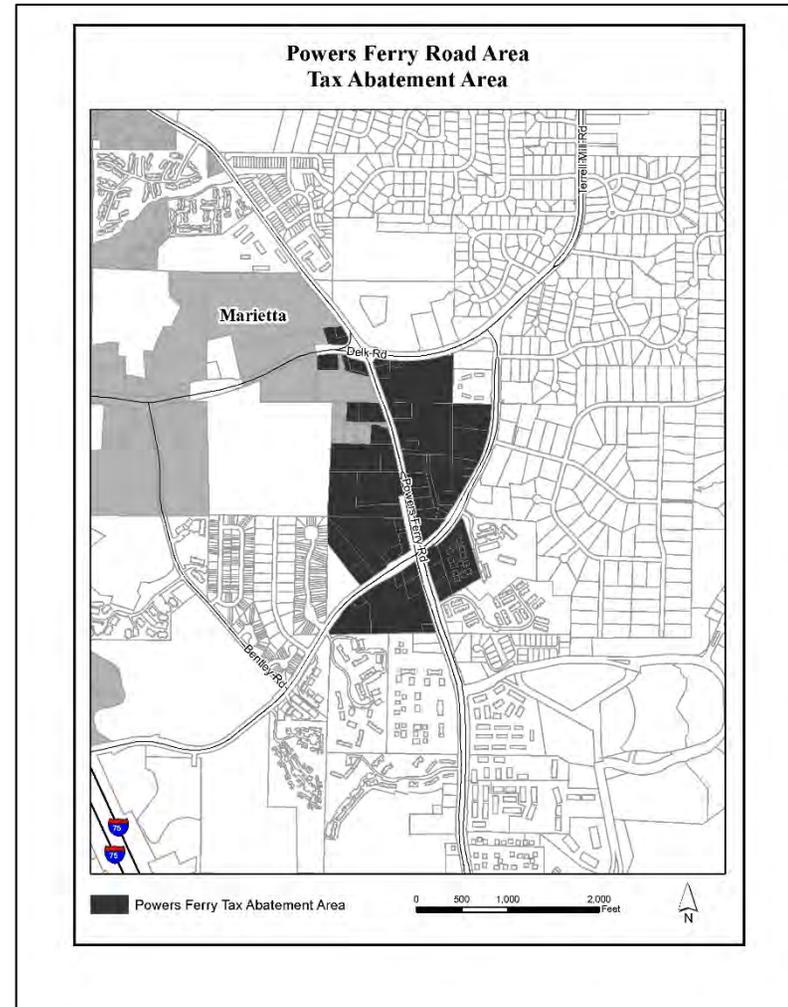


Figure 46

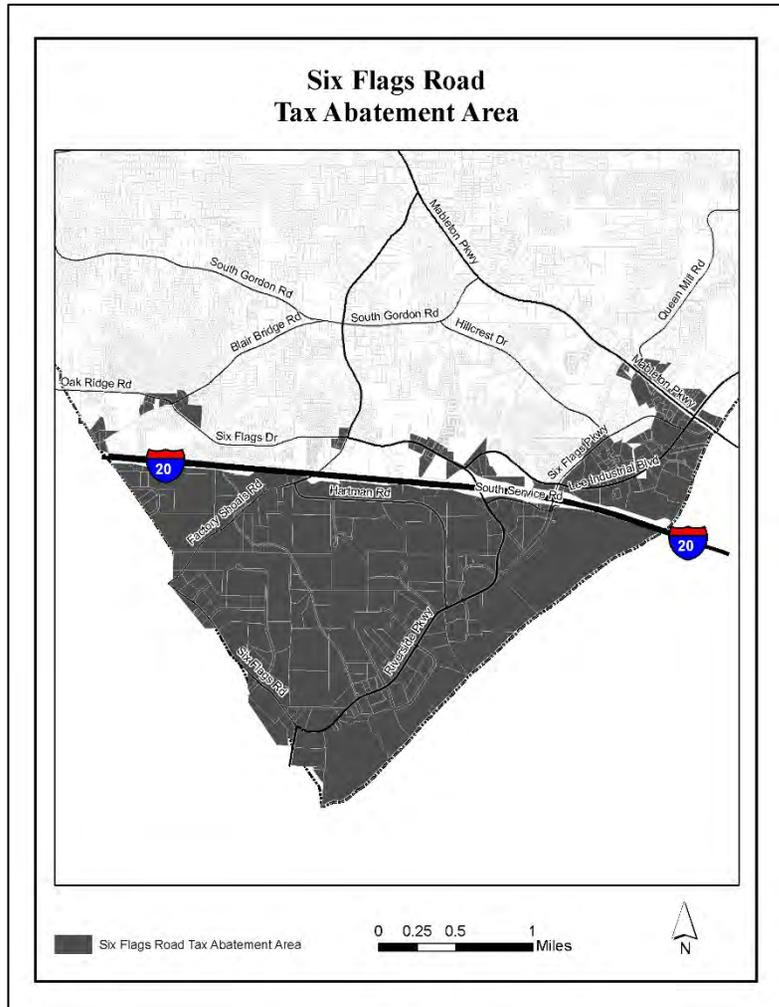


Figure 47

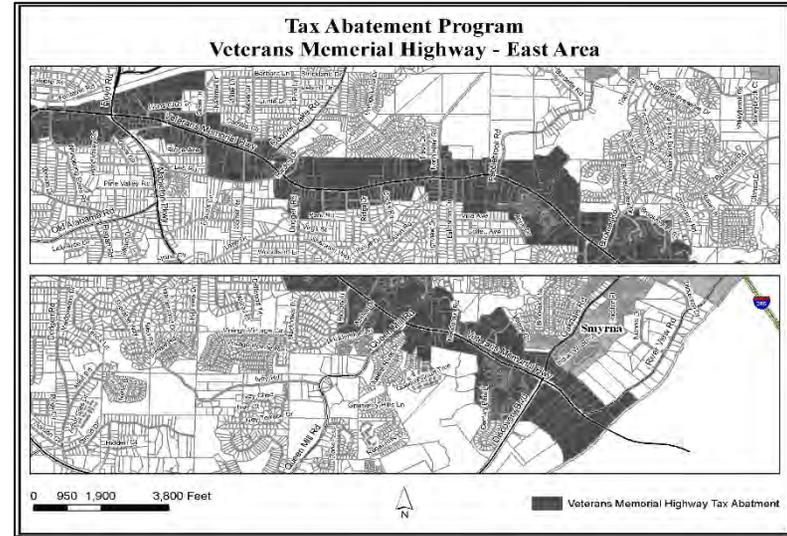


Figure 48

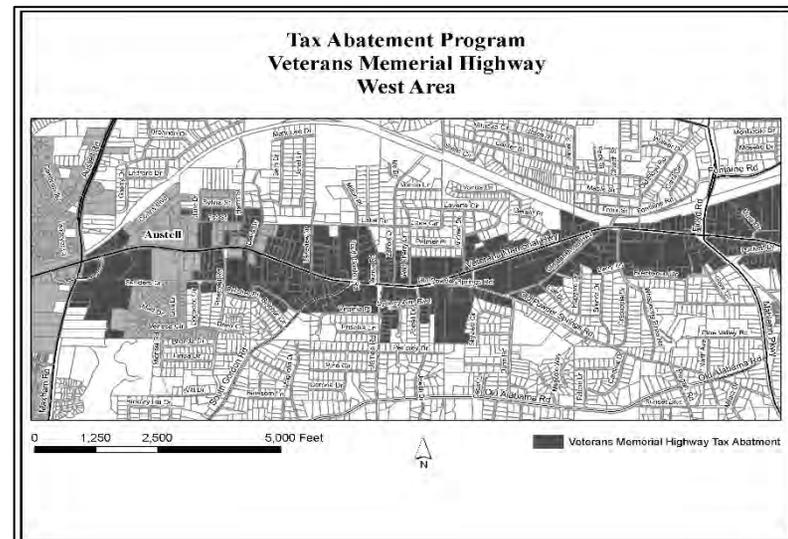


Figure 49

Higher Education

Cobb County is home to four community colleges and one university.

- Kennesaw State University
- Chattahoochee Technical College
- Fortis College
- ITT Technical Institute
- Lincoln College of Technology

Kennesaw State University (KSU) is a comprehensive university with thirteen Academic Colleges (Figure 53) and more than 150 undergraduate, graduate and doctoral degrees. On January 6, 2015, Kennesaw State and Southern Polytechnic State University consolidated to increase efficiencies and effectiveness to better serve students and the State of Georgia. As of 2021, KSU set an enrollment record with 43,000 students enrolled at the college, making it one of the 50 largest public institutions in the country by enrollment. On-campus housing capacity is approximately 5,200 students with eight distinctive residential communities. According to the Board of Regents of the University System of Georgia report in 2012, KSU has an economic impact of \$1.2 billion. There are 92 countries represented in the student body and 18 NCAA Division I Athletic teams. KSU has been elevated to an R3 classification by the Carnegie Classification of Institutions of High Learning. This classifies KSU as a doctoral institution with moderate research activity.



KSU ACADEMIC COLLEGES
Bagwell College of Education
Coles College of Business
College of Architecture and Construction Management
College of Computing and Software Engineering
College of Continuing and Professional Education
Honors College
College of Humanities and Social Sciences
College of Science and Mathematics
College of the Arts
Southern Polytechnic College of Engineering & Engineering Technology
Graduate College
University College
WellStar College of Health and Human Services

Figure 50
Source: Kennesaw State University

Chattahoochee Technical College is a unit of the Technical College System of Georgia and as of 2021 is the largest technical college in the state of Georgia with an enrollment of over 14,000 students. It is a two-year college that provides accessible, high quality technical, academic, adult education and workforce training.

Other schools include Fortis College in Smyrna, ITT Technical Institute-Kennesaw and Lincoln College of Technology in Marietta.

The Cobb Chamber of Commerce is another resource that helps make Cobb County a business-friendly environment. The Chamber contains more than 2,500 members from a variety of large, small, domestic and international businesses with a focus dedicated to bringing the community and its leaders together to create jobs and strengthen the economy and quality of life. The Chamber develops economic development initiatives that can assist new and existing businesses in business growth, workforce development solutions, industry recruitment, research and education partnerships and programs.

The Cobb County Chamber of Commerce took the lead in creating Cobb's Competitive EDGE, which was launched in 2012. The EDGE was the first-ever, community-wide, public-private partnership. It brings together all of Cobb's economic development partners into a unified effort. The primary objective for Cobb's EDGE is to help local businesses expand, grow small business, protect Dobbins Air Reserve Base, recruit new businesses, create a more educated workforce and revitalize our communities and infrastructure through seven strategic "seeds" for success. The seven "seeds" are listed below.

- Retaining & Expanding Existing Business
- Encouraging Entrepreneurship & Aiding Small Business
- Marketing Cobb & Projecting a Positive Image
- Developing, Recruiting & Retaining Talent
- Investing in Transportation Infrastructure & Traffic Relief
- Support & Coordinate Redevelopment Efforts
- Cultivating Community, Identities & Sense of Place

As part of the EDGE plan, there were also seven strategic industry targets that were identified for Cobb to pursue in the years to come. Based on the strong competitive advantages that support an existing clustering effect in Cobb County, the seven targets were classified and grouped into two categories: Core Cluster Targets, and Growth Opportunity Targets.

The Core Cluster Targets take advantage of and leverage specific, localized industries that have already clustered in Cobb County.

- Aerospace & Advanced Equipment Manufacturing
- Information Technology & Software
- Professional & Business Services
- Wholesale Trade & Logistics

The industry targets that do not exhibit a clustering effect but merit strategic targeting due to their growth potential are considered growth opportunities.

- Health Care Services
- Travel & Tourism
- Bioscience

The Development Authority of Cobb County (DACC) promotes the public good and general welfare, trade, commerce, industry and employment opportunities for Cobb County. It is a seven-member board appointed by the Cobb County Board of Commissioners with two fundamental activities:

- Provide access to capital and to other financial incentives that would assist desirable economic development projects; and
- Market and promote Cobb County to new businesses.

(Source: DACC website, Select Cobb)

Cobb Travel & Tourism promotes Cobb County as a premier travel destination for conventions, trade shows, special events and leisure travelers. They are the primary destination marketing organization for Cobb County. They remain instrumental in creating strategic partnerships and alliances among industry stakeholders along with other goals related to travel and tourism.

(Source: Cobb Travel and Tourism)

South Cobb Redevelopment Authority

There are a multitude of economic development interests and programs in Cobb County. From incentives to regulatory tools developed by Cobb County Community Development, each one of these interests provides information that targets industries, programs, ordinances and incentives that attract and promote growth and development/redevelopment supporting positive economic trends within the County.

Cobb County Community Development works closely with the South Cobb Redevelopment Authority (SCRA) to revitalize and redevelop areas in South Cobb that have been underinvested or underutilized with the overall intent to promote and create favorable locations for trade, commerce, industry and employment opportunities. The SCRA and Cobb County Community

Development worked together to create a movement of programming, new progressive ordinances and incentives focused in South Cobb to assist economic growth in this area. The SCRA has the power to issue low-interest bonds to assist private land development, and they also can buy, sell, consolidate or leverage land resources to spur redevelopment activity in South Cobb.

The impetus of the South Cobb economic development movement is the South Cobb Implementation Strategy. It is designed to serve as a guide for future actions that will function as the primary basis for preserving, protecting and enhancing South Cobb’s existing assets with the greater goal to build new market share for the area and to improve the quality of life for those that reside there. This includes promoting the new Mableton Form Based redevelopment district, Six Flags redevelopment opportunities, branding South Cobb and educating private investors and business owners on the many strengths and opportunities in the South Cobb area, including redevelopment site incentives, Enterprise Zones and Opportunity Zones.



Redevelopment Inventory

Cobb County is limited on undeveloped land for development and those smaller undeveloped tracts will continue to dwindle over the of the next 30 years. As a result, it will become more important that the County promote

and encourage redevelopment initiatives and programs to ensure growth occurs in areas where infrastructure is in place. This will accommodate future population and business growth, while preserving character areas of the county and rejuvenating aging commercial corridors and older residential areas. A Figure 54 shows a list of Redevelopment sites that have been identified and promoted by Cobb County for redevelopment.

Redevelopment Sites (2016)	
2410 Canton Road	1057 Veterans Memorial Highway
4939 Canton Road	1336 Veterans Memorial Highway
3012 Canton Road	1480 Veterans Memorial Highway
2692 Sandy Plains Road	1245 Veterans Memorial Highway
1977 South Cobb Drive	676 Veterans Memorial Highway
3413 Austell Road	780 Veterans Memorial Highway
1887 Powder Springs Road	Church Stree and Mable Street
2745 Powder Springs Road	3300 Cobb Parkway
2546 Powder Springs Road	1275 Powers Ferry Road
3757 Floyd Road	1360 Powers Ferry Road
5055 Austell Road	1360 Terrell Mill Road
5590 Mableton Parkway	1410 Terrell Mill Road
320 Riverside Parkway	1480 Terrell Mill Road
380 Veterans Memorial Highway	

Figure 51
Source: 2040 Comprehensive Plan (2021)

International Affairs

The promotion of Cobb County to international markets is essential to staying competitive in the Atlanta region. Cobb County is home to a diverse industry mix, McCollum Field (Cobb County’s International Airport) and a Norfolk Southern intermodal facility. In addition, Cobb is located with easy access to Hartsfield-Jackson International Airport, two deep-water ports in Savannah and Brunswick and the State of Georgia’s extensive rail and road network. These global trade facilities, in and around Cobb County and the state, makes the region a highly strategic location for international trade.

Cobb County is also home to 8 consulates and bi-national chambers, according to SelectCobb, which is a component of the Development Authority of Cobb County. In some cases, the trade promotion work is handled from within the countries' consular offices while others maintain independent trade offices. Here is a list of consulates and bi-national chambers located in Cobb County and services that they offer:

Consulates:

- Honorary Consulate General of the Republic of Austria
- The Austrian Trade Commission
- Consulate General of the Republic of Costa Rica
- Honorary Consulate of the Republic of Estonia
- Honorary Consulate General of the Republic of Iceland
- Honorary Consulate of the Republic of Nicaragua
- Finnish American Chamber of Commerce
- Honorary Consulate of Lithuania

Services:

- Determine the exportability of products or services
- Identify appropriate markets and buyers
- Develop market entry strategies
- Establish shipping and distribution networks
- Determine appropriate payment methods and identify export financing and insurance needs

As a way to form global partnerships and build economic ties to help promote global cooperation, generate tourism and further cultural understanding between international communities and local communities, Cobb County has officially recognized and signed agreements with the City of Seongdong Gu, Seoul, South Korea to become a sister city.

Economic Target Areas

The Dobbins Air Reserve Base (Dobbins ARB) cluster is a significant economic engine for Cobb County and the surrounding region. There are several hosted military tenants located on Dobbins ARB, and they include

the Georgia National Guard, the 22nd Air Force, the Navy Operational Support Center and the U.S. Army Reserve, among other government tenants. It is also home to several private organizations that include Lockheed Martin Air Force Plant #6, AT&T, Federal Employees Credit Union and Georgia Tech Research Institute. Combined, this cluster is one of the largest employers in Cobb County.

In 2014, Cobb County completed a Joint Land Use Study (JLUS). The JLUS was a cooperative land use planning effort conducted as a joint venture between Dobbins ARB, City of Marietta, City of Smyrna, state and federal agencies and other stakeholders. The primary objective of the study is to reduce potential conflicts between the Dobbins military installation and surrounding areas, while accommodating new growth and economic development without compromising the operational missions of the installation.

The Town Center area is a regional job center location for office and industrial uses, as well as a retail/service area containing shopping, restaurants and automobile-oriented uses. The area is located between I-75 and I-575. The center of this cluster is the Town Center Mall, which is a regionally serving retail center. Corridor retail developments and office uses have followed the mall along the collector and arterial streets that are in the vicinity of the mall area. While not in the Town Center area, Kennesaw State University (KSU) is adjacent to the Town Center cluster and directly impacts the area. KSU has seen tremendous growth in enrollment, bringing with it a growing population of students, faculty, and staff looking for housing options, entertainment, recreation, shopping and access to local office parks and employers. The employment in the Town Center area is primarily service and retail oriented with a large quantity of the uses being automobile oriented and automobile dependent.

The Town Center Community Improvement District (CID) has completed a Town Center CID Master Plan that focuses on placemaking, trail expansion, smart technologies, balanced transportation, and redevelopment. Development strategies include:

- Placemaking: Creation of public spaces, gateway improvements and public art installments.
- Trail Expansion: Completing the remaining trail segments and multimodal loop by connecting major corridors, and activity areas to increase access, connectivity and enhance the pedestrian and bicyclist experience.
- Smart Technologies: Deployment of advanced traffic systems, electric vehicle charging stations, smart bus shelters, and partnerships with Cobb Department of Transportation and Georgia Department of Transportation (GDOT), and other agencies to pilot and employ new technologies and innovations.
- Balanced Transportation: Variety of roadway studies and improvements, forward thinking initiatives to improve traffic flow, increase traffic safety, and strengthen and promoting multimodal travel options
- Redevelopment Strategies: Reimagining Town Center Mall area

The Cumberland/Galleria area, which is home to the Cumberland CID, is a major regional activity center that has matured over the past decade and is anticipating significant growth in the next 20 to 25 years. It is located at the intersection of I-75 and I-285 and extends southward along I-285 to Atlanta Road. The area started mainly as a commercial retail area but has grown into a major office and professional service cluster that, as of 2017, has a 5.4% (2017 CCID annual report) impact on the Georgia economy and a 36% economic impact on Cobb County's economy. While retail remains the top job sector in the Cumberland CID, the area is also home to 33% of Cobb County's high-wage, professional jobs. Numerous companies house major regional and national headquarters or major business operations in this area.

In the last 10 years, there has been a concerted effort to expand residential and entertainment options throughout the Cumberland area. This effort has been successful, with a population of 29,000 that represents 3.8% of Cobb County's total population. In 2017, the Cumberland/Galleria area became one of the top entertainment destinations in the Atlanta-metro area when the Atlanta Braves relocated to the district in a one-of-a-kind stadium

complex that was coupled with a year-round, mixed-use development destination that includes retail, restaurants, housing, hotel, office space and an indoor entertainment venue. Understanding the significance of the Braves development is important for the future of the Cumberland/Galleria area. Additional jobs generated by the development have and will continue to impact the area. Transportation infrastructure, including parking and circulator programs, will impact the area along with ancillary developments like retail, restaurant and office uses. With the addition of the Braves development, the transportation infrastructure programmed for the area and the new residential units in the pipeline, the Cumberland/Galleria area will function in the future more like an urban center versus a suburban satellite city.

TRANSPORTATION

In the Cobb 2040 plan, the primary focus of the Transportation Element is meeting Cobb County's future transportation needs.

The Transportation Element is required for all jurisdictions that are included in a Metropolitan Planning Organization (MPO). Cobb County, and the cities within, are part of the Atlanta Regional Commission MPO. In addition, the rules specifically state the MPO's transportation strategy for the region may be substituted for this element.



CobbForward

In 2022, Cobb County completed an update to the Comprehensive Transportation Plan (CTP), known as CobbForward. Utilizing a robust community engagement campaign, CobbForward considers how Cobb will grow in the next 30 years. It offers policies and multimodal improvements to the transportation network and helps to position the County for implementation through local, state, and federal funding strategies.

CobbForward included four overarching components to develop the CTP.

- Existing Conditions: focused on establishing a baseline of where Cobb is today and understanding demand and travel patterns as well as the condition of transportation infrastructure
- Needs Assessment: involved the understanding future demand for transportation and anticipating projected mobility needs that may exist
- Recommendations: included the combination of projects and policies that can collectively look to address the needs identified in the Needs Assessment.
- Community Engagement

Through the collaboration between technical stakeholders, the Project Management Team, and the public, needs, goals and policies were identified to guide the team through the completion of the CobbForward plan and establish project priorities.

Cobb County recognizes the importance of developing a safe, balanced, efficient, multi-modal transportation network that minimizes impacts to the environment and reinforces the livability of neighborhoods. CobbForward is meant to guide the future mobility network of Cobb’s motorized and non-motorized transportation including public transit systems, bicycle and pedestrian networks. Cobb County understands that an efficient transportation system is crucial to the economic and social well-being of a growing community with increasing travel demands. The ability to provide a safe, convenient and efficient transportation system will continue to be a challenge in the decades to come.

The CobbForward plan will act as the Transportation element for the 2040 Comprehensive Plan 5-Year update. The analytical requirements can be found within the CobbForward Exiting Conditions and Needs Assessment Report. The Needs, Goals and Policy, as well as the overall Vision will be integrated into the main 2040 Comprehensive Plan document.

LAND USE

Land Use refers to how land is used and how it should be used moving forward. Future needs for various land uses are predicated on population and economic projections. The Comprehensive Plan guides land use to ensure land resources appropriately encourage a variety of housing choices, promote economic development, preserve natural and historic resources, provide open space and recreational uses and accommodate transportation routes and other public facilities, in order to protect and improve Cobb County’s quality of life.

Existing Land Use

The analysis of existing land use patterns helps the community, staff, and elected officials gain an understanding about the current state of land use within the jurisdiction.

Cobb County’s land use, character and development patterns are dominated by established residential areas within eastern and southern sections of Cobb County and developing residential areas in the west. Commercial uses are concentrated along highly traveled corridors and at major centers, such as Town Center and Cumberland. Industrial uses have assembled along the interstates with the largest concentration of industrial uses being in the southern tip of the county adjacent to I-20. Cobb allows for mixed-use and denser development in certain nodes, mostly within the regional centers of Cumberland and Town Center.

The existing land uses in Cobb have been grouped together into one of the following seven categories.

- (i) **Residential:** The predominant use of land within the residential category is single-family detached, single-family attached and multi-family dwelling units.
- (ii) **Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, services and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.
- (iii) **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities or other similar uses.
- (iv) **Mixed-Use:** This category is for development of land, building or structure with two or more different uses, such as but not limited to, residential, office, retail, civic or entertainment.
- (v) **Civic:** This category includes certain state, federal or local government uses and institutional uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- (vi) **Transportation/Communication/Utilities:** This category includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses.
- (vii) **Parks/Recreation/Conservation:** This category is for uses dedicated to active or passive recreation. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, open space, sensitive

habitats, national forests, golf courses, recreation centers, undeveloped land and other similar uses.

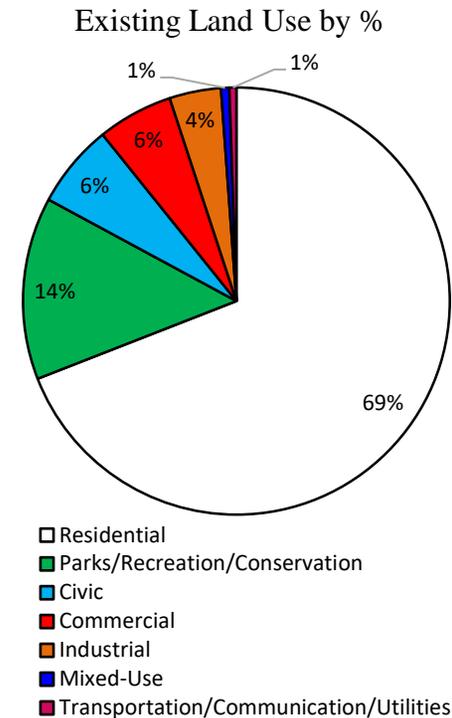


Figure 52
Source: Cobb County Planning Division

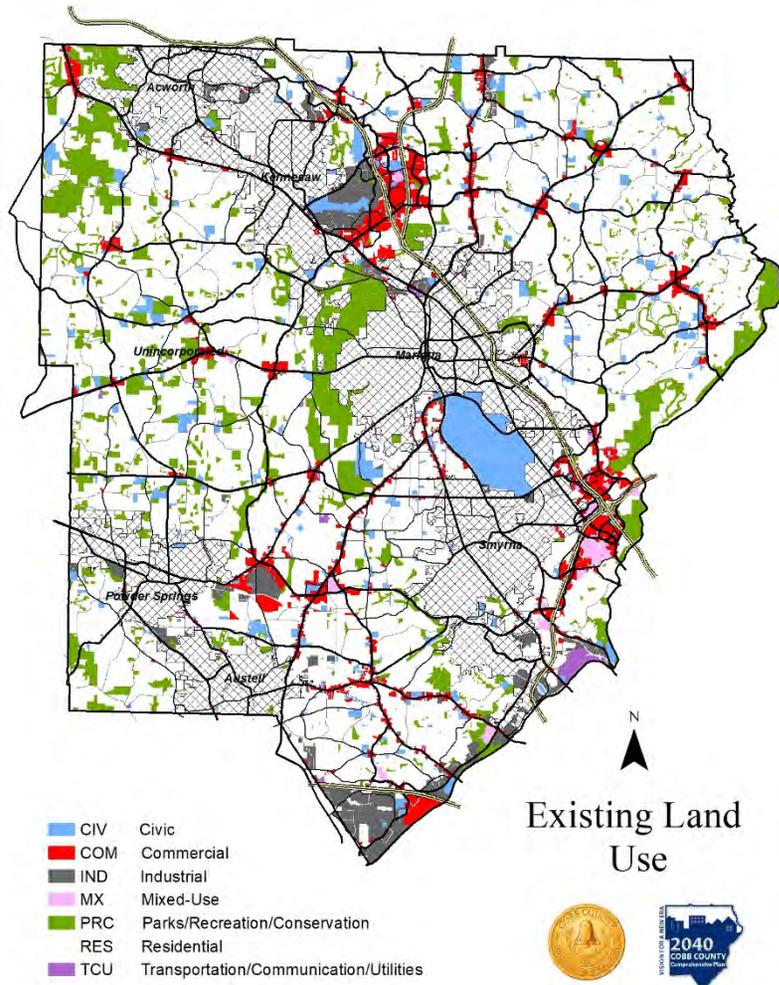


Figure 53
Source: Cobb County Planning Division

Future Land Use

The future land use map is a policy document that guides future land use decisions in Cobb County and is updated on an annual basis. The future land use map serves as a tool to implement the land use goals and policies of the Comprehensive Plan. The future land use map includes land use categories, which describe development patterns and community character.

The primary future land use designation is low-density residential, which guides residential development between 1 and 2.5 units per acre. This reaffirms Cobb’s commitment to residential and the preservation of single-family detached, suburban style housing for the next 30 years.

There are three categories dedicated toward guidance of commercial use. The Regional, Community and Neighborhood Activity Centers make up a total of 6% of the future uses. Current goals and policies reflect more nodal type of commercial development versus “strip” commercial along high-volume transportation routes.

Parks/Recreation/Conservation makes up 8% of the future land use designations. Most of this is held in federal park land, which is Corps of Engineers property surrounding Lake Allatoona, National Park Service lands in the Kennesaw Mountain National Battlefield Park, and the Chattahoochee National Recreation Area.

There are also pockets of land dedicated for future industrial uses that have been shrinking over the last 10 to 20 years. Recent policy changes resulting in a Priority Industrial Area future land use designation attempts to protect some of the more significant industrial areas in the County to ensure a variety of jobs for Cobb residences.

The future land use map and corresponding policies provide sufficient opportunities for each land use type to serve the needs of the community and balance a desired mix of residential, commercial, and industrial type uses.

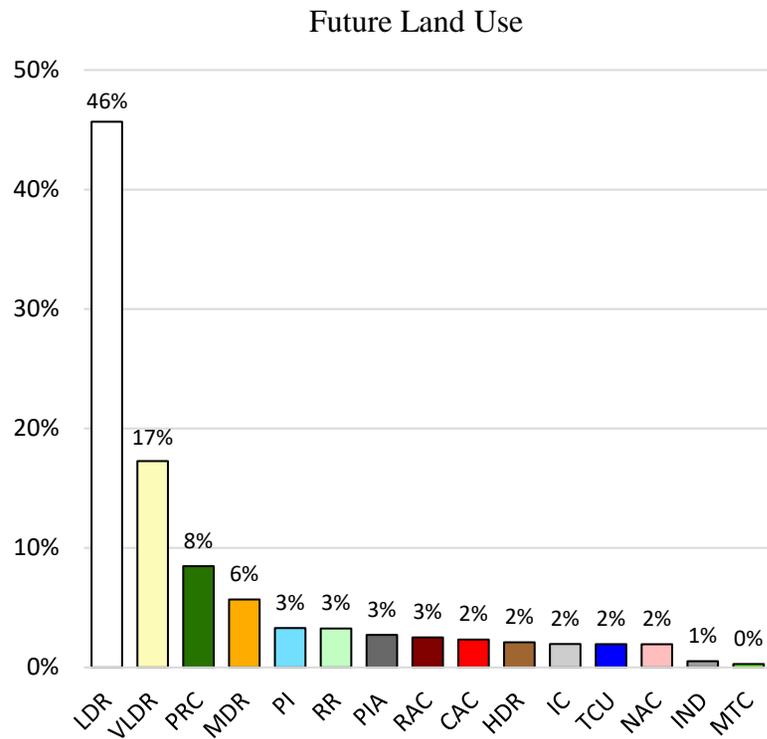


Figure 54
Source: Cobb County Planning Division

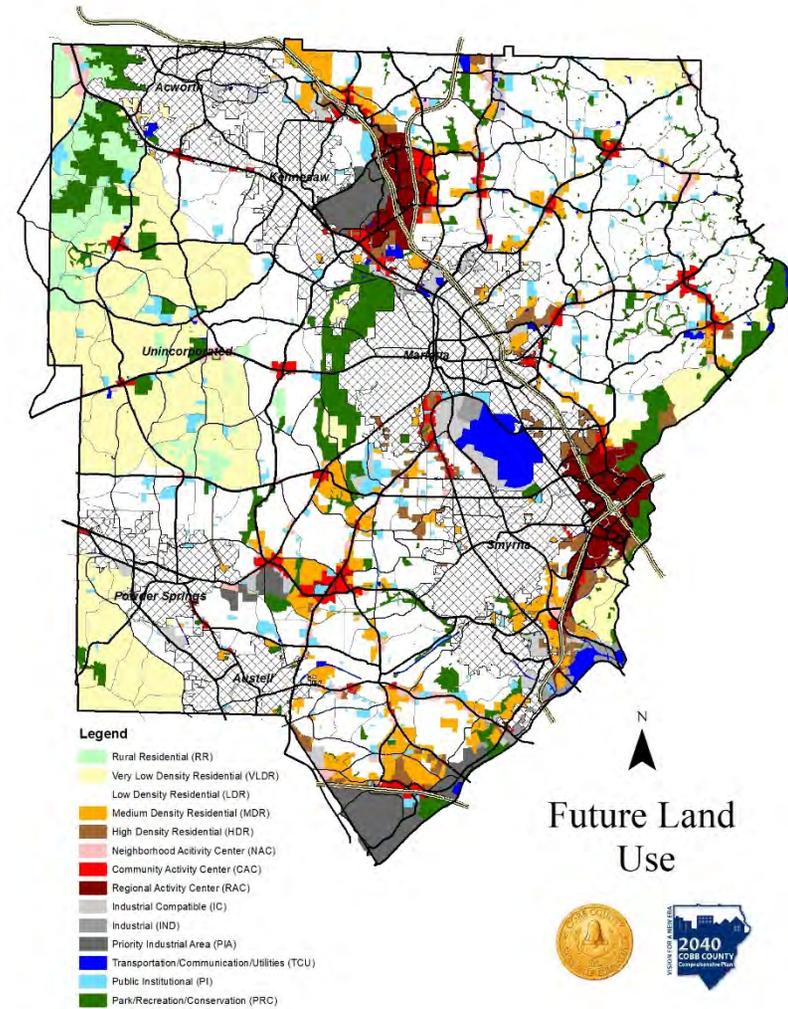


Figure 55
Source: Cobb County Planning Division

Development of Regional Impact

Developments of Regional Impact (DRI) are large-scale developments that could potentially have regional impacts beyond the jurisdiction in which they are located. In order to assess the potential impacts before conflicts arise, the Department of Community Affairs has established regional review procedures for potential developments that meet certain thresholds.

The following projects are DRIs that have been submitted between 2021 and 2001.

DRI PROJECT	YEAR	DRI PROJECT	YEAR
White Road	2021	Tramore Pointe	2006
Circle 75	2020	Cobb West Park	2006
Oakmont Cobb International	2020	The Mountain	2006
Cumberland Mall	2020	Belmont Hills Redevelopment Plan	2006
McCamy Mixed Use Development	2019	The Goodman Company	2005
Austell Site	2019	Vinings Mountain at Paces Ferry	2005
Emerson Center	2017	The Mill at Covered Bridge	2005
Duncan Rd. Waste Transfer Station	2017	River View	2006
Terrell Mill Development	2017	Jonquil Village Redevelopment	2006
Vinings Atlanta	2016	Johnson Ferry Baptist Church	2006
Galleria 75	2016	Colonial Pipeline Company	2005
Dobbins Mill Transfer	2015	Paces Ferry Commons	2005
Goethe Tract	2015	Cumberland Boulevard	2005
Skyline II	2015	Regent Riverwood	2005
Old 41 Development	2014	T.I. Riverwood	2005
Interstate North	2014	Vinings West	2005
Hartman Distribution Center	2014	Cobb Galleria Performing Arts Ctr.	2004
Barrett Pkwy Mixed Use development	2014	Trinity Chapel Church of God	2004
Atlanta Braves Stadium and Mixed-Use Development	2013	The Villages of West Cobb	2004
East Cobb Retirement Community	2013	Circle 75 Project	2004
Bankhead C & D Transfer Station	2011	Discovery Tract	2004
Canton Road steel, metal & iron processing & transfer station	2011	South Atlanta Road Development	2004
Riverview on the Chattahoochee	2010	The Mill at Covered Bridge	2004
Riverview Road Resource Recovery Center & Transfer Station	2009	Lakeside Market Place	2003
Cobb-West Township	2008	Providence	2003

DRI PROJECT	YEAR	DRI PROJECT	YEAR
Riverview	2008	Hartman Road Business Park	2002
Colonial Pipeline Company	2008	Word of Faith	2002
Mableton Parkway Site Stabilization	2008	One Galleria Walk	2002
V at Vinings	2007	Atlanta Operations Center	2002
Belmont Hills	2007	Word of Faith Church	2002
LaFarge Building Materials, Inc.	2007	Hartman Road Business Park	2001
The Village at Vinings	2007	Gwinnett Partners, LLC	2001
Aspen Hills Redevelopment	2007	Queens Mill	2001
City Side at Town Center	2007	James Parkway Development	2001
Galleria Parkway Mixed Use	2007		

Figure 56
Source: Georgia Department of Community Affairs

NATURAL RESOURCES

Natural and historic resources are inherent characteristics of a community and contribute to the list of assets that give the community a unique identity and attract new residents or investors. They are also sensitive community elements that cannot be regained once destroyed.

Cobb County has been an attractive place in which to live and work for many years, rich in natural and historic resources. Even in the early days, communities such as Smyrna, Vinings, Austell and Powder Springs were popular places for tourists, due to its natural beauty. The past three decades have been a time of steady increase in growth of new businesses and residential communities that will continue. While growth is inevitable and new residents need to be accommodated, Cobb County's natural and historic resources can be and should be considered in the planning process in order to allow for growth without destroying the rich cultural heritage of the County. The following examines the natural and historic resources in Cobb County.

It is also important to note that the State's Department of Natural Resources (DNR) and the Department of Community Affairs (DCA) have put together a document titled, "Rules for Environmental Planning Criteria." These are basic rules and regulations intended to improve the natural environment for the people in the state. The Minimum Standards and Procedures for Local Comprehensive Planning encourages each local government in the State of Georgia to review the Regional Water Plan covering its area and the Georgia State Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations. For further details please see Appendix 5.

Water Supply Watersheds

During times of precipitation, some waters are absorbed by soil, other quantities of the resource are detained by depressions, ponds or lakes, or intercepted by vegetation. The remainder flows off the land as runoff. As the

non-percolating water flows into lower elevations, it combines with water released through the soil.

The boundaries of a drainage basin form a watershed for a river or stream. There are multiple watersheds within Cobb County providing water for Cobb and surrounding counties. The Watersheds and Groundwater Recharge area map (*Figure 57*) shows the name and location of the watersheds and the location of the Groundwater Recharge areas taken from Hydrologic Atlas 18 produced by Georgia DNR.

Watershed protection is necessary to help ensure water quality and safety for residents of a community. When vegetation is removed from stream channels and soils in the watershed are paved over, the potential for erosion, flooding and sedimentation increases. This sedimentation pollutes the water and causes aquatic life to deteriorate. There are many guidelines and regulations relating to watershed protection that can help local governments plan wisely.

The Georgia Department of Natural Resources (DNR) established requirements for environmental planning within sensitive water supply watershed areas. These requirements include vegetated buffers and limitations on impervious surfaces depending on watershed size and type. The Allatoona Lake watershed is exempt under these criteria because it is an U.S. Army Corps of Engineers lake, as well as, the Chattahoochee River and Sweetwater Creek watersheds because they are defined as large (greater than 100 square miles) water supply watersheds drawing directly from the river or creek. The only protective measure required by the DNR *Rules for Environmental Planning Criteria* that applies to watersheds within Cobb County relates to hazardous materials.

In relation to hazardous materials, any new facilities that handles certain types and amounts of hazardous materials and are located within seven miles of a water supply intake must perform their operations on impermeable surfaces that have spill and leak collection systems.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soils and relatively low slopes that may contain significant recharge areas. Cobb County is underlain by a complex of metamorphic and igneous rock ranging in thickness from less than 10 feet to possibly more than 10,000 feet.

In Cobb County, the largest probable groundwater recharge area encompasses Marietta and stretches north and south of the city. Two smaller areas of significant recharge are found in West Cobb, south of Acworth and Kennesaw. The relatively flat areas of thick soils are the most significant areas of groundwater recharge.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet State minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that treat, store or dispose of hazardous waste or that handle hazardous materials of any type and amount must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot size for use of septic tank/drain field systems.

To ensure protection of these groundwater recharge areas, the Cobb County Zoning Ordinance specifies that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation.

The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the State of

Georgia's Department of Natural Resources. Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 sq. ft. lot size, dependent on suitable soil type and approval from the County's Office of Environmental Health, prior to allowing the installation of a septic tank. Approximately, 95% of Cobb County is on sewer service.

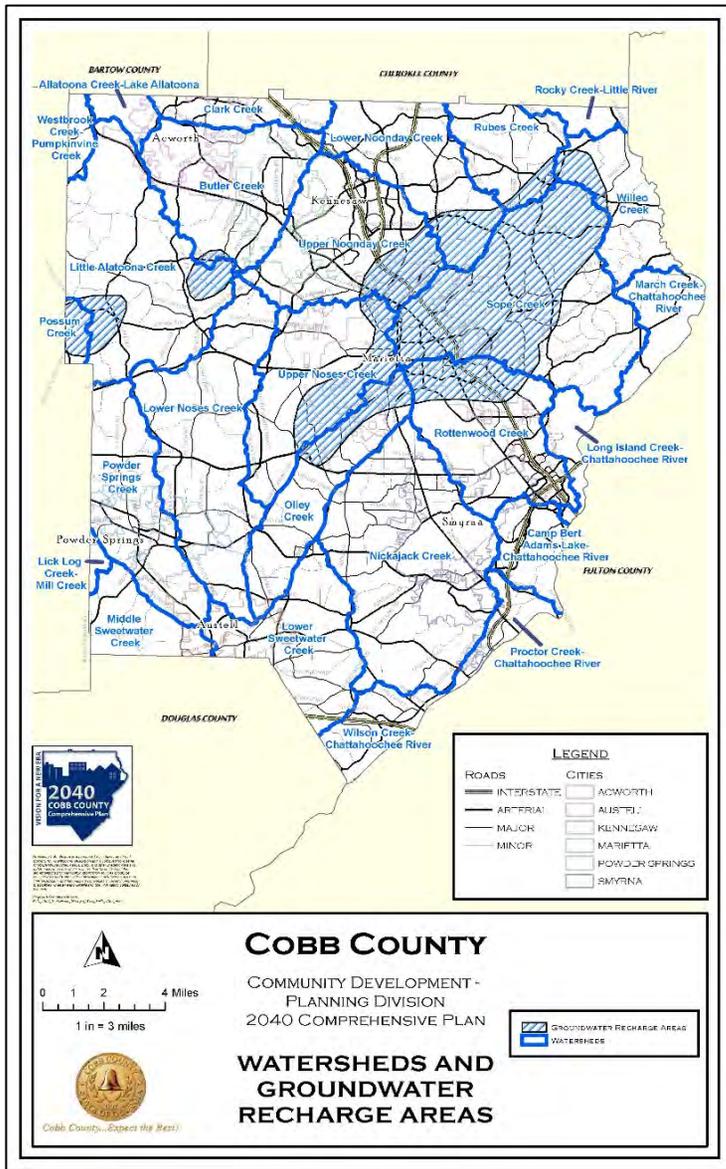


Figure 57

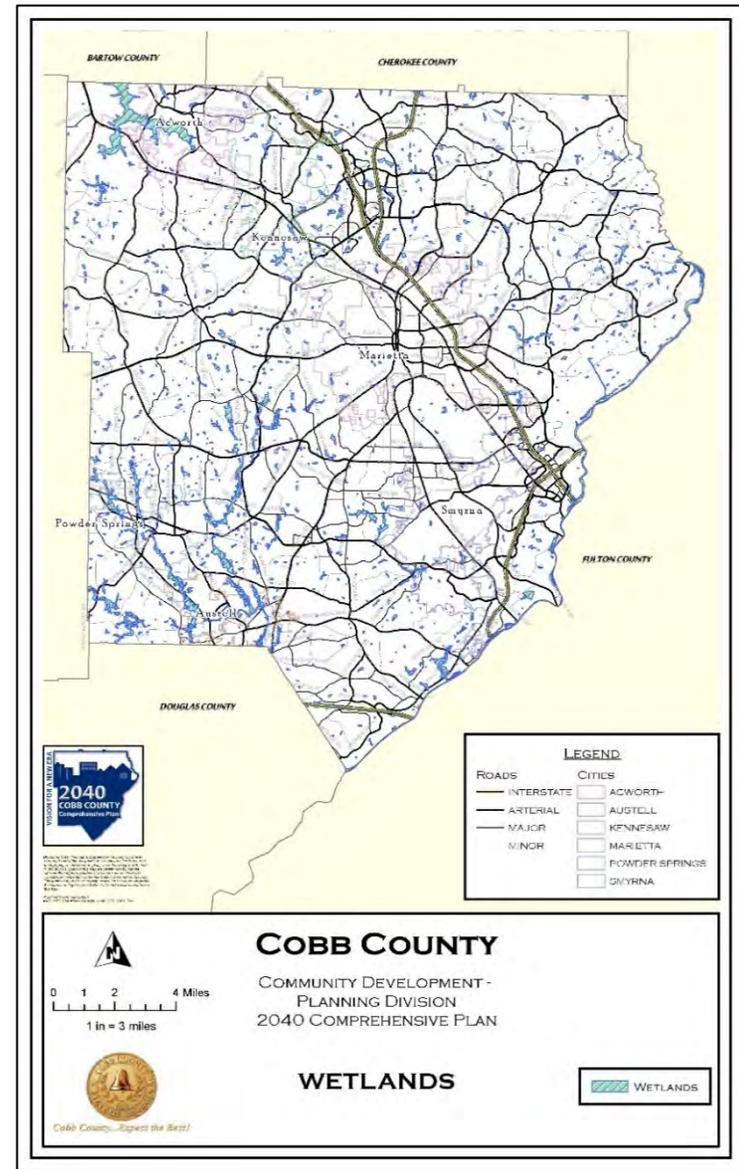


Figure 58

Wetlands

According to the Georgia DNR *Rules for Environmental Planning Criteria*, wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to, under normal circumstances, support a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands, which generally include swamps, marshes, bogs and similar areas, are valuable for several reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. In addition, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks, and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetland maps for Cobb County. A generalized wetland map has been produced for this plan document and can be found in *Figure 58*.

According to the USDA maps, Cobb has many wetlands of five to 15 acres in size and several that are 20 to 40 acres. For example, concentrations of wetlands are found along the Chattahoochee River, along Ward Creek in West Cobb and along Sweetwater Creek in South Cobb.

Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Department of Community Development routinely visits each potential development site that is submitted for review. If it is determined that wetlands may exist on a site slated for development, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering more than one acre of wetlands as required by the Clean Water Act. Therefore, residential developments shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Cobb County does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

- **Acceptable** uses of wetlands may include the following:
 - Timber production and harvesting
 - Wildlife and fisheries management
 - Wastewater treatment
 - Recreation
 - Natural Water quality treatment or purification
 - Other uses permitted under Section 404 of the Clean Water Act
- **Unacceptable** uses of wetlands may include the following:
 - Receiving areas of toxic or hazardous water or other contaminants
 - Hazardous or sanitary waste landfills
 - Other uses prohibited by local governments

In some areas of Cobb County, specifically less intensive developed areas, there may be opportunities to go over and above these minimum standards of protection by using wetlands for passive recreation and green spaces. This would counteract the negative environmental impacts of new growth and development.

Protected Rivers & Mountains

The Chattahoochee River and Kennesaw Mountain are the two major protection areas in Cobb County. The Federal government is responsible for the protection of Kennesaw Mountain National Battlefield Park and the Chattahoochee National Recreation Area, which follows a significant portion of the Chattahoochee River in Cobb County. It is important to note that Kennesaw Mountain does not meet the minimum requirements established by the Georgia Department of Natural Resources to qualify as a protected mountain.

Existing land uses along the part of the Chattahoochee River in Cobb County are primarily industrial and industrial compatible. The properties that are currently undeveloped but recommended for activity center, industrial compatible or industrial use on the future land use map, are recommended for such to reflect existing zoning decisions made prior to 1991. Because past developments and existing land uses along the Chattahoochee River have the

potential to impact drinking water quality, the State of Georgia adopted the Metropolitan River Protection Act.

Metropolitan River Protection Act (MRPA) and Chattahoochee Corridor Plan

MRPA was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature’s ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee River Corridor Plan was adopted by ARC and established three sets of standards for protection of the river corridor. The standards include: limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-foot impervious surface setback along the river, as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through The Chattahoochee River Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee River must be reviewed by ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams including Willeo, Rottenwood and Sope creeks. In the ordinance, the “Protection Area” is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries. This tributary buffer ordinance has been augmented by the requirements of the Cobb County Stream Buffer Ordinance, which covers all streams in the county and has requirements for buffer depth that vary with basin size.

In addition, the Georgia General Assembly created the Metropolitan North Georgia Water Planning District (MNGWPD), a regional entity that addresses water quality/quantity issues for the greater Atlanta area. The MNGWPD was created in 2001 by the Georgia General Assembly and is composed of 15 counties, including Cobb. The MNGWPD is discussed in more detail in The Regional Plan and Environmental Planning Criteria (Appendix 5).

Greenspace and Conservation

There have been several programs established in Cobb County with the focus of acquiring greenspace and conservation lands. The programs range from state-level legislative action, such as the Georgia Community Greenspace program (the program ceased in 2004), to bond referendums in 2006 and 2008 for the purpose of parks and greenspace. Due to market conditions in the late 2000s, the 2008 greenspace purchase program was not implemented and was suspended. In January of 2017, the Board of Commissioners approved issuance of the voter-approved 2008 Parks Bond with a portion of the original amount.

In addition to the public held greenspace and conservation areas, the County also has an Open Space Community (OSC) Overlay ordinance. The OSC allows for the design flexibility of a single-family residential development in order to preserve certain percentages of open space that must be put into a conservation easement.

The Cobb County Water Systems began an aggressive program to acquire floodplain land along major waterways. The purchase of these flood prone areas can provide substantial buffers, preserve water quality and wildlife habitat as well recreational opportunities for citizens in areas protected from future development.

Cobb’s Future Land Use Map category of Park/Recreation/Conservation (PRC) is customized to delineate areas of permanent protection. The designation of “Conservation” within the PRC category defines areas permanently protected and those areas designated for future permanent protection.

The need for natural resources and cultural resource protection and conservation is an integral part of the physical, psychological and spiritual health of a community. For Cobb County to maintain and enhance the quality of life of its residents, it is vital that other programs and initiatives are considered and funded to ensure an adequate amount of open space or greenspace.

Floodplain

Flood plains are the relatively flat areas of land adjacent to stream banks. Flood plains in their natural, undisturbed and undeveloped state, provide storage of flood waters, channelization, silt retention and groundwater discharge. *Figure 59* shows the approximate locations of floodplain areas in the County. With its numerous streams, Cobb has land in the 100-year flood plain in all parts of the County. The Sweetwater Creek basin in the Austell area and land along the Chattahoochee River in southwest Cobb are particularly vulnerable to flooding.

Any fill material placed in a flood plain takes the place of the water that would be stored there in a flood. This causes the water level to rise and previously dry land is flooded. Cobb County participates in the National Flood Insurance Program, a federally backed insurance program for the protection of property owners within flood hazard areas. The Federal Emergency Management Agency (FEMA) identifies and maps most areas in the County that are subject to flooding based upon the 100-year flood plain standard.

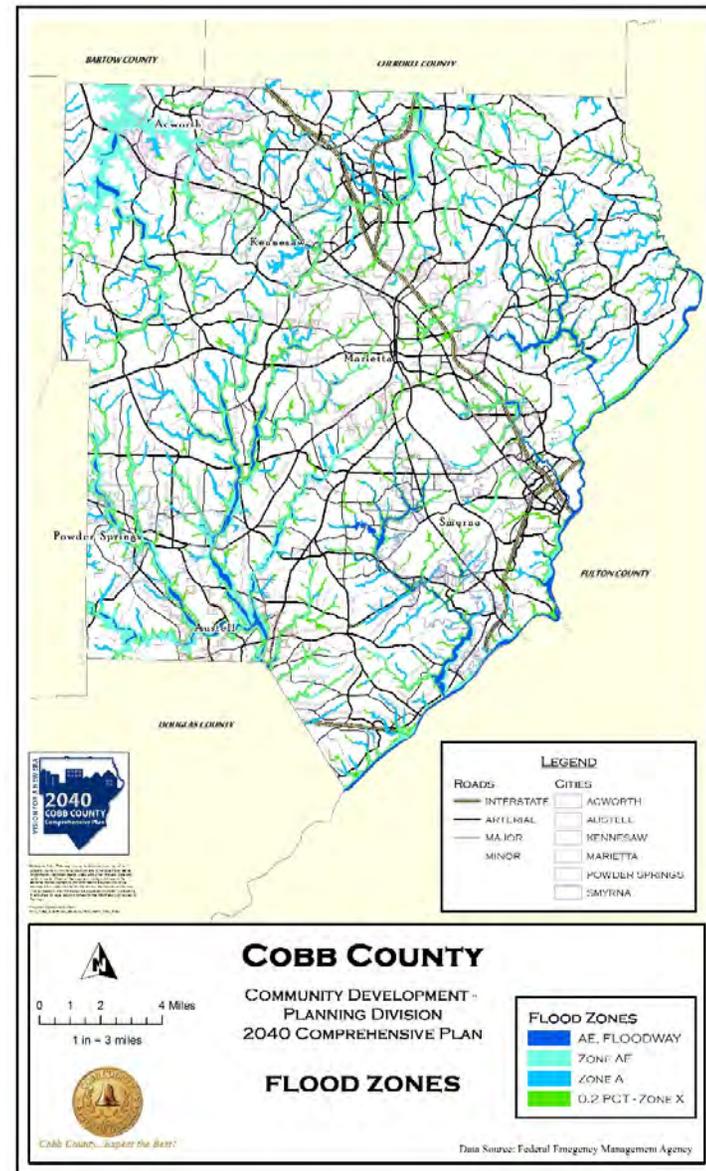


Figure 59

In order to prevent unnecessary flooding due to mismanagement of flood prone areas, residential developments shall exclude any acreage within floodplains and/or wetlands when calculating the overall density of the development. Development in the floodplain and in areas adjacent to floodplains is closely regulated by County ordinance.

The ordinance, administered by the Department of Community Development, requires a permit for any improvement or development, including grading and filling within an area of Special Flood Hazard. Regulations are also included that outline construction precautions for development in Flood Hazard areas.

Soil Types

The soil types found in Cobb County include Altavista, Appling, Cartecay, Cicil, Chewacla, Surham, Gwinnett, Helena, Hiwassee, Louisa, Louisburg, Madison, Musella, Pacolet, Roanoke, Toccoa, Urban and Wilkes Series. These soils exist on topography that is mostly gently rolling to steep. The Soil Conservation Service Survey identifies soil types that are sensitive to development due to tendency to flood, steep slopes, and shallow depth to rock, or high shrink/swell potential. This survey is accompanied by a general county soil map that may be helpful to understand the distribution of soil types.

In most cases, Cobb County does not protect sensitive soils on ridges and mountains from development. However, it does regulate and enforce erosion and sedimentation control measures. Sensitive soils in the flood plain are protected under the Cobb County Flood Damage Prevention Ordinance. Further protection of sensitive soils may be warranted in areas where ridges and mountain tops have yet to be developed. Pine Mountain and Lost Mountain in West Cobb are two sensitive areas in which well-planned and managed growth policies may be necessary to protect these environmentally sensitive areas in the future.

According to the USDA Soil Conservation Service Soil Survey of Cobb County, soil association normally consists of one or more major soils and at least one minor soil. The soil type is named for the most prevalent. The soils in one association may occur in another but in a different pattern. The soil types listed

below are from soil associations found on nearly level ground and on the slopes of small mountains.

Alluvial Soils along Floodplains:

- Cartecay-Toccoa: This association includes nearly level soils on broad to narrow floodplains. These soils formed along streams that have more than a 20% chance of overflowing in any one year. They are found in the floodplains of streams and the Chattahoochee River. Frequent flooding severely constrains development on these soils, which are protected by local floodplain management regulations.
- Toccoa-Cartecay: Similar to the above, these soils are found along streams that have a 5% to 20% chance of flooding in any given year.

Gently Sloping to Sloping Shallow Soils on Ridgetops:

- Wilkes: This association consists of soils on narrow ridgetops, sloping from 6% to 15% in most places. Runoff is medium to rapid, and this soil is not well suited to cultivated crops or development because it is stony, severely susceptible to erosion and shallow over rock. Wilkes soils are found in the northwest corner of Cobb on ridge tops west of Lake Allatoona. Very low density and open space uses are most suitable for this soil type.

Sloping to Steep, Deep to Shallow Soils on Irregular Hillides:

- Madison-Louisa-Pacolet: These soils are found on short slopes along drainage ways. They are well to somewhat drained soils on slopes from 10% to 60%. Runoff is moderately rapid to rapid, and these soils are steep, droughty and erodible.
- Gwinnett-Pacolet-Musella: These soils are found on hilly uplands and slopes with well-defined drainage ways. Slopes are from 10% to 45% and runoff is moderately rapid to rapid. These soils are well drained and generally support pine trees and mixed stands of hardwoods.

- Louisburg-Appling-Wilkes: This association consists of soils on short side slopes that are dissected by many narrow, well-defined drainage ways. They are excessively drained to well drained. Slopes are steep at 10% to 45% and are shallow, droughty and stony.
- Madison-Gwinnett-Pacolet: Made up of soils on short slopes adjacent to drainage ways, this association has slopes from 10% to 25%. These soils are well drained. This soil type is suited for residential as well as commercial development.

Very Gently Sloping to Sloping, Deep to Moderately Deep Soils on Broad and Narrow Ridgetops:

- Appling-Cecil-Madison: This association is composed of well-drained soils on broad, uniform ridgetops sloping 2% to 10%. It is better suited to cultivated crops than any other association in the County. It is also suited to residential and commercial development.
- Madison-Gwinnett-Cecil: Found on broad to narrow ridgetops, this association has slopes of 2% to 10% with well-drained soils. Most of the soils in this association were formerly cultivated or pastureland, but now most of it is wooded or developed.

Very Gently Sloping to Sloping, Deep to Shallow Soils on Narrow to Fairly Broad Ridgetops:

- Gwinnett-Hiwassee-Musella: These well-drained soils are also found on broad to narrow ridgetops with slopes of 2% to 10%. This soil association is found in primarily wooded or developed areas.
- Appling-Pacolet-Louisburg: This association consists of soils on ridgetops with slopes from 2% to 15%. The soils are well drained to excessively drained. These soils are shallow with high permeability and are generally wooded or developed.

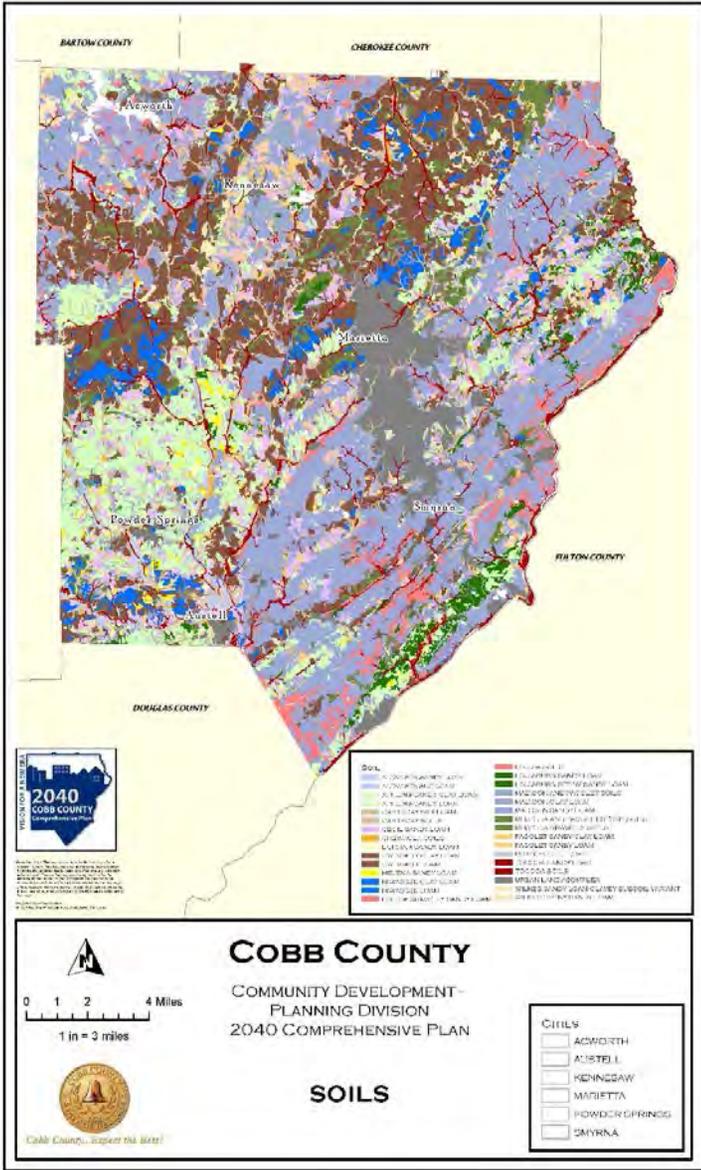


Figure 60

Dominantly Steep, Stony Soils on Mountains and Slopes Adjacent to Some Streams:

- Pacolet-Musella-Louisburg: This association consists of soils on mountain slopes that rise 100 to 600 feet above the surrounding area and on slopes adjacent to some streams. The soils are well drained to excessively drained. A large area of this soil type is found in the Kennesaw Mountain National Battlefield Park, Lost Mountain, Pine Mountain, Blackjack Mountain and their surrounding ridges. The headwaters of Sope and Sewell Mill creeks also have these steep, stony soils. Slopes are 10% to 45%. These soils are unsuitable for most non-farm uses.

Borrow and Fill Areas:

- Urban land and borrow pits: This association is comprised of cut and fill practices that consist of mixed sand, silt, clay and boulders. Found in urban and developed areas, the original soil profile has usually been severely modified by cutting, filling and shaping to accommodate community development. In places where cuts are deep, steep banks are severely eroded. The organic matter content and supply of available plant nutrients are very low.

Steep Slopes

Steep slopes are defined as those areas with changes in vertical datum equal to or exceeding ten percent. According to the 1973 Soil Survey of Cobb County prepared by the U.S. Department of Agriculture's Soil Conservation Service, Cobb is made up of broad, convex ridgetops that are divided by many drainage ways. The elevation is about 750 feet above sea level along the Chattahoochee River and ranges from about 900 feet to more than 1,800 feet on the ridgetops and mountains. Steep slopes are found on the small mountains in the County: Pine, Lost, Sweat, Blackjack, Kennesaw and Little Kennesaw. Steep slopes are also found in sporadic locations throughout the County and along major streambanks such as Noonday Creek and Allatoona Creek.

Sweat Mountain and Blackjack Mountain in East Cobb have been developed residentially, as have many of the steep slopes rising from the Chattahoochee River. Pine Mountain and Lost Mountain in West Cobb have also seen residential development in the past several years, but thus far, this development has occurred at a slower rate and lower density than in east Cobb. The steep slopes in west Cobb may require more environmentally sensitive developments in lower densities than are found on Sweat and Blackjack Mountains. One mechanism in place for the entire County is the Open Space Community zoning overlay ordinance, which requires the preservation of steep slopes greater than 25%. Kennesaw and Little Kennesaw Mountains are protected from development because they are part of the Kennesaw Mountain Battlefield National Park.

Clearing steep slopes of vegetation in preparation for development often leads to erosion and sedimentation. On slopes that are determined to be suitable for development, erosion control measures are required in accordance with the Soil Sedimentation and Erosion Control ordinance. These requirements are intended to minimize the impact of construction upon potentially sensitive natural resources.

Prime Agricultural and Forest Land

Prime agricultural and forest land is identified as those areas where the soils and topography are most conducive to vegetative growth. The total acreage of both agricultural and forest land has decreased rapidly throughout the metro-Atlanta area as a result of commercial and residential development. The developments impact forests and valuable watershed resources. Additionally, the placement of infrastructure necessary to support growth has caused a decrease in forest acreage, particularly bottom land and ridges.

The Urban Forest

The term "urban forest" has been adopted to describe those forest lands that exist among a highly urbanized area, like the Atlanta metropolitan area. Although Cobb County is in the rural-urban interface of the Atlanta region, the urban influence on forest resources is reflected throughout the County. With east Cobb fully suburbanized, much of the old growth hardwood forest has been removed. The young pine stands that have remained on residentially

developed lands, pastures and moderate slopes are under pressure from Southern Pine Beetle infestations, tornadoes, thunderstorms and ice storms. This part of the urban forest is most likely characterized by small groups of pines, young native hardwoods, subdivision entrance and screen plantings and locally available ornamental species.

Further to the west, the cultivated and fallow pastures, livestock farms and upland forests of west Cobb have become a part of the suburban/rural interface. As residential and commercial development expands along the various arterials into the low-density areas of west Cobb, there will be increased stresses upon the natural resources and their benefits, which include canopy cover, water quality, erosion control, storm water management, air quality, property values and economic and aesthetic consideration.

Developed Forests

The composition forests in the developed areas of the County varies with type and age of development. The older rural homes and residential areas around the cities contain mostly large, old shade trees in the 50 to 100-year age range. Longer living shade trees are frequently planted by people who are likely to settle in one place. Some typical trees found in older areas are Water oak, Willow oak, American elm, Southern magnolia and Pecan.

Established subdivisions (more than 20 years old) have remnants of the forest canopy that survived the construction process and pruning practices. Many of these trees continue to suffer from stresses experienced years before. Landscape plantings reflect ornamental species in vogue at the time the subdivision was built. Dogwood, Plum, Crabapple, Bradford Pear, Maples, Pin Oaks and Weeping Willows are still evident throughout the County.

Newer subdivisions are characterized by dead and dying pines and hardwood trees, which previously made up the forest canopy in the area. The newer subdivisions are also devoid of viable overstory trees, old or new. The smaller lot sizes of current subdivisions make it nearly impossible to avoid severely damaging the root system of any tree growing, even when extra precautions are taken during construction. Planted trees are largely ornamental, which

quickly enhance the resale value of the home, reflecting the transient nature of the market.

The tree cover on commercial and industrial projects also varies with the type and age of the project. Developers of large office and multi-family projects can usually work around existing terrain and trees. Cobb County's newest such developments have begun to devote more space and care in landscaping and maintenance of existing tree cover. However, with much of the flat and open space taken up by previous development, developers of large projects are finding that it takes considerably more planning to work around existing trees. Shopping centers and industrial sites typically maximize impervious surface cover, rarely maintain existing trees and topography or provide adequate space in landscape plantings to reestablish overstory trees that will reach mature size.

More competitive markets and environmental regulations have dictated a greater use of trees in landscape designs for all types of commercial and industrial projects in the County, but the sizes and types of trees used to replace the original landscapes are not generally as substantial as older trees that have plenty of space in which to grow.

Undeveloped Forest:

Much of what is left of the undeveloped land in Cobb County is covered by forests. The overstory forest resource in these areas range from 20-year old successional species such as Pine, Sweetgum, Yellow-poplar and later successional species of Red Oak, Maple and Elm.

The more mature forests in Cobb range from 60-150 years old, although it is not difficult to find trees in excess of 200 years of age. These larger, older trees are found along wet undeveloped floodplains and riparian buffers, along ridges, on old home sites and along thoroughfares. While trees of this age may still be found throughout the County, many have been sacrificed due to road-widening projects and storm sewer replacements. On the driest sites, oaks prevail, with the dominant species being Chestnut oak, Post oak and Blackjack oak. On the moist, well-drained sites, other oaks are dominant, with Hickory. The species typifying these areas are White oak, Northern Red oak, Southern

Red oak, Scarlet oak, Black oak, Pignut hickory and Mockernut hickory. On the moist, northern slopes, beech may also be found.

Source: Georgia Forestry Commission

Protective Measure:

There are federal, state, regional, and local regulations that affect forest resources in Cobb County. Section 404 of the Federal Clean Water Act requires a permit for various impacts on wetlands over a predetermined acreage. The removal of trees from these areas may be permitted under certain circumstances that allow agricultural activities to take place.

At the state level, the Erosion and Sedimentation Act requires that a 25-foot buffer of "undisturbed" soil be maintained along all state waters. Along the Chattahoochee and its tributaries, buffers are regulated by the Metropolitan River Protection Act.

At the local level, Cobb County adopted a Tree Preservation and Replacement Ordinance in 1988. The basic requirement of the ordinance is that any development project must maintain a prescribed minimum density of trees on site. That density can be achieved by preserving existing trees, planting new trees or some combination of the two. The ordinance and associated administrative standards were written in a manner that minimizes impact on the project design while encouraging adequate protection of existing trees and appropriate selection and placement of new trees.

Another local ordinance that affords protection to forest resource is the Cobb County Flood Damage Prevention Ordinance. Through restrictions of certain types of commercial and residential development activities in flood zones, this ordinance provides some degree of protection for forests growing in these areas.

Sensitive Plant and Animal Habitats

The development of agricultural and forest land over the years has encroached on many natural ecosystems. While the threat to plant and animals may appear insignificant, every species has an essential place and purpose in nature.

As a result of a growing concern over the conservation of the nation's native plants and animals, the United States Congress passed the Endangered Species Act of 1973. Shortly thereafter, the State of Georgia passed the Wildflower Preservation Act of 1973 and the Endangered Wildlife Act of 1973. As required by these Acts, Georgia DNR began an effort to list native species of plants and animals that are considered endangered, threatened, rare or unusual and designated these as "protected species."

The Georgia Rare Species & Natural Community inventory, maintained by the Wildlife Conservation Section, records for rare plant and animal species. The following ranking system was used to describe the status of certain sensitive plant and animal habitats:

- S1 = Critically imperiled in State, extreme rarity (Five or fewer occurrences)
- S2 = Imperiled in state, rare (six to 20 occurrences)
- S3 = Rare or uncommon in State (on the order of 21-100 occurrences)

The Cobb County inventory has identified 16 plant and animal species that have either a federal or Georgia protection status.

Scientific Name	Common Name	Rank
<i>Ammodramus henslowii</i>	Henslow's Sparrow	S2
<i>Amphianthus pusillus</i>	Pool Sprite, Snorkelwort	S2
<i>Cambarus howardi</i>	Chattahoochee Crayfish	S2
<i>Cyprinella callitaenia</i>	Bluestripe Shiner	S2
<i>Cypripedium acaule</i>	Pink Ladyslipper	S4
<i>Draba aprica</i>	Sun-loving Draba	S1/S2
<i>Elliptio arctata</i>	Delicate Spike	S2
<i>Etheostoma scotti</i>	Cherokee Darter	S2
<i>Hybopsis lineapunctata</i>	Lined Chub	S2
<i>Medionidus penicillatus</i>	Gulf Moccasinshell	S1
<i>Nestronia umbellula</i>	Indian Olive	S3
<i>Notropis hypsilepis</i>	Highscale Shiner	S3
<i>Platanthera integrilabia</i>	Monkeyface Orchid	S1/S2
<i>Rhus michauxii</i>	Dwarf Sumac	S1
<i>Schisandra glabra</i>	Bay Star-vine	S2
<i>Symphotrichum georgianum</i>	Georgia Aster	S3

Figure 61
Source: Georgia Department of Natural Resources

Scenic Views and Sites

Cobb County is contained by portions of both, the Piedmont Plain, and Blue Ridge regions of Georgia, the topography and natural resources of the County provide beautiful landscapes for residents and visitors. The Chattahoochee River, Lake Acworth/Allatoona, Kennesaw Mountain and other high ridges and valleys are valuable scenic resources. The historic aspects of these natural landforms are equally important as most played a role in Civil War battles and/or in the industrial development of the County in the late nineteenth and early twentieth centuries.

The Lake Allatoona Reservoir and Lake Acworth are areas of natural beauty enjoyed through boating, fishing, camping, swimming and hiking. The Chattahoochee River National Recreation Area, with its gorges, woods and trails, is a large, scenic area along the eastern border of the County. Ruins of the old Marietta Paper Mills and other industrial structures can be seen in the mill ruins along Sope Creek. These ruins are in an area reported to be one of the few remaining undisturbed rock gorges of the Chattahoochee River tributary system.

Concord Covered Bridge Historic District is a very scenic residential district containing natural resources, such as rolling hills, densely wooded areas and Nickajack Creek. Adding to the natural beauty of this district, there are many historic homes, the historic covered bridge and antebellum mill ruins. The district is currently on the Cobb County Register of Historic Places with three structures listed on the National Register of Historic Places.

Hyde and Powers family farms are rural islands within a suburbanized eastern Cobb County. Hyde Farm, which has not changed since the early 1900s, was a working farm into the early 2000s. It was purchased by the County in 2008 with the goal to open it to the public as a recreational and educational resource. Today, almost 200 acres of this land is still preserved as part of the families' and the County's past heritage. Other particularly scenic rural landscapes include sections of Old Lost Mountain, Old Villa Rica, Mars Hill Church, Old Stilesboro and Old Sandtown Roads.

Kennesaw and Little Kennesaw Mountains are protected from development as part of the 2,800-acre Kennesaw Mountain National Battlefield Park. The viewsheds from the summit of Kennesaw Mountain encompass the eastern portion of the County and the Atlanta skyline. The ten miles of hiking trails, meadows and ridges within the park and the historic character of the site make it a beautiful place for residents and visitors of Cobb County.

HISTORIC AND CULTURAL RESOURCES

Historic Resources are synonymous with historic property. The National Historic Preservation Act defines "*Historic Property*" as: Any prehistoric or historic district, site, building, structure or object included on, or eligible for, inclusion on the National Register, including artifacts, records and material remains relating to the district, site, building, structure or object.

Cobb County has been known for its abundance and variety of historic resources. Physical evidence of the County's rich Native American, Civil War, agricultural, industrial and commercial heritage can still be found today. Each resource helps piece together a story about the evolution of Cobb County, which contributes to its unique identity.

Creek Native Americans settled in Cobb County as early as the mid-1700s, with the Cherokees arriving after the treaty of 1819. The Native Americans were the dominant inhabitants of the County until the mid-1830s. Cobb County was established in 1832 by the State Legislature and by 1838, many communities of settlers had been established. Cobb's Native American heritage can be discovered not only in certain archaeological sites and the artifacts recovered from these sites, but in certain names throughout the County. Kennesaw, Sope, Nickajack, Noses and Allatoona are all Native American names or derivatives of these names. Additionally, the Lost Mountain community and militia district was named after Native American lore.

Cobb County's role in the Civil War is also a major part of its history. The series of actions that took place in the County during the march on Atlanta have the highest level of significance of any events in the County's past. Not only does Kennesaw Mountain National Battlefield Park bring visitors from all over the

country and the world, but other unprotected properties contain earthworks and fortifications from the war that are still clearly be seen today. Examples of antebellum architecture and community development also exist in small numbers. Farmhouses, factories and mills used to produce supplies for Confederate troops, while early railroads and early road systems are still a part of the fabric of the County's landscape. The abundance of railroads and early industrial development in Cobb helped to develop its reputation as a prime location for business.

With the industrialization of the County, between the 1880s and 1940s, came the development of towns as centers for commerce, education, politics and social life. Cobb's towns began to grow around the railroads and were incorporated between 1838 and 1912. The grid street pattern following railroad tracks is evident today in Cobb's historic downtown districts and surrounding neighborhoods. Marietta was by far the most significant population center and the town square is evidence of its historical importance to commerce in the late 1800s.

For inventory purposes, the historic resources within Cobb County can be separated into several categories according to use or type.

Residential Resources

Historic homes in Cobb County include a wide array of architectural styles dating back to the 1840s. As an example of the earliest rural architecture in the County, the Hyde and Powers farm cabins in East Cobb are the last surviving home places that date back to 1840. Other residential resources include antebellum and Civil War period homes, which are relatively few and scattered throughout the County. Examples of this period home can be found in the Kolb House at Kennesaw Mountain and the William Gibbs McAdoo House on U.S. Highway 5.

During the period between 1832 and the 1870s, most homes were part of large farms; therefore, the homes that have survived are, in most cases, not a part of an historic district, but located within newer development. The Concord Covered Bridge Historic District is one exception. Its residences are on large acreages with few unfitting intrusions. There are some historic residential

districts in the County that are more densely developed and contain homes built between the 1840s and 1930s. Church and Cherokee Streets, as well as Washington and Whitlock Avenues, contain a variety of architectural styles including Italianate, Queen Anne, Dutch Colonial, Classic Revival, Craftsman, Greek Revival and Colonial Revival. A few of these homes operate as offices or bed and breakfasts, but the majority still serve as private residences.



Hyde Farm Barn (after restoration)

The homes of the upper class of Cobb are not the only significant historic residential resources. The Clarkdale Mill Village Historic District is a pure example of early 20th century industrial community planning. Built in the 1930s, the mill houses in this community range in style and size according to the hierarchy of mill employees, from small duplexes to larger single-family supervisors' cottages. These are all modest homes but represent a typical type of housing built around an industry that no longer exist in most communities.

Historic residences in Cobb County offer a character that sets neighborhoods apart and the increasing rarity of these homes only increases their demand among home buyers.

Commercial Resources

Cobb County has commercial districts and resources that date back to the mid-1800s. Most of the surviving historic commercial resources within exist within the city limits of the six cities. The first central business districts sprang up around the railroads. Acworth, Austell, Kennesaw, Marietta and Powder Springs, each have unique downtown districts that reflect the culture of the cities' pasts. Due to Sherman's march on Atlanta in 1864, Smyrna does not have an historic central business district today. Upon incorporation, most cities simply chose a central point and extended the city boundary a certain distance from that point. In Cobb, four of the seven cities, had original boundaries that formed a circle around the central business district. Powder Springs was one exception; their original boundary included only the single land lot in which "downtown" was located. Marietta was another exception in shape. Lastly, Mableton was incorporated in 1912 but asked to have their charter repealed in 1916. The Historic City Boundaries Map in Figure 83, shows original city limits, including historic downtowns and dates of incorporation.

Industrial Resources

Cobb County's industrial history has been prevalent since the mid-1800s. Various mill ruins such as Ruff's Mill in the Concord Road Historic District and Sope Creek Mill ruins in Marietta attest to the importance of industry from the earliest days of the County's development.

The Brumby Rocking Chair Company is also an example of Cobb's early role in manufacturing. Built in Marietta in 1879, the rocking chair factory off Kennesaw Avenue was in production for almost 100 years. The Brumby rocking chair is still around today, but the historic factory building has a new function. A construction company purchased the two large buildings in the early 1990s and began a very successful adaptive reuse project. The Brumby buildings now make up 167 apartment units, 131 of which are loft apartments with fifteen-foot ceilings. Much of the original machinery from the factory is still seen throughout the building and on the property. Adjacent to "the Square" in downtown Marietta, this project is a fine example of the economics of preservation at work.

Later in Cobb's industrial history, the Coats & Clark Thread Mill stands as an example of 1930s construction and technology. This mill was the driving force of the Clarkdale Mill Village Historic District, with residential resources. The mill is an example of Cobb County's move toward industrial and commercial importance in the twentieth century. The 230,000 SQFT mill was in operation until 1983. Today, the building is structurally sound and has been redeveloped to serve as the Threadmill Outlet Mall and City of Austell Government offices.



Clarkdale Mill Village Historic District

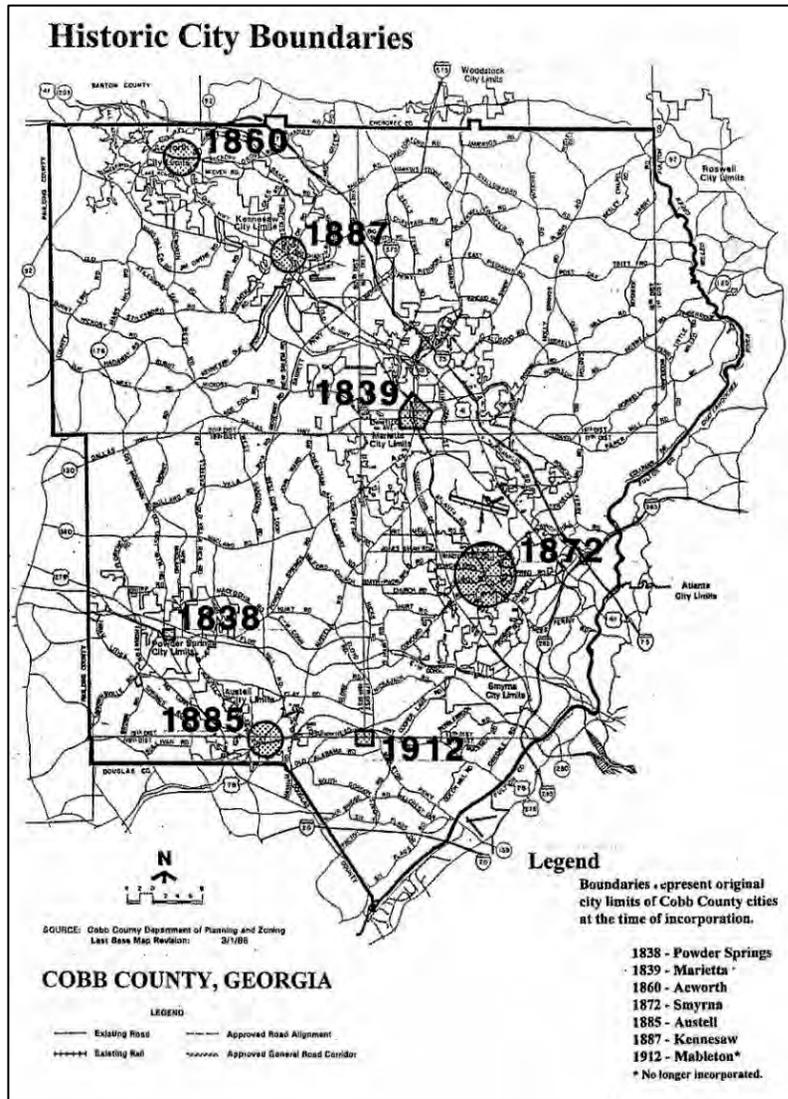


Figure 62
Source: 2006 Comprehensive Plan

Institutional Resources

As historic industrial resources can reveal a lot about the development of Cobb County's economy, historic institutional resources communicate the social and cultural heritage of the County through their architecture, location, or history of use.

Most of the historic institutional resources in Cobb are churches or church-related buildings. Midway Presbyterian Church, located on Dallas Highway in the western part of Cobb, is on the National Register of Historic Places. Its congregation dates to September 8, 1849. The historic church building was built in 1904 and is believed to have been preceded by at least two frame structures. The most noted feature of Midway Presbyterian Church is the heavy Norman arched front entrance tower which is supported by five columns.

Zion Baptist Church is also on the National Register and is a significant part of Cobb's heritage. It was created in 1866 by newly freed blacks who petitioned to leave a white congregation in order to create their own congregation. In 1888, the congregation bricked in the wooden church they had been using and added a bell tower in 1897. Zion Baptist is the oldest black Baptist church in Cobb County.

Downtown Marietta contains many historically significant churches. Within a few blocks of each other, there are the First Baptist Church of Marietta, St. James Episcopal Church, First United Methodist Church and First Presbyterian Church. The architecture of these buildings reflects their city location and historically larger congregation than the rural churches. Their location in the historic downtown business district, adjacent to two historic residential districts, reflects the importance that the church held in society.

The Log Cabin Sunday School located on Log Cabin Drive in Smyrna is one of Cobb County's oldest surviving structures. The cabin was built in the late 1840s as a private residence and was later moved to its current location in 1868. It transformed from residence to Sunday school in 1912. As attendance grew, the school moved into a larger cabin, which was later replaced by a stone structure. The original building is still in use on a weekly basis.

Historic Archaeological, and Cultural Sites

While many of Cobb County's historic resources are under private ownership, there are also historic archaeological and cultural sites under public ownership. These historic resources serve educational purposes for the public. These sites also help tell a story about the evolution of Cobb throughout the years.

The Gilgal Church Battlefield site is on the National Register of Historic Places. It is a 20-acre hardwood forest west of Marietta, which contains many remnants of the skirmishes and battles that took place between Sherman and Johnston's troops from June 10 until July 3, 1864. The integrity of the area has been well preserved.

Discovery Park at the River Line is another site on the National Register of Historic Places lists. One of the few surviving portions of significant earthworks is owned by the County and was part of the 2016 SPLOST to include passive recreation and interpretation.

The Robert Mable House and Cemetery is a County-maintained cultural center on a 16-acre tract of land, which contains a two-story antebellum house, a smokehouse, a detached kitchen and a family cemetery. The property also features significant archaeological aspects, such as a former encampment of federal soldiers during the Civil War. This site qualified as a National Register site based on its distinctive characteristics of a rural farm complex.

Kennesaw Mountain National Battlefield Park is a complex of historic resources. Within the park is the grave of an unknown Union Soldier, the Fellows, Illinois and McCook Monuments, the Kolb House and sites of archaeological significance such as Civil War earthworks.

Lastly, Cobb County considers its cemeteries to be important archaeological, cultural and institutional sites. Cemeteries can tell as much about the history of a place as historic buildings, structures or archaeological resources. Not only do historic grave markers serve to relay information about the identity of the deceased, they also help to trace the heritage of Cobb's people.

The passage of the Cemetery Preservation Ordinance in 1993, provides for the protection, preservation and maintenance of family and community cemeteries, graveyards and burial grounds. The ordinance also created the Cobb County Cemetery Preservation Commission, which is charged with the responsibility of maintaining an inventory and assessment of such cemeteries.

As overseers of cemetery protection, the Commission works with the Zoning Division to provide comments on zoning and variance applications, permits for land disturbance activities, as well as annexation applications from the cities.

The National Register of Historic Places

The National Register of Historic Places is the country's official list of historic buildings, structures, sites, objects and districts worthy of preservation. Listing in the National Register helps preserve historic properties by providing recognition of a property's architectural, historical or archaeological significance. By adding sites to the lists, properties can be identified for planning purposes, so that the historic significance can be considered when state or federally funded projects are developed.

Owners of National Registered properties may qualify for federal historic preservation grants or State tax benefits gained through the charitable contribution of preservation easements to nonprofit organizations. Owners of income-producing properties listed in the National Register are eligible for federal tax credits for rehabilitation work that meets preservation standards. Listing on the National Register automatically puts properties on the Georgia Register of Historic Places, qualifying owners for state preservation tax incentives, as well.

Listing on the National Register does not place obligations or restrictions on the use or disposition of the property. National Register listing is not the same as local historic district zoning or local landmark designation, nor does the listing encourage public acquisition of or access to property.

The table below (*Figure 63*) is a list of the Cobb County Register of Historic Places and the National Register of Historic Places within Cobb County to date. There are certainly many other buildings, structures and districts throughout

the County that may be eligible for National Register and/or Cobb Register designation.



Cheney-Newcomer House

Local Education, Recognition, and Protection

In 1984, Cobb County took a major step toward protecting its past with the passage of a county-wide historic preservation ordinance, the first in Georgia. The ordinance established a five-member Cobb County Historic Preservation Commission (CCHPC). Appointed by the Board of Commissioners, its members recommend specific buildings, districts, sites, structures or works of art to receive historic designation.

To further promote the preservation of Cobb's heritage while allowing for growth, the County adopted a Landmark Historic Property Tax Abatement Program in 1992. Property that is listed on the National Register or Georgia Register of Historic Places and the Cobb County Register may qualify for "preferential classification and assessment of property taxes."

Cobb County Register of Historic Places	National Register of Historic Places (Unincorporated Cobb County)
Blackwell Family Cemetery	Braswell-Carnes House
Heights of Kennesaw Apartments Earthworks Trail (a segment of the Brushy Mountain Line)	Israel Causey-Maxham House
Israel Causey-Maxham House	Andrew J. Cheney-Newcomer House
Andrew J. Cheney-Newcomer House	Clarkdale Historic District
Clarkdale Mill Village Historic District	Gigal Church Battlefield Site
Concord Covered Bridge Historic District	Glover-McLeod-Garrison House
Brown-Loudermilk-Corey House	Johnston's River Line (updated 2015)
Fowler-Corey-DeGrasse House	Discovery Boulevard Tract
Gantt House	Henderson Road Tract
Gilgal Church Battlefield Site	Kennesaw Mountain National Battlefield Park
Hill-Pike House	Robert Mable House and Cemetery
Discovery Park at the River Line	William Gibbs McAdoo House
Kennesaw Mountain National Battlefield Park	Midway Presbyterian Church
Lost Mountain Store	George A. Power Cabin
Robert Mable House and Cemetery	John W. Rice Summer Cottage
William Gibbs McAdoo House	Riverview Carousel at Six Flags
Midway Presbyterian Church	Ruff's Mill and Concord Covered Bridge
Pace House, Yarbrough House and Old Pavilion	Sope Creek Ruins
George A. Power Cabin	Solomon Pace House
Hooper-Turner-Presley House (demolished 2015)	
Sewell Mill Ruins	
Sherar-Skelton House	
Sope Creek Ruins/Marietta Paper Mill	
Moss-Sibley Cabin	
Old Dallas Road Bridge	
New Friendship Baptist Church	
Shoupade Park	
Casteel-Nix-Volin House	
Hill-Crowe-White House	
Union Field Fortifications at Henderson Road and Howell's Mill	

Figure 63

Source: Cobb County Planning Division

WATER

The Cobb County Water System was created in 1940 to address the water distribution needs of unincorporated areas of Cobb County. Funding for the Water System is provided by fees for services rendered. No funding is provided to the Water System by the Cobb County General Fund.

Going forward, the Water System is well-positioned to meet the demands of its customer base into the future. The potable water supply, as provided by the Cobb County – Marietta Water Authority, is resilient and adequate to meet future demands. The four water reclamation facilities owned and operated by the Water System also have substantial unused capacity available to accommodate future wastewater flows, although technological upgrades to various components will continue to be appropriate. The System’s water distribution and wastewater collection networks have generally been sized to accommodate anticipated future flow peaks, such that its unusual that pipelines require replacement to increase capacity.

Wastewater (MGD)		
Facility	Capacity	Capacity Used (%)
Noonday Water Reclamation Facility	20	52
Northwest Water Reclamation Facility	12	56
South Cobb Water Reclamation Facility	40	62
RL Sutton Water Reclamation Facility	40	68

Figure 64
Source: Cobb County Water Systems

In addition to the treatment plants, there are five separate intergovernmental agreements with neighboring jurisdictions that Cobb either sends sewer to or receives sewer for treatment. The facilities, intergovernmental agreements and sewer basins are noted on Figure 65.

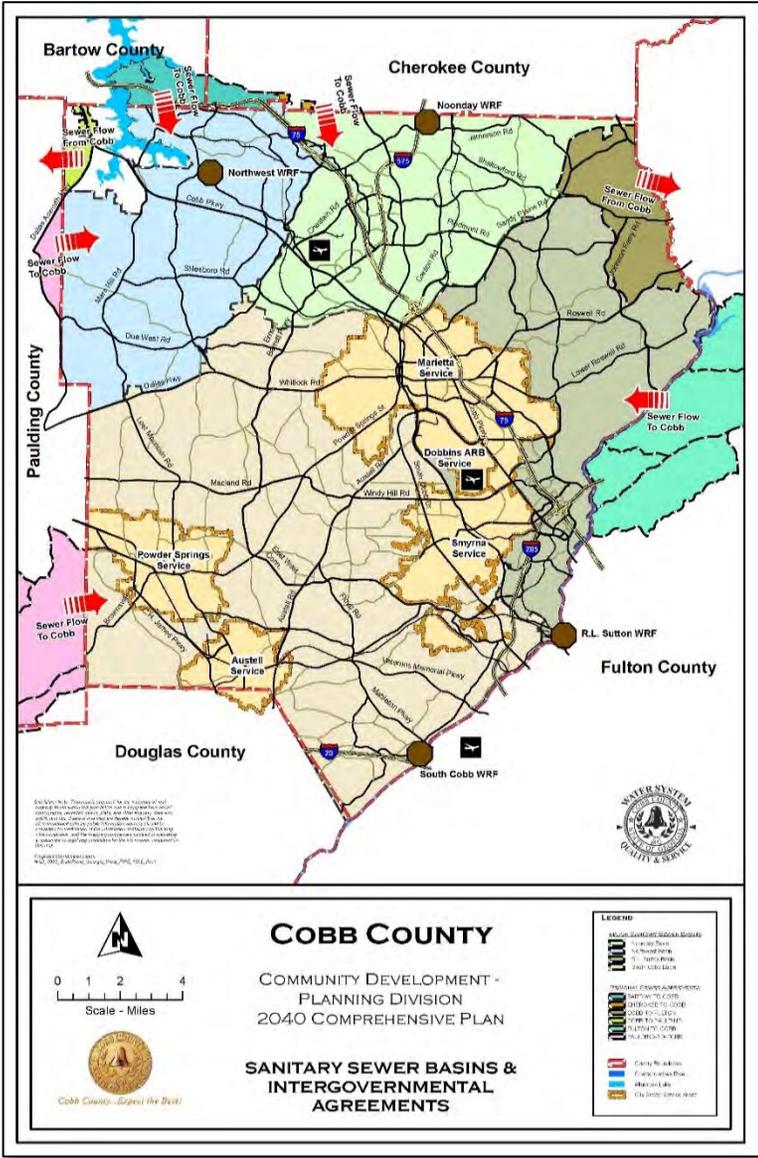


Figure 65

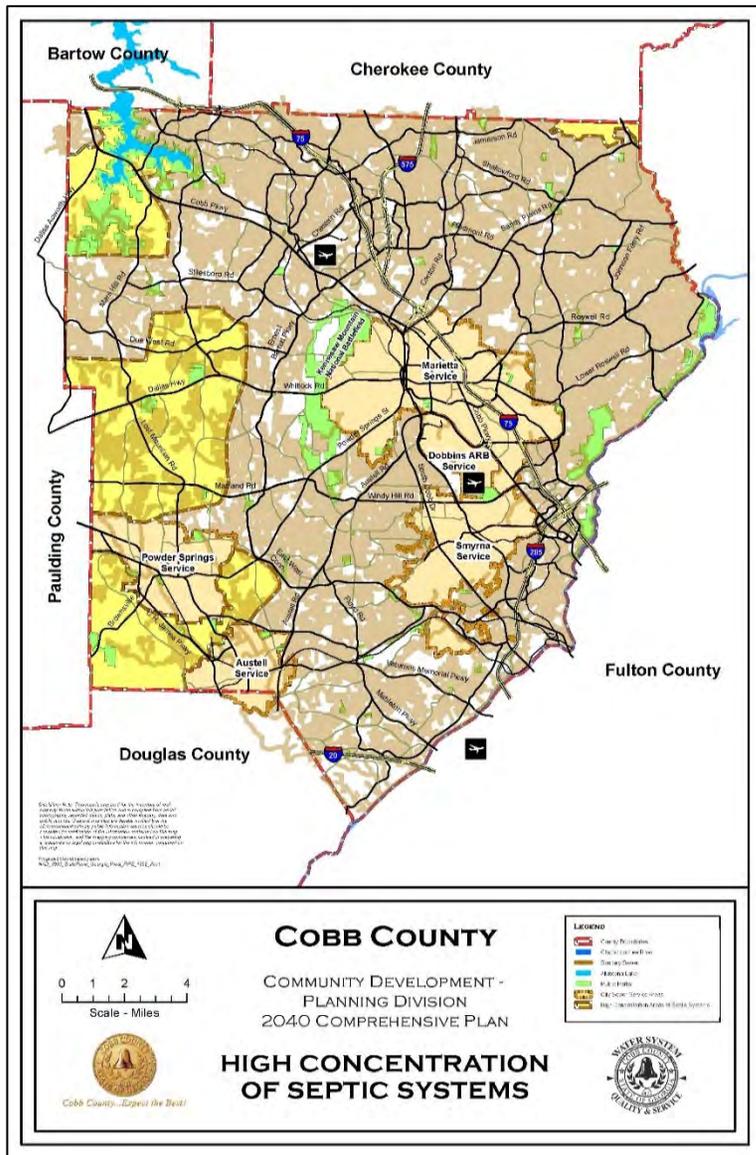


Figure 66

Most of the County is accessible to sewer. However, there are four areas in Cobb that lack a high concentration of sewer. Three of the four areas have sewer available on a widely scattered basis and one particularly small area in northeast Cobb lacks sewer all together. Most areas where sewer is not available is due to the topography of the land and may never need sewer service based on large lots that could handle septic systems. *Figure 66* shows areas of the county where sewer is prevalent and where it is lacking.

Stormwater Management (SWM) continuously updates the limits, magnitude and frequency of the 100-year frequency flood hazard in the County, to determine the extent that flood hazard areas have been augmented by human activity (i.e. dams and development). This is done to determine at what extent possible should certain lands be excluded from future development and what lands could be publicly owned, preserved and reclaimed as major floodplains and used as natural flood storage areas to the maximum extent practical.

In addition to floodplain management, SWM maintains stormwater infrastructure dedicated to and accepted by Cobb County for perpetual maintenance according to County Code. SWM utilizes best management practices that complies with federal and state mandates regarding clean water laws and regulations. SWM monitors a wide spectrum of non-point source pollutants within the major streams in Cobb County and implements plans to improve the aquatic habitat and quality of streams. SWM also monitors the biological diversity of streams as an indicator of the long-term water quality health of our major streams.

While the Water System’s outlook is strong and existing infrastructure provides an excellent basis for the continued provision of superior service into the future, several challenges and opportunities are anticipated in upcoming years:

- It is becoming increasingly difficult to recruit and retain suitable staffing, particularly during periods of heightened economic activity. Historically, excellent benefits (particularly a strong pension plan) have offset to some extent limited pay levels. Changes to the pension plan in recent years, combined with pressure to limit costs, have led to increased

reliance on consultants at increased costs to provide basic required functions.

- The handling and disposal of biosolids collected at the water reclamation facilities has become more challenging and substantially more expensive over the past several years. Environmental requirements associated with both incineration and landfilling have become more restrictive.
- Stormwater management activities performed by the Water System are funded by water and wastewater fees rather than through a dedicated funding mechanism (such as a Stormwater Utility). Because of this situation, stormwater management services tend to be reactive rather than proactive and are generally limited in scope to that which is essential.
- Cobb County experienced a great deal of growth in the last several decades of the twentieth century, including a substantial expansion of the water distribution, wastewater collection, and stormwater management networks. As this infrastructure reaches the end of its useful life, an increasing level of attention will need to be focused on pipeline replacement/renewal. This has been an ongoing priority for the water and wastewater systems but may become a more difficult issue for stormwater infrastructure because of costs and limited concern for replacement during design and initial installation.

Despite these potential issues, the Cobb County Water System remains in a very strong position and anticipates continuing to provide quality services at a reasonable cost to its customers into the future.

PARKS, RECREATION AND CULTURAL AFFAIRS

Cobb County P.A.R.K.S. (Parks, Arts, Recreation, Keep Cobb Beautiful, and Solid Waste) Department is responsible for a variety of parks and recreational programming and facilities. 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, 6 tennis centers and 122 tennis courts, 4 indoor aquatic centers, more than 60 miles of trails and the fairgrounds at Jim R. Miller Park. In total, Cobb P.A.R.K.S. manages 84 separate properties with a total land area of approximately 5,725 acres. Of the 84 parcels, 61 are developed and 23 are currently undeveloped.

An array of youth and adult athletic, artistic, therapeutic and education services and programs are offered through the department and with other organizations. Recreation programming is provided to Cobb's senior population at its Senior Centers and Neighborhood Centers.

The County park system has grown over time in accordance with the recommendations from the 1966, 1986 and 2002 Parks and Recreation Master Plans. As part of the 2016 SPLOST, an update to the 2002 Master Plan was approved by the Board of Commissioners in 2018. The updated Parks Master Plan is a comprehensive long-range plan that used community engagement to identify and analyze the parks and recreation needs and desires of the community. The overall objective of the plan is to guide P.A.R.K.S. for future improvements over the next 10 years. The plan analyzed existing facilities and programs and provides recommendations for additional programs and facilities to serve the community.

The Cobb County Comprehensive P.A.R.K.S. Master Plan, which was adopted in 2018 will act as the Parks element for the 2040 Comprehensive Plan 5-Year update. While the Parks Element is not a required element per the DCA minimum standards and procedures, Cobb does want to reflect the importance of master planning for parks, recreation and programming, as well as the overall Vision, by integrating the Parks plan into the main 2040 Comprehensive Plan document.

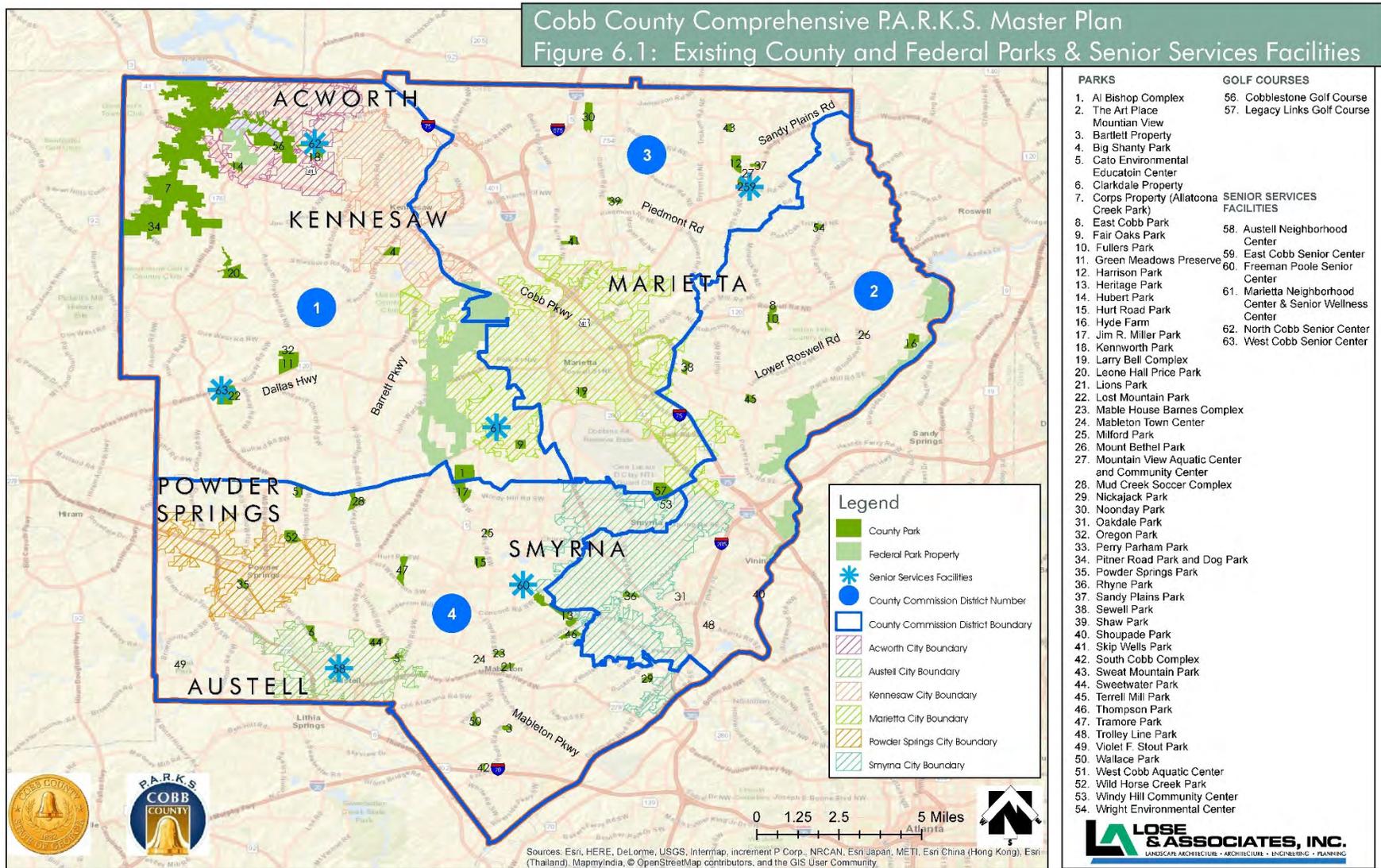


Figure 67

Source: Cobb County 2018 Parks Master Plan

LIBRARY

Public libraries are important public facilities for residents of Cobb County. With an increase in the senior population, the library system will continue to experience increasing demands from patrons with more leisure time and rising expectations for educational and personal achievement.

The Cobb County Public Library System (CCPLS) is a 15-branch system with a mobile library that is headquartered in Marietta, Georgia. Its staff members serve a diverse population of more than 750,000 people.

- East Cobb Library
- Gritters Library
- Kemp Memorial Library
- Lewis A. Ray Library
- Mountain View Library
- North Cobb Library
- Powder Springs Library
- Sewell Mill Library & Cultural Center
- Sibley Library
- South Cobb Regional Library
- Stratton Library
- Sweetwater Library
- Switzer Library
- Vinings Library
- West Cobb Regional Library
- Cobb Library Bookmobile

The mission of the Library System is to be a place that is committed to being a vital resource center by providing equal access to information, materials, and services to enrich people's lives.

The Library System vision is to move beyond traditional library services by strategically integrating new technology services, creating engaging community centers, and providing life enriching library and cultural experiences for all who enter our doors.

System-wide services include:

- Innovation and entrepreneurship programs;
- 3D printing;
- Book clubs and kids;
- eGovernment;
- Hotspots and Wi-Fi;
- Interlibrary loans;
- Library services in Spanish;
- Meeting space;
- Accessibility services;
- Bookmobile and outreach services; and
- Park and museum passes.

There are 458,000 registered library system cardholders, 120,100 library passes, 2,172 virtual and in-person programs, and 38,340 virtual and in-person program attendees per the 2021 Library Systems Annual Report.

Recent Library Facility Projects

- The Switzer Library underwent an extensive 2-year renovation. The \$9.6 million project was funded through the 2011 and 2016 SPLOST and grants from the Georgia Public Library Service (GPLS), and appropriations from the Cobb County Board of Commissioners.
- The South Cobb Regional Library underwent a three-month renovation that included interior and exterior repairs.
- Gritters Library is currently under construction. It is being rebuilt using 2016 SPLOST and GPLS funds. The new Gritters Library is expected to be complete in 2023.

BROADBAND

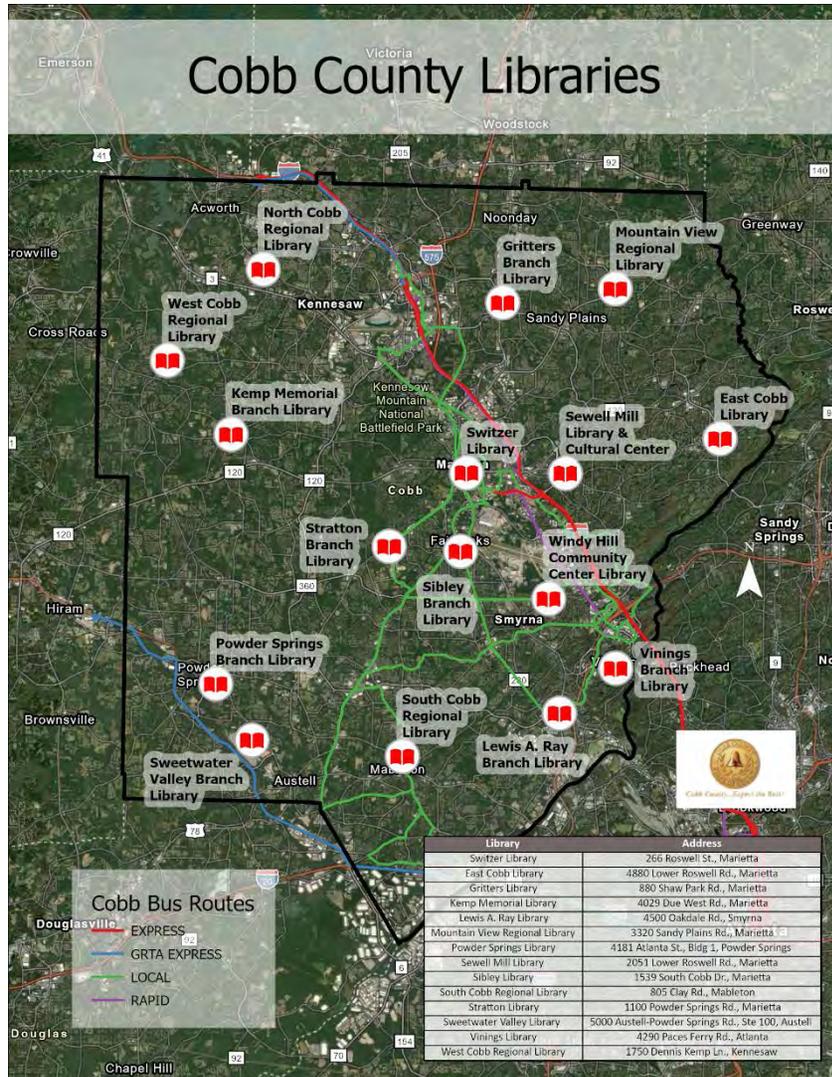


Figure 68

On October 1, 2018, the Minimum Standards and Procedures were modified in response to the Georgia General Assembly amending provisions of the Georgia Planning Act aimed at facilitating the enhancement and extension of high-speed internet infrastructure, known as the “Achieving Connectivity Everywhere (ACE) Act”. As of 2018, the amended statutes require all jurisdictions to include a Broadband element within their Comprehensive Plans.

According to DCA's minimum standards and procedures, local governments must address the availability of broadband services within the community and the deployment of broadband by service providers into unserved areas. The Broadband element must provide steps for the promotion of reasonable and cost-effective access to broadband to parts of the county designated by DCA as unserved areas.

In today's society, access to high-speed internet, computer processing, and information storage is the backbone to information and economic growth. Broadband can provide a community access to services such as healthcare, public safety, educational and economic opportunities, e-commerce, social connectivity, and other information resources. It is also vital to the success of businesses, whether they are operating within the regional, national or global economy.

Broadband service is based on a fixed, terrestrial, wired or wireless service at minimum download speeds of at least 25 Mbps and uploading speeds of at least 3 Mbps. Broadband can provide high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL and satellite.

Figure 70 provides the percentage of population with access to broadband at varying speeds for Cobb County and compares it to the nation and other counties in the metro Atlanta area.

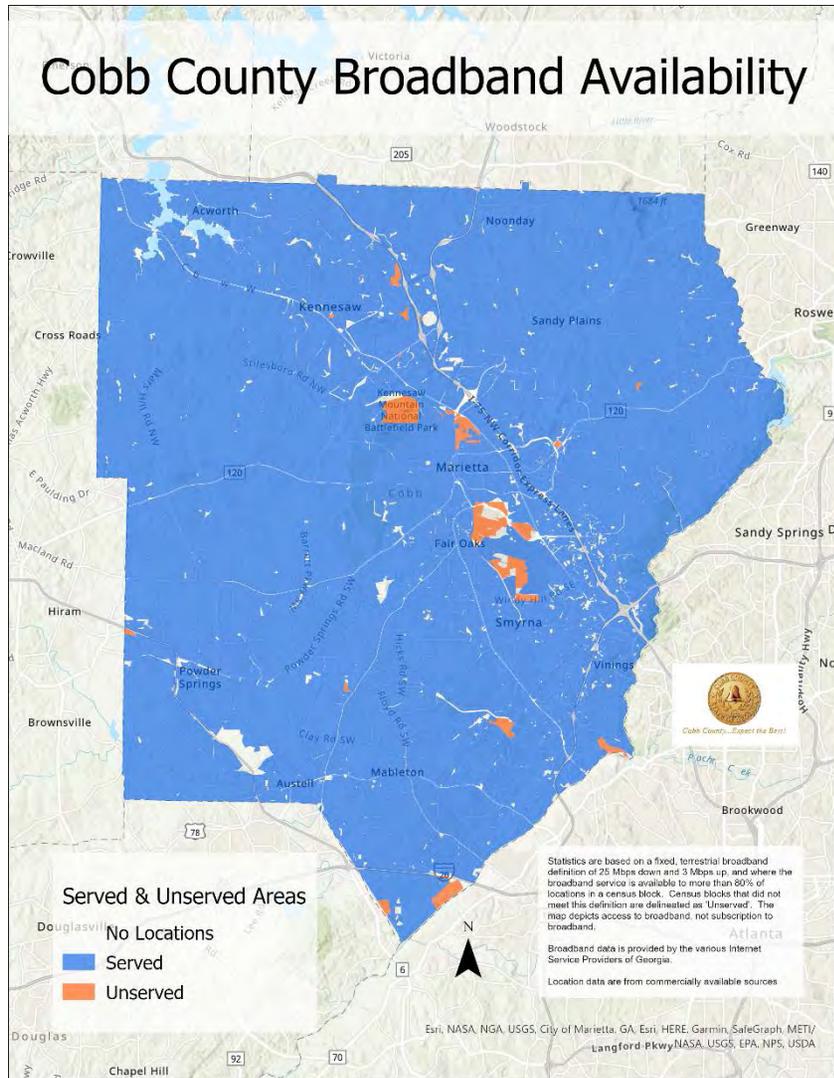


Figure 69

Source: Federal Communications Commission (FCC) Form 477

Percentage of Population with Access to Broadband			
	25 Mbps	100 Mbps	1 Gig
Nationwide	99.96%	93.14%	26.72%
Cobb County	100%	97.90%	60.82%
Bartow County	100%	93.17%	34.68%
Cherokee County	100%	96.72%	70.41%
Dekalb County	100%	98.83%	77.51%
Douglas County	100%	97.53%	49.30%
Fulton County	100%	97.35%	66.37%
Gwinnett County	100%	99.10%	77.77%
Paulding County	100%	98.16%	68.57%

Figure 70

Source: Federal Communications Commission (FCC) Form 477

There does not appear to be any deficiencies in the availability of broadband services in Cobb County. Residents of Cobb County and surrounding counties enjoy widespread access to broadband. According to the FCC, as of June 2021, one hundred percent of Cobb's population has access to the minimum speeds as defined by broadband services. In fact, the entire County has access to at least 2 broadband service providers and most have access to three or more broadband service providers. Overall, Cobb is sufficiently served with broadband availability and service providers throughout the County.



Download / Upload Speeds of 25 Mbps / 3 Mbps (25Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	0.00%	100%	100%	98.09%
Nationwide	0.04%	99.96%	99.87%	97.03%
Bartow County	0.00%	100%	100%	95.26%
Cherokee County	0.00%	100%	99.99%	98.09%
Dekalb County	0.00%	100%	100%	99.21%
Douglas County	0.00%	100%	100%	97.85%
Fulton County	0.00%	100%	100%	97.70%
Gwinnett County	0.00%	100%	100%	99.18%
Paulding County	0.00%	100%	100%	98.77%
Download / Upload Speeds of 100 Mbps / 10 Mbps (100 Mbps)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	2.10%	97.90%	83.55%	11.81%
Nationwide	6.86%	93.14%	59.81%	15.95%
Bartow County	6.83%	93.17%	58.33%	0.67%
Cherokee County	3.28%	96.72%	87.50%	5.03%
Dekalb County	1.17%	98.83%	87.91%	3.36%
Douglas County	2.47%	97.53%	80.74%	1.78%
Fulton County	2.65%	97.35%	81.14%	12.47%
Gwinnett County	0.90%	99.10%	91.38%	25.35%
Paulding County	1.84%	98.16%	84.04%	4.79%
Download / Upload Speeds of 1000 Mbps / 100 Mbps (1 Gig)				
Area	No providers	1 or more providers	2 or more providers	3 or more providers
Cobb County	39.18%	60.82%	23.90%	0.00%
Nationwide	73.28%	26.72%	24.80%	0.10%
Bartow County	65.32%	34.68%	0.67%	0.00%
Cherokee County	29.59%	70.41%	2.89%	0.00%
Dekalb County	22.49%	77.51%	2.55%	0.00%
Douglas County	50.70%	49.30%	1.44%	0.00%
Fulton County	33.63%	66.37%	5.59%	0.14%
Gwinnett County	22.23%	77.77%	1.49%	0.00%
Paulding County	31.43%	68.57%	0.00%	0.00%

Figure 71

Source: Federal Communications Commission (FCC) Form 477

INTERGOVERNMENTAL COORDINATION

The role of intergovernmental coordination among local governments is essential to, among many things, the effective delivery of services to the general public. Cobb County maintains working relationships with the six (6) municipal governments within the County, as well as several other authorities and agencies serving the public. The purpose of this section is to inventory existing intergovernmental relationships and procedures that will impact success of the overall goals and initiatives within this document.

Municipalities in Cobb

As previously mentioned, there are six (6) municipalities within Cobb County: Acworth, Austell, Kennesaw, Marietta, Powder Springs and Smyrna. Each of these cities has their own local governing bodies in place, consisting of an elected mayor and city council. Except for Austell, which the Mayor performs the administrative functions, each city has an appointed city manager that oversees the day-to-day operations of the respective city’s functions. These include zoning, code enforcement, building permits, site inspections, business licenses, public safety and others. These all mirror the functions overseen by the County Manager in terms of unincorporated areas in Cobb.

House Bill 489 and House Bill 2

State House Bill 489 mandates coordination between local governmental entities on issues such as public utility/service delivery, public safety coverage, emergency response, future land use, annexation and others. The last update to the local House Bill 489 agreement was drafted and approved in 2004.

Per the first article of House Bill 489, the County holds a Service Delivery Agreement with each of the cities that ensures no duplication of services by cities and counties, resulting in timely emergency response by police, fire and emergency medical personnel. This is vital due to the vast overall area of the County and the unincorporated islands that are surrounded entirely by municipal boundaries. Article 2 of House Bill 489 established procedures for annexation of property by the cities. House Bill 2 of 2007 was the last

update to the procedures established by House Bill 489. It refined the annexation dispute resolution process.

As a part of the Service Delivery Strategy mentioned above, the County holds Intergovernmental Land Use Agreements (LUAs) with each of the six cities. The LUAs are intended to ensure consistent land use patterns in the fringe areas of each of the cities. These agreements are especially significant in the annexation and rezoning process and help ensure the character of neighborhoods and communities remain intact should they be annexed and rezoned into or out of a city. They also help to foster communication and positive working relationships between the cities, County staff and elected officials.

Other Agencies/Jurisdictional Bodies

There are several entities with which divisions of the Community Development Agency interact. Amongst these agencies are: Cobb County Water Systems (CCWS), Cobb/Marietta Water Authority, the Cumberland CID, Gateway Marietta CID and the Town Center CID. The CCWS and Cobb/Marietta Water Authority often provides vital input on potential impacts on water infrastructure caused by proposed developments, while working closely with the Zoning and Planning Division offices within the Community Development Agency. The CIDs work closely with offices such as the Planning Division, Economic Development and the Cobb Department of Transportation (DOT) regarding issues including, but not limited to the following: future land use/master planning, transportation infrastructure and redevelopment and economic development initiatives.

Cobb County also works to establish and nurture a working relationship with the Cobb County Board of Education. A strong working relationship between the two entities helps to better address issues pertaining to school capacity, transportation, water infrastructure, as well as, the potential location of new schools and education facilities.

As mandated by Federal law, Cobb County is under the jurisdiction of the Metropolitan Planning Organization (MPO) for the Atlanta region. The Atlanta Regional Commission (ARC) serves as the MPO. In accordance with

state law, ARC reviews the County's Comprehensive Plan updates, coordinates the review of Developments of Regional Impact, generates regional plans to improve the quality of life of the region and other matters that impact the Atlanta metropolitan region.

Cobb is also a member of the Metropolitan North Georgia Water Planning District, which was created in 2001 via Senate Bill 130. The District, which consists of sixteen counties and the municipalities within, establishes policy, creates plans and promotes intergovernmental coordination for all water issues in the district. The District also facilitates multi-jurisdictional water related projects and enhances access to funding for water-related projects among local governments in the District area.

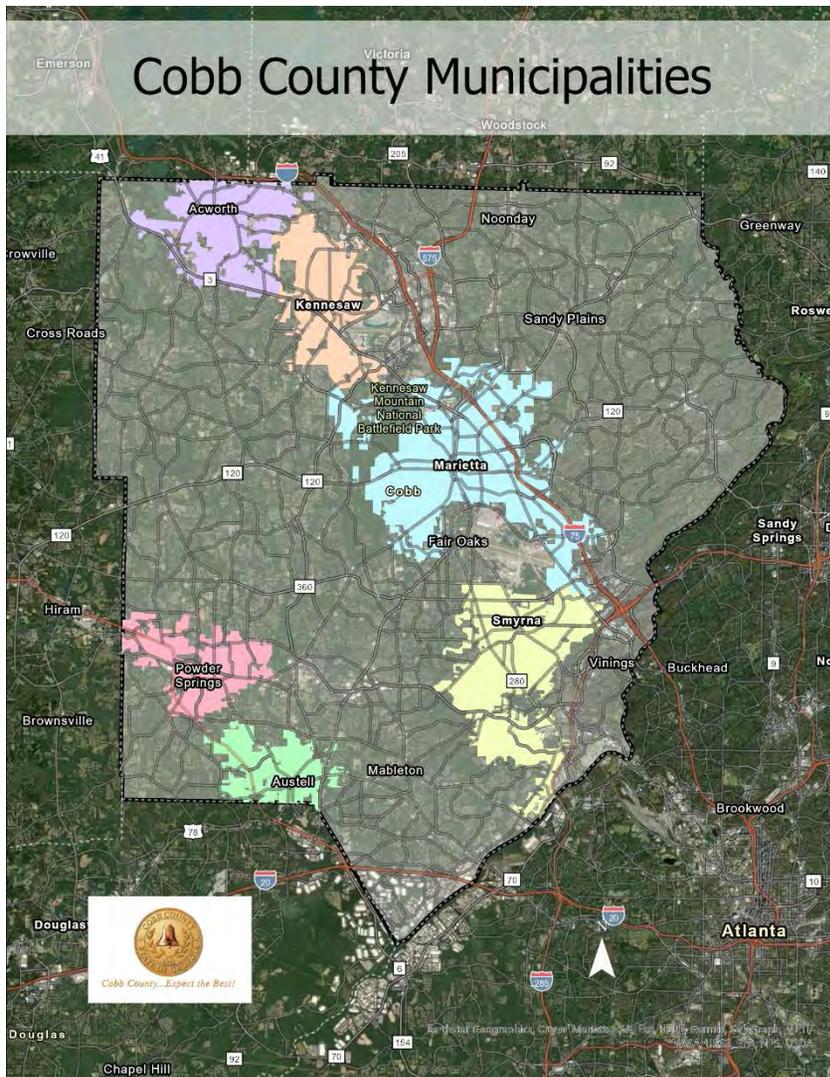


Figure 72

SENIOR SERVICES

As of 2019, Cobb County's senior population (65 years and up) was more than 89,040 strong and growing. Senior Services will become a more important asset in the future as the senior population continues to grow and become more diverse. Cobb Senior Services already provides an array of services to meet the needs of today's seniors and continues to work toward solutions to the challenges of tomorrow.

In 1972, the Marietta-Cobb Community Center Service was created by the Marietta Housing Authority. When the agency became a part of Cobb County Government in 1984, its name was changed to Cobb Senior Services. Cobb Senior Services' mission is to improve the quality of life for the senior citizens through innovative programs and state-of-the-art facilities that meet their level of needs.

Today, Cobb County Government operates multiple senior and neighborhood centers around the County and provides a variety of services to all citizens age 55 and older, their families and care givers.

- Senior Wellness Center & Marietta Neighborhood Center
- Austell Senior Center & Neighborhood Center
- Freeman Poole Senior Center
- North Cobb Senior Center & Neighborhood Center
- Tim D. Lee Senior Center
- West Cobb Senior Center

Senior Services is staffed by full-time and part-time employees, as well as community volunteers, whose objective is assisting the senior citizen population of Cobb to remain independent through affordable transportation, nutrition, recreation, education, socialization and in-home services. Funding comes through federal grants, as well as state and County government funds. Staff provides support for a broad spectrum of seniors, ranging from:

- The very active senior who drives and dances

- The less mobile individual, who is still able to take advantage of noonday meals, transportation, social and educational programs
- The homebound senior needing trained assistance at home.

Cobb County’s senior population will continue to increase in number and diversity. The senior population will also make up a larger percentage of the overall population. To ensure adequate service delivery, Cobb Senior Services has established several goals and strategies within their most recent 2018-2028 Master Plan.



Figure 73

Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCOTOBER 2022

Community Engagement

Appendix 3

Prepared by:

Community Development Agency

Planning Division



Cobb County...Expect the Best!

APPENDIX 3

COMMUNITY ENGAGEMENT

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INTRODUCTION

Civic engagement is a central component to any planning process. Input from key stakeholders and community members ensures the plan reflects the full range of the community’s needs and desires. Community engagement activities are summarized here along with detailed participation documentation. Sign-in sheets were used at each public event to track the number of participants but are not included in the plan for confidential purposes.

The purpose of the Community Engagement Plan is to provide citizens a guide on how they can get involved in the development of the 2040 Comprehensive Plan update. Public participation exercises were designed to educate the public and allow for area residents to provide input and feedback as the plan was being developed. The various strategies outlined in the plan were chosen to ensure all interested and participating parties have a clear understanding of the process and an opportunity to offer

comments and ideas. The community engagement process was carried out by a three-tiered approach utilizing in-person and interactive participation techniques: Project Management Team, Stakeholder Group and Community.

PROJECT MANAGEMENT TEAM

One of the first tasks in developing the update process was to establish a Project Management Team (PMT). The PMT consisted of Community Development staff and personnel from other County departments that best fit the plan elements. The primary objective of the team was to assist in the development of the plan by facilitating public involvement events and programs and to ensure the development of the plan met the requirements mandated by DCA. In addition, the PMT reviewed public comments and feedback to ensure that the vision, goals and policies were realistic and could be achieved using best management practices. The team also assisted in coordinating the Community Work Program with various agencies and departments, as well as updating the Report of Accomplishments.

STAKEHOLDER GROUP

One of the avenues staff used to generate input was a Stakeholder Group. The purpose of this group was to have stakeholders from different backgrounds and experiences working together to offer unique and innovative ideas and strategies related to Cobb's future.

The Stakeholder Group was comprised of elected officials and various individuals who were appointed by the elected officials. Each Commissioner appointed three individuals that were either a citizen, business, or student representative.

The PMT carried out a Stakeholder Meeting at the beginning of the community engagement process and conducted interviews with each of the Stakeholder members.

Stakeholder Group

Chairwoman Lisa Cupid
 District 1 Commissioner Kelli Gambrell
 District 2 Commissioner Jerica Richardson
 District 3 Commissioner Joanne Birrell
 District 4 Commissioner Monique Sheffield
 David Gillreath
 Bill Dickman
 Darren Willman
 Richard Grome
 Melissa Sutton
 Shane Spink
 Chris Lindstrom
 John Heath
 Robin Meyer
 Keylen Mitchell
 Robert Richards
 Ryan Campbell
 Tamae Partin
 Lin Daniel

Stakeholder Meeting

December 16, 2021
 Parks Administration Building
 2:00 PM-3:00 PM

Stakeholder Interviews

January – February 2022
 (Virtual Interviews)

COMMUNITY

The most essential part of this three-tiered approach is gathering feedback and input of people that live, work, and spend time in the County. In order to make this Comprehensive Plan update successful, input from a diverse group of community members with various backgrounds and life experiences is essential.

The community engagement process included advertising and publicizing the public hearings, community meetings, workshops and website. Promoting these meetings was done through press releases, social media, road signs, websites, newsletters, calendar of events and word of mouth.

Due to COVID-19, staff had to become flexible and innovative to get the feedback necessary to adequately update the plan. Along with the required Public Hearings, staff created several different in-person and virtual interactive opportunities for the community to get involved; Public Hearings, Meetings/Workshops, Website, Community Engagement Portal, Survey and the Community Input Application.

Public Hearings/Work Sessions

Staff carried out four public hearings as part of the 2040 Comprehensive Plan 5-Year Update.

The first public hearing was held on October 12, 2021. The purpose was to brief the community on the 5-Year update and the process in which the update would take shape. It also provided information on how and when the community could get involved in the process.

The second Public Hearing was held on June 28, 2022. This hearing was to inform the community that a draft plan was complete and that it would be available for a 30-day public review to gather final feedback

The third Board of Commissioners Meeting was conducted on August 9, 2022 for Board Authorization to submit the draft plan to the Atlanta

Regional Commission for compliance with the minimum standards and procedures set forth by DCA.

The final two Public Hearings were conducted on September 9, 2022 where the Planning Commission recommended approval and on October 11, 2022 where the Board of Commissioners approved the final draft of the 2040 Comprehensive Plan 5 Year update.

Meetings/Workshops

There was a total of ten (10) community meetings that allowed participants opportunities to provide input. The community meetings were broken into to two series of 5 meetings each. Each meeting focused around each of the Commission Districts with the 5th meeting being for the overall County.

The first series was designed to educate on what the Comprehensive Plan is and why it's important, provide a scope of the project and a discussion of the most recent community profile of the County. After the presentation, a SWOT analysis was conducted with everyone in attendance.

Community Meeting #1

Cobb County
January 24, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #2

District 4
February 3, 2022
6:00 PM-8:00 PM
Virtual Meeting

Community Meeting #3

District 3
 February 10, 2022
 6:00 PM-8:00 PM
 Virtual Meeting

Community Meeting #4

District 2
 February 24, 2022
 6:00 PM-8:00 PM
 Virtual Meeting

Community Meeting #5

District 1
 March 3, 2022
 6:00 PM-8:00 PM
 West Cobb Senior Center
 4915 Dallas Hwy.
 Powder Springs, GA 30127

The first series of meetings were all virtual except for the District 1 Community Meeting #5. The virtual community meetings were originally designed and scheduled to be in-person. However, due to COVID concerns and the County's Declaration of Emergency, all public and community meetings were converted to virtual meetings. As a result, the PMT carried out four (4) virtual meetings and one in-person meeting. The meetings were conducted using WebEx for the virtual platform and PollEverywhere to provide the interactive feedback. The in-person meeting was carried out in traditional presentation style, but the interactive feedback portion of the meeting was conducted using the PollEverywhere Application.

The second series of meetings were Open House format where all feedback was integrated into Needs, Goals, and Policies and displayed for everyone to review. Proposed changes to the Future Land Use Plan and Community

Work Program were also available for review. Additional feedback was gathered during these meetings.

Open House #1

Cobb County
 April 18, 2022
 6:00 pm to 8:00 pm
 Hudgins Hall (Cobb County Civic Center)
 548 South Marietta Pkwy. SE
 Marietta, GA 30060

Open House #2

District 3
 April 21, 2022
 6 pm to 8 pm
 Tim D. Lee Senior Center
 3332 Sandy Plains Road
 Marietta, GA 30066

Open House #3

District 4
 April 25, 2022
 6:00 pm to 8:00 pm
 South Cobb Community Center
 620 Lions Club Drive
 Mableton, GA 30126

Open House #4

District 1
 April 28, 2022
 6:00 pm to 8:00 pm
 West Cobb Senior Center
 4915 Dallas Hwy
 Powder Springs, GA 30127

Open House #5

District 2
 May 5, 2022
 6:00 pm to 8:00 pm
 Windy Hill Community Center
 1885 Roswell Street
 Smyrna, GA 30080

Website

The project website was the one stop shop for all information related to the 5-year update. The project website provided links to the current Comprehensive Plan, Community Profile and Demographic Data, meeting schedules and links, status updates and details, a video about the 5-year update process, and a sign-up link that would update you when the site was updated. However, the most robust part of the website was the Community Engagement Portal.

Community Engagement Portal

The Community Engagement Portal was a single web application that provided all the 5-year update information. It included an Introduction, Cobb Snapshot, Needs Assessment and a Feedback forum. The Feedback forum is where the 5-year update survey and the Community Input Application were located.

Since the portal went live on December 1, 2021 there have been 937 hits.

Survey

The purpose of the survey was to determine respondent's values and interests, while also indicating where improvements need to be made. The survey questions included general demographic questions and questions designed to get respondent's perception of the county today and how they'd like the county to be in 20 to 30 years. The primary focus of the survey included needs assessment questions that helped the project management

team determine whether the existing needs in the current Comprehensive Plan were still relevant.

Between December 1, 2021 and April 6, 2022, there were a total of 406 respondents. The needs assessment results can be found on page 34.

Community Input Application

The Community Input Application is a web application that allows the community to provide online feedback from a mapping perspective. The objective is to get information from the community about future land use, parks and greenspace and natural and historic resources.

The application is set up for participants to select one of three maps that provide information about future land use, parks and greenspace or natural and historic resources. The participant can add a pin to a location where they would like to make a comment. After adding a pin, they can provide their comment in a comment box and upload an image that perhaps portrays their desires. Participants can view and "like" other comments that have been posted as well.

According to usage data there have been 739 views between December 1, 2021 and May 31, 2022, which has averaged out to be 4.06 views per day.

Out of those 739 views we have had a total of 37 comments. Twenty-seven (27) of those comments were posted on the Future Land Use map, five comments posted on the Natural and Historic Resources map, and five comments were posted on the Parks map. In addition to the 37 comments, there were twenty-one (21) total "Likes" to those comments, representing a total of 58 interactive viewpoints.

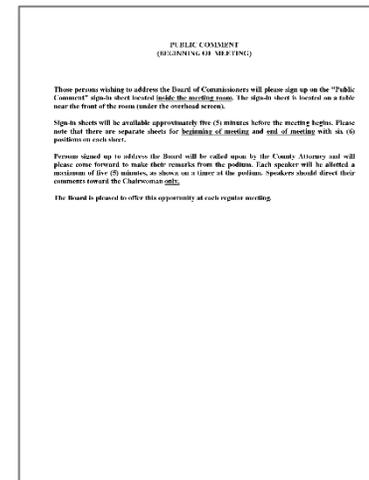
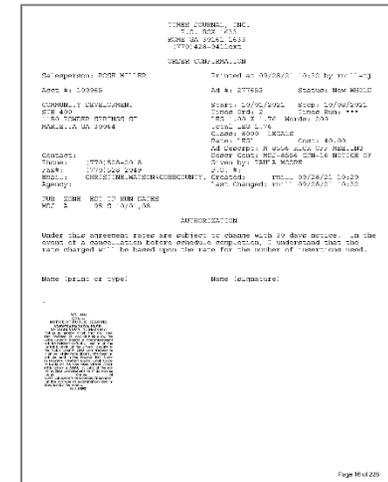
The Land Use comments revolved around the need for more redevelopment and mixed-use development, including nicer shopping centers. There were comments related to the preservation of very low-density residential areas and more parks and community centers in certain

areas, as well as less industrial along Factory Shoals Road and Riverside Parkway.

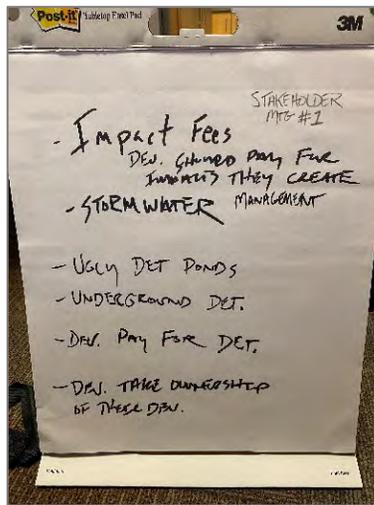
There was one comment on the Natural and Historic resources map that would like to see more walking and hiking trails along the Chattahoochee River. The Parks map comments provided compliments to existing parks in Cobb.

COMMUNITY ENGAGEMENT DOCUMENTS

Public Hearing #1



Stakeholder Meeting



Stakeholder Meeting Comments:

- May be good to know what area a commenter is from when commenting in the community engagement portal
- Add trails to the parks map
- Add layers to the park map (Parks map over Natural Resources map)
- What is the Unified Development Code? Does it have anything to do with the Comp Plan? Will it replace the Comp Plan?
 - The UDC is the unity of three regulatory documents currently used by developers, the PC, and BOC. The current Zoning Code includes regulations set in the 70s and 80s that are not currently used – a big part of the commission for the UDC is to look at the entire Zoning Code and update it to modern standards. The reason we will be consolidating the Zoning Code, Design Guidelines, and Development Standards to make it easier for everyone – developers and staff even – to read and understand it.
 - The UDC will not be replacing the 2040 Comprehensive Plan, but it will work with it; the Comp Plan is a reference document to look at where citizens want the County to be by the year 2040. The UDC is a regulatory document to guide current development and uphold modern codes and standards.
- Would like to have an email list of all stakeholders
- Developers should pay for the impacts they create
- Stormwater management concerns
- Unattractive detention ponds
- Need to utilize underground detention more often

The meeting officially adjourned at 2:57PM.

Stakeholder Interviews

Interviewee: Tamae Partain

2/17/2022 3:00pm

SWOT Questions:

- Strengths:
 - Strong government, well thought out, provides good services
 - Infrastructure, schools, opportunities, strong communities support each other
- Weaknesses:
 - School system, leadership infighting
 - New cityhood, impact county's tax base, change the dynamic
- Opportunities:
 - Infrastructure funding
 - Look for joined partnership between different departments and community sectors to work together on all aspects improvements of county such as economic development, housing, infrastructure, services, parks, creating jobs, and etc.)
 - Creation of a sense of place not just beautification everywhere
- Challenges/Threats:
 - School system, leadership infighting
 - New cityhood, impact county's tax base, change the dynamic
 - Funding allocation and seeking

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Wants to improve quality-of-life
- CID's are important partners
- County could be more efficient in where we build and what we build
- Look at EV grid and how it ties-in to transit

- Transit should be integrated; county could be first larger suburban county to do so

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Low taxes
- People want to move here
- County is getting older – will change the types of services the county will need to offer
- County also needs to attract younger generation and will continue to need good parks, public safety, schools
- County needs to understand what kind of business are going to be needed for the population

Housing

What do you consider the most pressing housing concern within the County?

- There has been pushback on apartments, hotels and high density
- Push for affordable housing
- Cobb has variety of housing

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Where are you going to put it?
- How to get from street to end user as well as to more rural areas
- County needs to look for ways to partner so can upgrade infrastructure while broadband is being expanded

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure

- Getting everyone on the same page – making sure everyone is looking at the whole picture and not in silos
- Transportation and transit

Interviewee: Darren Willman

2/21/2022 2:00pm

SWOT Questions:

- Strengths:
 - School system
 - Lake activities of the county – Lake Allatoona
 - Activities from stadium to the mountain and to the lake
- Weaknesses:
 - Disconnection between the county and the people. Need to listen to people, development often goes against the neighborhood. County needs to pay a little more attention to the concern of the protection of lake Allatoona
- Opportunities:
 - County does a good job in taking advantage of good opportunities
 - Consider some environmental issues about lake Allatoona
- Challenges/Threats:
 - Be mindful of water quality. Rainfall and stormwater going into Lake Allatoona may become a huge issue. Chemical components in the water needs more attention.

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Current zoning structure has managed development very well
- Needs are changing

- Doesn't like current structure that seems to give commissioners free range over comments. Need to stay with staff comments.

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Staffing availability
- Taxes and tax base
- Ability to work in county without a lot of regulations
- Maintain budget and costs
- School system
- Parks
- Security of police force

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing
- Doesn't like apartments as affordable housing
- County shouldn't lose focus on single-family residential
- Maintain single-family development

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- County has good access

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Maintain integrity of water quality (Lake Allatoona)
- Affordable housing (focus on single-family rather than apartments)
- Maintenance of parks

Interviewee: William Dickman

2/15/2022 1:30pm

SWOT Questions:

- Strengths:
 - Historical and cultural resource
 - Sense of neighborhood
 - Convenient to office locations
 - Great opportunities to engaging in community affairs
- Weaknesses:
 - Communication between government and citizen could be improved
 - Communication between county and states
 - Benefits outweigh negative
- Opportunities:
 - Technology – encourage future high-tech industrial development
 - Helps to provide more financial benefits and more education opportunity
- Challenges/Threats:
 - Crime due to population growth
 - Education also due to population growth
 - Politic division at local level, state level as well as national level
 - Need for growing interest in unity and conversations

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Suburban setting instead of urban setting
- Single-family homes instead of high occupancy or high-rise developments

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Education for kids

- Reputation of schools drives housing prices
- Corporate tax breaks
- Local government future planning (such as Comp Plan). Businesses want to know what is going to happen in 20 years.
- Businesses need stability (taxes, zoning, etc.)

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Wonderful target
- Affordability
- Who is going to pay for it?
- Installation of infrastructure

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Land Use – suburbanization or preservation rather than urbanization
- Honest and transparent government
- Provide best education for children

Interviewee: Melissa Sutton

2/11/2022 2:30pm

SWOT Questions:

- Strengths:
 - Family, residential Area
 - Business - very supportive community (Vinings – hometown village feel)
 - Property tax – very reasonable compare to Fulton County
 - Well managed county and very responsive, interacting with residence
- Weaknesses:

- County wait too long to respond to cityhood movements (talking about Vinings)
- Woodland Brook and Paces Ferry intersection - dangers to pedestrians
- Opportunities:
 - Educating residences about the cityhood movement to better understand with it means to county financially and economically
- Challenges/Threats:
 - Economic – cityhood impact; school tax impacted as population ages and becomes eligible for school tax exemption
 - Awful apartments – too many, too high density, create traffic issue, lack of maintenance (refer to those around Vinings)

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Apartments surrounding Vinings have created traffic issues. Apartments tend to eventually have problems with maintenance and become obsolete.
- Too many high-density complexes
- No more affordable housing units

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Battery and the Braves stadium
- Low taxes
- Population -middle and upper-class residents
- Cumberland Mall is a problem and eyesore – not a good draw of stores

Housing

What do you consider the most pressing housing concern within the County?

- UDC – hope it is not intended to change zoning to allow for higher density zoning

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Need more competition
- Frustration with increasing prices for cable and internet

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Communication with residents when you have a change in Commissioners and leadership
- Education funding
- Zoning – controlling developments with higher densities

Interviewee: Richard Grome
2/18/2022 3:00pm

SWOT Questions:

- Strengths:
 - School system, especially in East Cobb
 - Best fire department and emergency services
 - Good Police protection
 - Nice amenities – park system
 - Subdivisions well maintained
- Weaknesses:
 - Density cause traffic – need to be cautions in how we proceed with all of the County in Zoning (Zoning from LDR to MDR and to HDR, zoning for industrial, zoning for shopping area)

- Lots of requested variances that are unwarranted. Need to abide by the Zoning code.
- Opportunities:
 - Keep education base – public schools
 - Explore more education opportunities/system, not just colleges but other training and apprenticeships
- Challenges/Threats:
 - County is almost completely developed. Developers always try to squeeze in more. Need to keep low and mid residential. Higher density residential will put a lot strain on the infrastructure (traffic, fire, police, DOT, water, stormwater, etc.)
 - Be careful about High density development to make sure that the infrastructure can support it
 - Price for homes are high in East Cobb, should be more affordable

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Don't want urban environment – needs to stay suburban
- Should keep topography and trees
- Stick with lower density developments – stay R-15 and R-20, not RA-4 and RA-6
- Keep family-oriented residential – keep high-density where it already is being located
- Mass transit not a solution – should be in high-density areas
- Developments should fit into the area with same qualities

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Tax structure – okay for business
- Building businesses – make sure business will be supported by the community

Housing

What do you consider the most pressing housing concern within the County?

- Cost of housing
- Housing should be available at price point for everyone we need (fire, laborers, food service employees, etc.)
- Need for driving supply of affordable housing for working people county-wide
- Need more infrastructure for amount of housing going up

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Some areas faster than others
- Broadband is a utility and needs to be available as much as possible in the county
- Infrastructure needs to be there

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure (parts need replacing, maintenance should be in general budget and not in SPLOST)
- Staffing (especially fire/police)
- Maintaining education quality (expand non-university capabilities like trades and apprenticeships)

Interviewee: Chris Lindstrom
2/18/2022 1:30pm

SWOT Questions:

- Strengths:
 - Suburban way of life

- Close enough to the interstates, city (convenience of access)
- Weaknesses:
 - Overbuilt – cause more congestion and more density
 - County becomes far more political; community doesn't feel heard
 - All schools need to be on equal footing
 - Lack of sidewalks on both sides of streets, need separate lane for bikers and pedestrians
 - Stormwater management, sewer, drainage problem. County has manpower shortage to deal with the stormwater issues
- Opportunities:
 - More ideas to build roads with bike lanes
 - keeps industrial separate from home developments
 - Education is vital, needs more attention
 - Broadband overall the county
 - Allow people to opt in to pay school tax
 - Lots of forms of education/training to help young people for their future
- Challenges/Threats:
 - Keeping suburban lifestyle
 - Support of police department, safety, police coverage, manpower
 - Stormwater management, sewer maintenance
 - Affordable housing, homeless, juvenile homes
 - Safety issue: drug, gangs...

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- More controlled growth
- More High-tech and medical businesses
- County needs to look for areas for small houses
- Converting old buildings to home or small businesses. May also address homelessness issue

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Education and training facilities
- Need for educated population to attract businesses

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing, but where? What about maintenance?
- People want their own space
- Work with developers to find solutions

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Who pays for the infrastructure?
- Investment in our future – necessary for education
- New developments should already have installed

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Transportation
- Education
- Broadband
- Stormwater infrastructure

Interviewee: John Heath

2/16/2022 2:30pm

SWOT Questions:

- Strengths:

- Schools
- Access to Kennesaw Mountain area
- General upkeep of infrastructure and facilities
- Feel safe living in the county
- Weaknesses:
 - Developers focus on building up in new places instead of redevelopment of the existing rundown places such as Sprayberry parking lot
 - Lack of recognizing the character as well as uniformed blend to the consistent elements of the place
 - Decayed area in big shopping centers such as Town Center, also Canton Road
- Opportunities:
 - Transportation based community, looking all modes of transportation that interconnect within the county and outside of the county. More trails, more bike ways and more buses
 - Redevelopment/infilling development is important
 - Creation of a sense of place and character; uniformity is not the answer
- Challenges/Threats:
 - Boundaries between the new development and residential area pushed in favor of the new more profitable development. Should protect more residential areas
 - New developments in almost fully development area need to be carefully managed to keep the character of the area

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Need for high quality mixed-use. Likes parking decks buried in the building
- Do it sensibly and with quality to ensure that the developments last

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Wealthy residents
- Economically strong
- School system and good local colleges
- Access to major transportation core
- Cobb's place in metro Atlanta
- Great place to raise kids
- Encouraging live, work, play

Housing

What do you consider the most pressing housing concern within the County?

- Cobb has plenty of single-family residences
- Are we building the right types of housing? In the right places?
- Older population is going to be selling in 10 years and looking for something else
- Need high quality

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Don't know but likes idea of bringing to everyone
- Don't go all in on current technology. Technology changes so fast, county should be smart about it
- Need to address last mile connectivity – ensuring access to everyone
- Cobb can do it because of location

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- We can be self-sustaining by having a robust transportation network within the county and connected to outside the county
- Need to flexible in thinking and planning

- Maintaining highest quality of service. To be great in 2040, we must be building great in 2022.
- Need to really value every development because of its lasting impact.

Interviewee: Shane Spink

2/4/2022 10:30am

SWOT Questions:

- Strengths:
 - School qualities
 - Low taxes
 - Diversity of the County (Such as Sprayberry area, where he lives)
 - Economic (Cumberland area, a lot of opportunities)
- Weaknesses:
 - Transportation – especially on major commercial corridors, Along I-75 (not tie to traffic)
 - Rundown buildings in key valuable areas (redeveloped with eyes on the way the development should be done the future not the way done the past)
 - Lack of green space
- Opportunities:
 - Education –obligation to help out some left behind areas, especially in South Cobb
 - Canton Road Corridor – rundown, needs to be improved
 - Town Center Mall – declined, needs to be improved too
- Challenges/Threats:
 - Political infighting– local government and school board should work together

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- More live, work, play opportunities
- Need for greenspace
- Letting greenspace go to large subdivisions
- Overgrown
- Need for more smart growth
- Need to grow differently

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Location of Cobb is important
- Quality of schools
- Can be a driver in improving rundown areas

Housing

What do you consider the most pressing housing concern within the County?

- Affordable housing
- People are being priced-out
- Live/work – need a variety of housing
- Affordable mixed-use
- Recognizing variety and location – it can be done
- Older population wants the same things – that is impossible

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Affordability
- Should be for everyone

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Transportation
- Smart growth – going to need to work closer together

- Investing in schools
- Low taxes

Interviewee: Robert Richards

2/18/2022 11:00am

SWOT Questions:

- Strengths:
 - Mixed rural nature of Cobb County
 - Wanted to be away from congested environment
- Weaknesses:
 - Disparity in development and resources (east Cobb commands most of the attention in terms of resources. Creates a degree of dissatisfaction both socially and economically and undermines the ability to work together as a county)
- Opportunities:
 - Elective Leadership of the Cobb County
 - Openness to community engagement to build bridges in good times in preparation for bad times
 - Engage businesses and developers with smart development. Look at impacts on environment and community.
- Challenges/Threats:
 - Socioeconomic divisions across the county
 - Diminished value of the community due to businesses and developers driving things into the community that community doesn't want. County should listen to the community and partner with it

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Development is different based on commission district

- Development needs to be smart
- Always going to resist high density
- Wants to keep his area more rural
- Development should add value and/or uplift the community

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Businesses need to look for what communities are looking for.
- Development and businesses should be context driven
- Businesses should partner with communities to see what they need or want

Housing

What do you consider the most pressing housing concern within the County?

- Moved to Cobb County because he could afford to move her
- People are trying to move into places for comfort and security – should be available for everyone
- Affordable housing – don't drop apartments into the middle of single-family homes – must look at impact on communities
- Look at distribution of housing and development throughout the county
- Apartments and developments disproportionately changing the value and economics of the community

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Need more competition
- No fiber in certain area
- Need full access to full sweep of choices

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Infrastructure across the board (water, roads, viability, green infrastructure and development)
- Didn't move here for buses and transit (maybe shuttle services for aging population)
- Constant building or disproportionate building pulls down value of areas

Interviewee: Robin Meyer
2/10/2022 3:00pm

SWOT Questions:

- Strengths:
 - Diverse and dynamic place
 - Keeps changing
 - people getting more connected to the county and to the region
 - Professional competence - group of local governments include county and city levels
 - Beginning of a good civic and cultural non-profit sector
 - Some aspects of complete business sector but not all
 - Business community - Chamber of Commerce does great job to support large and industrial businesses
- Weaknesses:
 - Not funded the county government to the level it's needed for it to provide modern day services to a suburban and semi-urban place (still work on the model of a rural county as before)
 - Civic and not-profit sectors need more support from county (Libraries, PTAs, garden clubs, book clubs, social network arts, and cultural need to be incorporated all the area of the county)

- Quality of life and beautification issues (roadway maintenance, signage, street sweeping, and trash pickup), county area near state highway needs better maintenance
- Small business needs so much help and network to support them
- County find some way to better channel public participation and policy making. Each commissioner district may divide into 3 to 4 groups to be able to easy spread information and collect feedback from all groups of people
- Opportunities:
 - Federal funding thru pandemic and Biden administration bill. Use on long term planning to support capital improvement
 - Tech company for young people, places that are appealing for young people to live, transit opportunities
- Challenges/Threats:
 - Industrial base of county is changing from small contractors to larger warehouse type facilities, which create a incredible amount of trucks and delivery traffic to the streets
 - Lack of modern transportation and stormwater infrastructure in old developments. Cost of redevelopment is high to have modern infrastructure in this area
 - Increasing diversity in every possible fashion including language to engage more people in civic, cultural, and economic fairs

Land Use

Future development of Cobb County is inevitable over the next 10 to 20 years. What types of development/growth would you like to see in the county? How should Cobb County evolve during that time?

- Diversity of housing types
- Needs a better mechanism to develop village style nodes. NAC is not dense enough and too broad to create a village. Need a different model other than NAC.
- Need to figure out industrial and non-industrial interface. (Incentives or zoning to create buffers between industrial and non-industrial)

Economic Development

What factors do you think contribute to a businesses' success in Cobb County? Think about things like the type of business, taxes, location, education, labor force, etc.

- Location
- Access to workforce
- Transportation
- Small businesses need networking, support and recognition
- County needs to provide basic demographic information about Mableton

Housing

What do you consider the most pressing housing concern within the County?

- Price
- Need ways to subsidize rental housing
- County needs to take the lead for affordable rental locations
- Doesn't know mechanism for for-sale affordable housing – people don't make enough
- There are issues with older developments that have common areas and HOA's that can't manage infrastructure. County could provide some way to help.
- Housing is taken care of as long as zoning ordinances allow flexibility
- Need change in zoning – market is looking for walkability

Broadband

What do you think are the biggest issues with Broadband access in Cobb County?

- Doesn't know but think everyone should have it

What would you consider as the top three needs that the county should prioritize for the next 10 years?

- Budget for capital improvements and maintenance
- Broadband initiative
- Major funding for the arts, parks and cultural affairs – need for programming on the weekends

Final Thoughts

- How great it is to participate virtually. Technology is still not what it needs to be, but it has allowed people to participate that could never had participated before.
- Let's do a better job of listening and allowing people to talk

Community Meeting #1

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting

January 24, 2022
8 PM to 9 PM
Virtual



Cobb County...Expect the Best!

Agenda

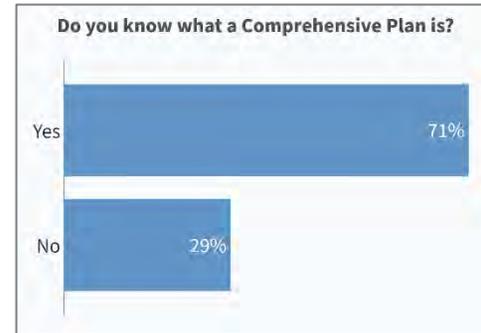
Host	Brittany Hughes, Communications Coordinator
Welcome	Jessica Guinn, Community Development Director
Overview	Philip Westorodu, Planner, Community Development
Assessment & Trends	David Webb, Intergovernmental Coordinator, Community Development
Next Steps	Mandy Lillard, Historic Preservation Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, Community Development, GIS Supervisor




Comprehensive Plan Website

Online Engagement Portal

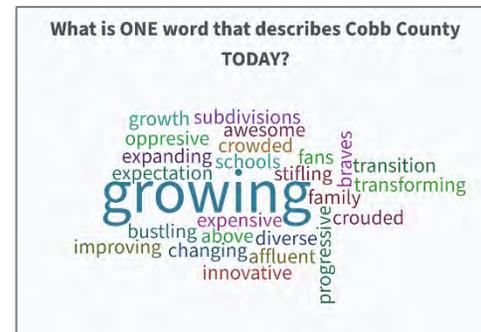
Community Meeting #1 Agenda



Community Meeting #1



Community Meeting #1



Community Meeting #1

What are the STRENGTHS of the County?

Total responses = 58

Unique participants = 21

Hospitable
 Inviting
 Well balanced
 Nice mix of urban yet suburban feel
 Convenience
 Leisure activities
 community outreach
 Cultural events
 Ready access to goods and services
 Great intersection of ideas capabilities and active contributions coming in from all directions
 Dog parks galore!
 Parks
 family friendly
 Don't have to leave the county for social activities
 Engaged citizens
 easy to get around
 Keli Gambrell
 LOW TAXES & GOOD SCHOOLS
 Parks and greenspace
 sINGLE FAMILY HOMES
 Green space
 Presence of many colleges and universities
 Safe and family centric
 Safe
 Inclusive
 Strong nonprofit sector
 Diversity
 Low density
 lots of things to do nearby, without having to deal with perimeter traffic
 Lively cultural sector
 The Battery!
 A variety of housing types and population densities
 Safe
 The basic outline of a good transportation network
 safe
 saafe
 Braves Central
 Small businesses
 great mix of city living at the doorstep of wonderful recreational outdoor activities
 Educated population and generally good school system
 Braves stadium
 Forward thinking
 Accessible

Community Meeting #1 SWOT

Low-ish crime
 parks
 Highly educated
 Location, Low taxes, Schools
 Great Schools
 Accessibility
 Safety
 Small Business friendly
 Diversity
 Taxes for seniors
 schools
 Close proximity to Atlanta
 Education
 sound, competent government
 Low taxes

What are the WEAKNESSES of the County?

Total responses = 57

Unique participants = 20

Decrepit and rundown businesses
 commercial development
 No Trader Joes in S/W Cobb
 County government- need to work together more
 Need more automation and fewer paper txns with govt
 Lack of economic development plans focused on consumer oriented businesses in underserved areas.
 Too many lift stations and pump stations
 Growth is positive only if it is not too fast or too slow as in sustainable growth is steady not hot and cold only one chance to do it right the first time
 Lack of of building and signage over site- too many facilities and houses in disrepair
 Senior services for those in most need
 Lowest taxes in the metro area
 County resources (people and money) stretched too thin, especially in these areas: parks, code enforcement, stormwater management
 No Whole Foods in Smyrna (lol)
 high density encroachment creating increasing land scarcity
 Need better coordination between County departments
 Bias to outside developers
 Lack of robust public transportation which limits commercial growth.
 Lack of transit options throughout the county
 Solid waste services
 Old shopping centers and schools have too much pavement and poor stormwater controls
 Ignorance to lake Allatoona water source
 Proposed city of east Cobb - bad idea!
 Failing infrastructure in need of repair
 Lack of climate action plan
 Crime increasing

Community Meeting #1 SWOT

Limited domestic violence subject matter expertise
 No fiber
 Recreational opportunities
 Lack of Live, work, play developments
 Encroaching crime
 No Google fiber
 County operational decisions (zoning, traffic, parks) is too centralized without enough local direction.
 Traffic
 Traffic
 No fees for Stormwater controls- too much pavement countywide
 GOVERNMENT TOO LARGE & TAKES ORDERS FROM ARC & CHAMBER - SHOULD BE FROM THE CITIZENS
 Few options for wifi/fiber
 flooding
 Limited public transportation
 Disconnect of school board leadership from population served
 Green Space
 Affordable housing
 Seemingly corrupt local government at town/city level
 stormwater management
 Prosperity is not evenly distributed to all parts of the county
 Affordable housing
 Lack of green space
 Lack of Housing
 Storm water
 Tax base too low for needed capital improvements so we have to rely on SPLOST
 Too many wires
 Limited public transportation
 Lack of educational equity
 Park land, Greenspace
 zoning
 Traffic
 traffic

What are some OPPORTUNITIES the County should take advantage of?
Total responses = 49
Unique participants = 19
 Mowing all the streets all the time - not just major ones.
 Incentives for small developers to build more innovative housing solutions
 more opportunities for community to engage with police in non-emergency situations
 Road side debris cleanup
 More Senior activities
 county provided trash and recycling pick up
 Arts centers open most every day with activities for all
 Underground utilities
 Revitalize old Town Center Mall area
 diverse opportunities for recreational opportunities

Community Meeting #1 SWOT

More variety in housing types.
 We need to protect not only the watershed but the greenspace for the wildlife and active recreation within close proximity to where folks live work and play public access
 More connections to Marta
 Public waste services. Private waste management is not working.
 River expansion
 Provide better incentives to commercial property owners to clean up properties
 family and domestic violence resources
 Chatahoochee River improved for more recreation
 Chattahoochee river
 Control strip malls
 Government provided waste & recycling service
 Stop allowing outside developers to make quick money at the expense of local residents
 Wholeheartedly embrace the Chattahoochee Riverlands project. make Cobb's riverfront accessible to all and a draw throughout the area.
 All grants
 More opportunities for small businesses to service govt needs
 Stop taking so much federal money so when it stops we end up holding the bill
 Attainable/Affordable Housing
 Leverage SPLOST to build/expand/improve upcoming Cobb Family Advocacy Center infrastructure approach
 More Small Business
 Traffic controlled by smart lights
 Bike and hiking paths
 More land should be purchased for greenspace, trails and passive parks with an emphasis on connectivity.
 Equity in all parts of the county
 Underground utilities including wires
 Small business tax easement
 more parks for families
 More green space
 More emphasis on grant writing for parks and arts especially.
 Buying more available land for parks
 numerous and diverse natural resources available for recreational opportunities
 Virtual communication
 small business, local sourcing
 Control signage and facility /housing upkeep
 Tourism money put into local parks
 Monorail
 PRESERVE SUBURBS
 Expansion of Marta to Cobb
 Fiber
 Grant funds from ARC for Livable Centers

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?
Total responses = 39
Unique participants = 21
 City hood annex

Community Meeting #1 SWOT

City hood saner
 Metro-wide collaboration
 Enabling cycling as a safe mode of transportation
 redevelopment of older/ abandoned commercial property
 Biggest challenge is city and county govt working together
 Balancing the desire for continued growth with the ability to build and maintain the actual infrastructure needed
 Transit
 Broadband access
 General upkeep and appearance
 Growth
 waste management
 Fighting crime
 Road and sewer maintenance
 exponential growth without proper mass transportation in place.
 Transportation
 THERE IS A LIMIT TO RESOURCES, THERE CANNOT BE UNLIMITED GROWTH, LIMIT DENSE DEVELOPMENTS
 green initiatives for businesses and homeowners
 Embracing the fact that we are part of a community greater than Cobb County and being open to our neighbors.
 Demand for better broadband with the new work from trend
 Strategic investment in diversity-driven innovation
 School Board
 Climate change
 No more cityhood initiatives. We must remain as one Cobb County
 Eliminating domestic and sexual violence
 Stormwater controls
 Older facility tear down/maintenance
 Need to get a handle on Storm water management
 Affordable housing. Too many people just don't earn enough to support a family.
 Trying to turn it into Fulton county via taxes and population density to go along with traffic
 stormwater management
 Transit
 Increased Population
 Finding the resources from tax revenues to actually pay for all that we need. Much of this has been deferred for decades.
 Budget restraints
 Supporting the growing population
 Affordable Housing
 Transportation
 Better street maintenance

Community Meeting #1 SWOT

Community Meeting #2

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting

February 3, 2022
6 PM to 7:30 PM
Virtual Meeting



Agenda

Welcome & Introductions	Jessica Quinn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Philo Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gardner, GIS Supervisor, Community Development



Comprehensive Plan Website



Online Engagement Portal

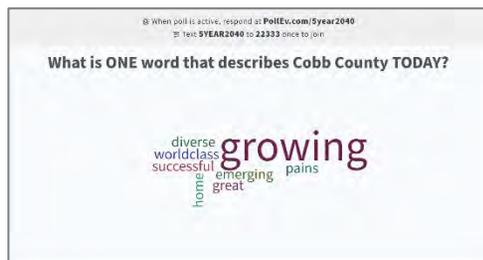
Community Meeting #2 Agenda



Community Meeting #2



Community Meeting #2



Community Meeting #2

What are the STRENGTHS of the County?

Total responses = 31

Unique participants = 8

- National Parks
- Riverview Landing
- Lake Allatoona and the Chattahoochee
- Low/ medium density
- Magnificent skyline views ifrom Buckhead to airport in southern part of county
- Chattahoochee Riverlands - The Greenway
- Convenient, everything is here
- Fire departments
- Accessibility
- Cobb EMC
- Easy access to major assets, including Braves, airport, city
- Suburban
- Age demographic balanced
- More sidewalks than 10 years ago
- Public Schools and Universities
- Close proximity to Atlanta
- Low taxes
- Availability of greenspace
- Braves
- The Battery
- Diverse
- Parks and Recreation
- Parks and trails
- Nice place for families
- Residential schools
- Strong tax base.
- Balanced
- Versatility
- C
- Low taxes

What are the WEAKNESSES of the County?

Total responses = 16

Unique participants = 6

- We should consider a "Keep Cobb Beautiful" campaign
- inadequate bike lanes
- Opposition to mass transit to address increased car traffic
- Equity in commercial sector not evenly distributed across county
- Litter
- gang
- drugs

Community Meeting #2 SWOT

Gang activity
 Certain areas are always littered with trash.
 Not enough passive Parks/Greenspace
 Infrastructure keeping up with growth
 Traffics
 The schoolboard dissention
 Pay for police is too low
 growing traffic concerns
 Traffic

What are some OPPORTUNITIES the County should take advantage of?
Total responses = 22
Unique participants = 6
 Need more incentive dollars for the Facade Improvement program in the Design Guidelines.
 A beautification program should be throughout the county
 Build desperately needed community center in south Cobb
 Implement beautification program to improve Veterans Memorial Highway
 Senior Services to keep up with the increase in 65+
 Explore government grants/funds that will help finance our opportunities as we grow
 More multi purpose development
 Increase trade schools
 Keep industry/business separate from residential areas
 Complete Mountain to River trail system
 Renovation of aging school infrastructure, especially in south Cobb.
 Increased growth in business/retail sector based on the success of The Battery and World Series win
 Having our own Beltline.
 Expansion of Town Center Bikeshare program
 Control clear cut developments
 broadband in public areas
 Work with builders to keeping the trees that Cobb has been known for.
 Public transportation
 Chattahoochee Riverlands Greenway transformational trail
 Improved traffic management
 Drugs
 Becoming way too crowded

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?
Total responses = 22
Unique participants = 8
 Neglected residential properties
 Appropriate representation as population grows
 Encourage green space. We should not feel obligated to overbuild county
 Community vs. Isolation
 Maintaining the excellent police dept
 Green space, parks

Community Meeting #2 SWOT

Balance residential growth with housing affordability
 We need more of them
 Better cooperation and less partianship on the school board
 Access charging stations for electric cars
 Maintaining and increasing the infrastructure.
 Ensuring adequate and affordable housing for our senior community
 Maintaining existing buildings that are being used so they don't become in disrepair or become obsolete
 Clean water
 How to compare growth with the need for roads/transportation limitations
 Maintaining a suburban atmosphere
 Pollution
 Enough schools to address the increasing population
 Affordable housing
 Traffic
 Managed Growth and Infrastructure
 "smart growth"

Community Meeting #2 SWOT

Community Meeting #3

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting

February 10, 2022
6 PM to 7:30 PM
Virtual Meeting



Cobb County...Expect the Best!

Agenda

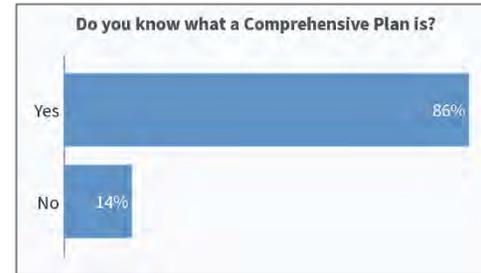
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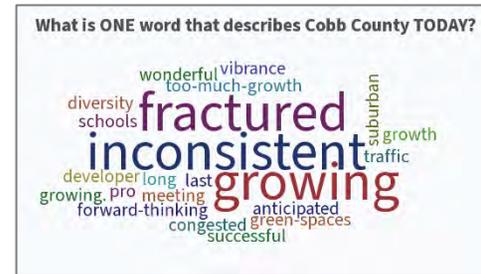

Comprehensive Plan Website

Online Engagement Portal

Community Meeting #3 Agenda



Community Meeting #3



Community Meeting #3



Community Meeting #3

What are the STRENGTHS of the County?
Total responses = 26
Unique participants = 8
 Citizen engagement
 Employees
 a non-biased Madam Chairwoman guiding
 Good neighborhoods
 Exceptional schools
 Businesses
 People
 Libraries
 Beautiful homes
 Parks
 sense of community
 Great schools
 KSU
 decent schools
 Diversity
 Low taxes
 safety
 family oriented
 Development of transportation systems and suburban areas.
 Community
 police
 The people
 Public safety
 Parks
 Opportunity
 Educated

What are the WEAKNESSES of the County?
Total responses = 26
Unique participants = 8
 Deforestation
 Spot zoning still goes on
 Less Walkability
 Lack of community hubs
 Lack of nodal commercial planning
 Pro-developer
 Less public transit
 No live work
 Traffic in specific location and times
 Covid
 density increasing too fast
 Polarization

Community Meeting #3 SWOT

Poorly maintained roads
 bringing in high density residential
 traffic
 Traffic
 Linear commercial sprawl
 Lack of public transportation
 Inequity
 Parks
 Becoming polarized like everywhere
 Stormwater issues
 Density
 Traffic
 Traffic
 Transportation

What are some OPPORTUNITIES the County should take advantage of?
Total responses = 20
Unique participants = 6
 Rural, urban, and suburban areas: we have it all!
 MSPLOST" refers to Mobility SPLOST from CTP.
 Smart Growth
 Great diversity
 partnerships with CID's and businesses
 chattahoochee tech
 Redevelop town center
 chattahoochee tech
 University presence: KSU and Life U
 Repurpose vacant big box malls
 Green space
 Opportunity for community unity through parks and transportation
 any grant monies available
 County could spend time on why areas want to incorporate; then close the gaps.
 Protect free space
 state and federal funds for transportation
 Connecting communities, parks, amenities with sidewalks
 Save/protect free space
 Redevelop run down areas
 MSPLOST

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?
Total responses = 27
Unique participants = 9
 Thank you all good night.
 repurposing of large retail centers
 Space

Community Meeting #3 SWOT

Community Meeting #4

Overbuilt commercial areas
 autonomous vehicle infrastructure
 County limited budgets for stormwater management, safe drinking water, safe dams
 aging and deteriorating infrastructure
 Lack of support for transit options
 Population growth vs. traffic
 lack of improved public transit options
 Smart growth
 safety as area grows from suburban to urban
 traffic
 Protecting Noonday Creek
 Need growing younger population
 Crime
 The formation of breakaway cities removes revenue
 Higher taxes
 Smart growth
 Addressing issues of aging in place
 Aging infrastructure
 Unchecked development
 Stormwater challenges
 Political Polarization
 Transparency
 Transparency
 Population

Community Meeting #3 SWOT

Cobb County 2040 Comprehensive Plan 5 Year Update



Cobb County...Expect the Best!

Community Meeting

March 3, 2022
 6 PM to 7:30 PM
 West Cobb Senior Center
 4915 Dalles Hwy.
 Powder Springs, GA 30127



Agenda

Welcome & Introductions	Jessica Gunn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliot, Historic Preservation Planner, Community Development
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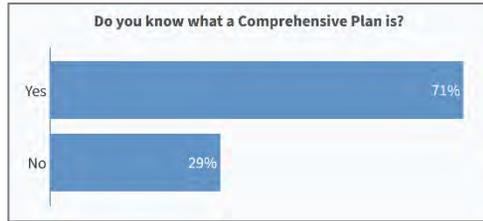


Comprehensive Plan Website

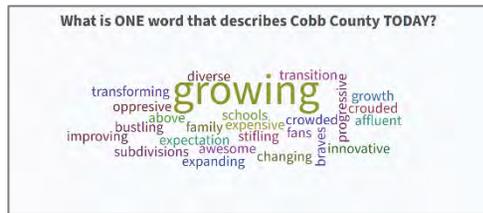


Online Engagement Portal

Community Meeting #4 Agenda



Community Meeting #4



Community Meeting #4



Community Meeting #4

- What are the STRENGTHS of the County?**
Total responses = 73
Unique participants = 30
- Low crime rate
 - Econical
 - Senior centers
 - Braves
 - Big Chicken
 - World Series champs
 - Homes with acreage
 - Family friendly
 - Sidewalks and trails
 - Areas for density, areas for openness
 - Parks
 - Education
 - Park-land
 - Friendly
 - Variety of neighborhoods
 - Variety of services
 - Braves!!!!
 - Parks
 - Parks and hiking trails
 - Diversity
 - Residential
 - Single family
 - Clean water
 - Community
 - KSU
 - Schoolsandsmoothth ransitionlanduse
 - Homes with acerage
 - Responsive county govt
 - Education
 - Good government
 - Small town feel
 - Outdoor activities
 - Easy access to interstate highways
 - Progressive
 - Easy access to downtown
 - Residential and rural areas
 - Diversity
 - Not Atlanta
 - Low density
 - Private and non private open lands
 - Parks
 - Open lands
 - Passive parks and active parks

Community Meeting #4 SWOT

Good-schools
 Large-lot-homes
 Emergency services
 Parks
 Law enforcement
 Homes on large lots
 Parks green space
 Well run county govt
 Great amenities
 Low density
 Police and fire
 Road networks
 Schools
 Easy Access
 Schools
 62taxbreaks
 Live-work
 Quality of schools
 History
 Education
 Open area
 Residential
 Access to medical care
 Business-friendly
 Parks
 Low density owner occupied single family suburban neighborhoods
 Security
 Responsive government
 Infrastructure
 Diversity
 Live Work
 Parks

What are the WEAKNESSES of the County?
Total responses = 62
Unique participants = 28
 Affordability
 Over crowded roadways
 Power of the developers
 Lack of transparency
 Non-transparent
 Too easy for developer to apply rezoning
 COLM
 Sidewalks
 Pretending that undevelopable land counts as open space in OSC development
 Too much 55+ community development

Community Meeting #4 SWOT

Empty Avenues space
 Stormwater issues
 Indifference to long-term residents
 Overdevelopment with industrialization
 Corrupt election
 Mass transit needed
 Keeping wetland areas of barrett pkwy undeveloped
 Developers and rezoning
 Street repair
 Rezoning requests appear to be "gimmies"
 Developers try to run things
 Firework dealers and vape shops
 Non-transparent
 GDOT traffic congestion
 Lack of Affordability
 Poor lighting along public roads
 Congestion
 Connectivity between green spaces
 More restaurants and not mexican
 Increasing density but not intangibles of lifestyle
 No follow up down rd on Landscaping
 Quality of development
 need more funding for police and fire
 Too much empty commercial development
 OSC code
 Local employers
 Poorly maintained roads
 Road repairs
 Divisiveness
 Trash along the roads.
 Developers following rules
 Board friction
 Good restaurants
 Developers wanting rezoning
 Traffic
 Traffic Congestion
 Over development
 Crime in neighborhooda
 Pro developer
 Commissioner leadership
 Walkability
 Restaurants
 TRAFFIC
 Unawareness by co. Government
 Traffic congestion on Hwy 120
 Overdevelopment
 Zoning

Community Meeting #4 SWOT

Congestion
 Traffic
 Apartments
 Unchecked development
 Parks and rec

What are some OPPORTUNITIES the County should take advantage of?
Total responses = 40
Unique participants = 24
 Create more areas as a Main Street feel
 Support BOC
 County code on flooding from new building
 Government grants
 Acquire greenspace
 Public transportation in west Cobb to ease congestion
 Actual bike paths and hiking trails
 Secure elections
 Need a tree ordinance with more teeth. Don't let developers level land
 Protect wooded areas
 LIBRARIES
 No R-10
 Publish advantages of the count
 Let neighboring counties absorb the growth and negative impact
 Provide sound barriers & greenery on Macland Road
 Maintain Greenspace
 Stay unincorporated
 Redevelop abandoned properties
 Expansion of traffic flow westward from square
 Use abandoned commercial spaces
 County community gathering events
 Incentive for avenues
 Federal funding for additional police and fire
 More beautification of current roadways
 More Interventions and skills programs for teens
 Less city governments
 Reduce storage units
 Cities
 Conservative growth
 Food
 Forget rezoning. If it's not in the comprehensive plan, deny it.
 Using matching grants for community amenities
 Keep property taxes low
 Litter
 Maintain status quo of land use plan
 Redevelop abandoned shopping before new shopping centers are built
 Police patrol in neighborhoods

Community Meeting #4 SWOT

Cityhood
 Control zoning/development
 Investment in infrastructure

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?
Total responses = 66
Unique participants = 30
 crime
 To many 55
 Less misogyny
 density
 Transportation access
 Inhibit rezoning to O&I in commercial to allow for reduction in tax increases by way of less schools, less co. Services
 Overdevelopment inconsist with land use plan
 Website that's easy to navigate
 Not keeping any wooded areas
 Proper spending on infrastructure
 Development inconsistent with surrounding area.
 Better website
 Don't become an East Cobb
 Repercussions of poor development decisions made today
 Losing lost mountain park to COLM.
 Tax increase because of new cities causing Cobb to lose revenue
 Traffic congestion
 Ignoring the residents needs over that of developers
 Improve roadways to handle increased traffic
 No COLM
 Limit Atlanta's influence
 Tax increases levied by city governance
 liberalism
 Tax increase with new cityhood
 City hood
 All the potential new cities
 Transportation access
 Losing open space
 Less funding cause of cityhood
 Loss of Law Enforcement
 City of Lost Mtn
 Urban sprawl
 Undocumented immigrants
 Aging population will. Need housing nd senior centres
 Smart growth
 Manage growth
 Rail of any kind and empty busses
 More people moving in
 Infrastructure for east/west traffic

Community Meeting #4 SWOT

Too many apartments
 Need intelligent commissioners to make reasonable decisions
 Congestion
 Controlling development
 Crime
 More overpopulation
 Lack of transparency
 Traffic / Roadway
 Rezoning
 Stop letting developers get increased density on rezoning applications; hold to existing zoning
 Traffic congestion
 crooked politicians
 Reduced tax base
 Population growth
 Not keeping up with increased traffic
 Traffic congestion
 Lack of access for working class
 Over-development
 Greed
 Push for cities
 Transportation
 COLM
 Funding
 Managing growth
 Traffic
 Increased crime
 Bike path and hiking trails

Community Meeting #4 SWOT



Community Meeting #5

Cobb County 2040 Comprehensive Plan 5 Year Update



Community Meeting

February 24, 2022
6 PM to 7:30 PM
Virtual Meeting



Cobb County...Expect the Best!

Agenda

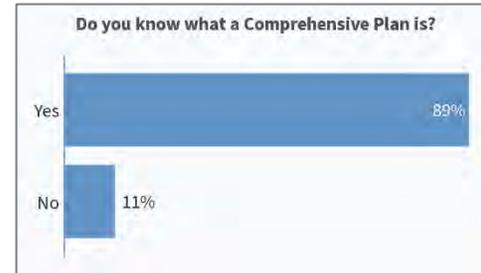
Welcome & Introductions	Jessica Guinn, Community Development Director
Role, Purpose, Process & Scope	Philo Westbrook, Planner, Community Development
Assessment & Trends	Mandy Elliott, Historic Preservation Planner, Community Development
Next Steps	Philo Westbrook, Planner, Community Development
Group Activity	Community
Community Input Application Demo	Brad Gordon, GIS Supervisor, Community Development




Comprehensive Plan Website

Online Engagement Portal

Community Meeting #5 Agenda



Community Meeting #5



Community Meeting #5



Community Meeting #5

What are the STRENGTHS of the County?

Total responses = 27

Unique participants = 9

Competent County Administration.
 accessible
 schools
 Quality safety response personnel
 location
 Southern friendly
 parks and greenspace
 Diversity, Park Land, Arts,
 Convenient location
 Financial strength
 Parks
 Unparalleled
 lower taxes
 active community
 Low density housing.
 Lower Taxes
 Lower Taxes
 economic growth
 diversity
 diverse
 safe
 Quality Education
 good schools
 B
 No
 Low taxes, good roads
 Schools, Low crime, Nice neighborhoods

What are the WEAKNESSES of the County?

Total responses = 29

Unique participants = 7

Too few walkable communities
 Rentals and purchase of homes by foreign companies that do not maintain the homes
 Too many short term rentals
 code enforcement
 too many variances granted
 short term rentals
 retention of all staff
 need more sidewalks in older subdivisions
 Oversight of weed issues and home upkeep in subdivisions without HOA's
 zoning inflexibility
 Many buses run empty

Community Meeting #5 SWOT

sidewalks in older subdivisions
 many buses run empty
 Better police enforcement of speeding
 speeding in certain places
 retention of safety personnel
 Lack of transportation options
 limited mass transportation
 Need more safe intersections
 Need more walkable/bikeable areas
 traffic
 political in fighting.
 Dedicated budget for road replacement
 Partisanship
 Gerrymandering, voting suppression
 Wonky Zoning
 Lack of affordable housing
 growing and bloated budgets
 No mass transit

What are some OPPORTUNITIES the County should take advantage of?

Total responses = 14

Unique participants = 5

force ROI on used fed dollars
 need a forensic audit and zero baseline budgetting
 Additional Commissioners to lower their geographical areas
 Incentive/Creative Ideation Through Constrained Budgets
 Yes. Solicit more input from aging population
 too many consultants studying everything
 promote attraction of tech employers and other high paying industries
 Coal ash mitigation
 Solicit more input from the increasing ageing population.
 Recycling that works
 Connectivity with regional transit
 recycling
 Proactive approach to Code Enforcement
 In depth study for retention of county personnel.

What do you think are the greatest CHALLENGES for Cobb in the next 10 to 20 years?

Total responses = 14

Unique participants = 7

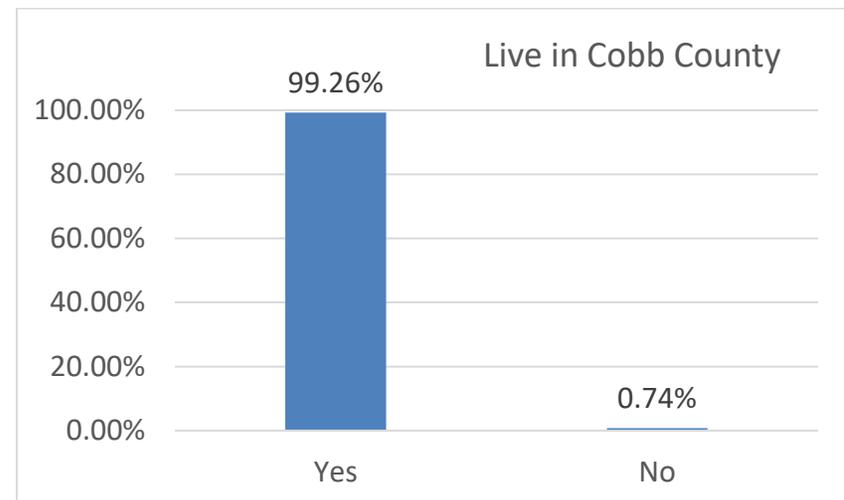
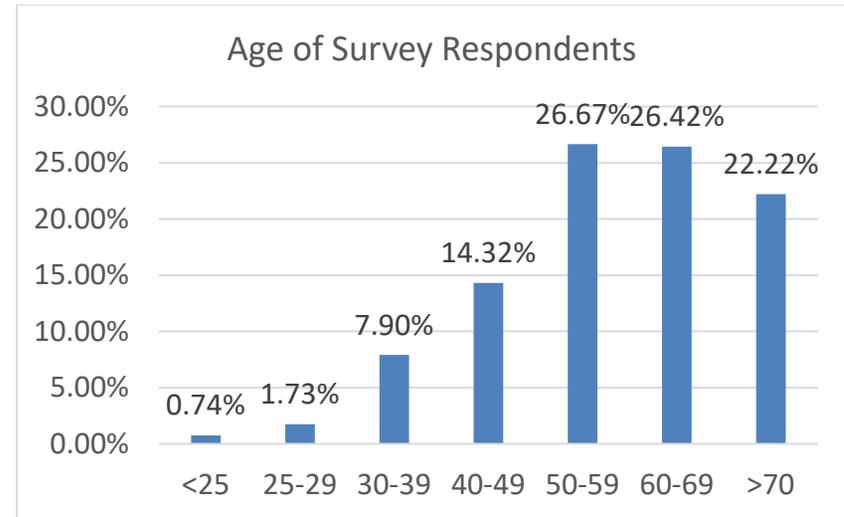
no high density
 inconsistent zoning
 over development
 Urbanization
 cost effective and high tech mobility not LRT or heavy rail

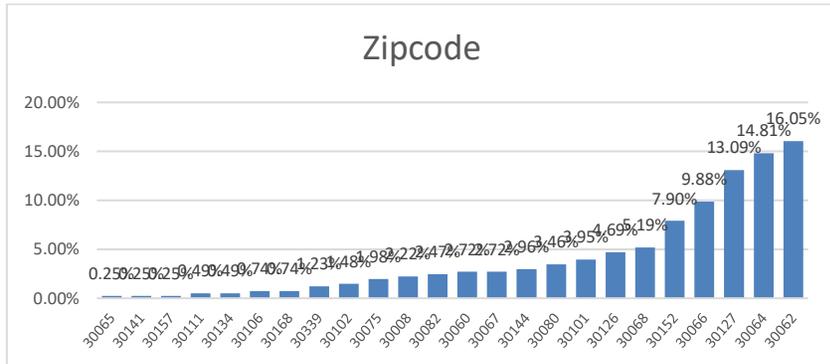
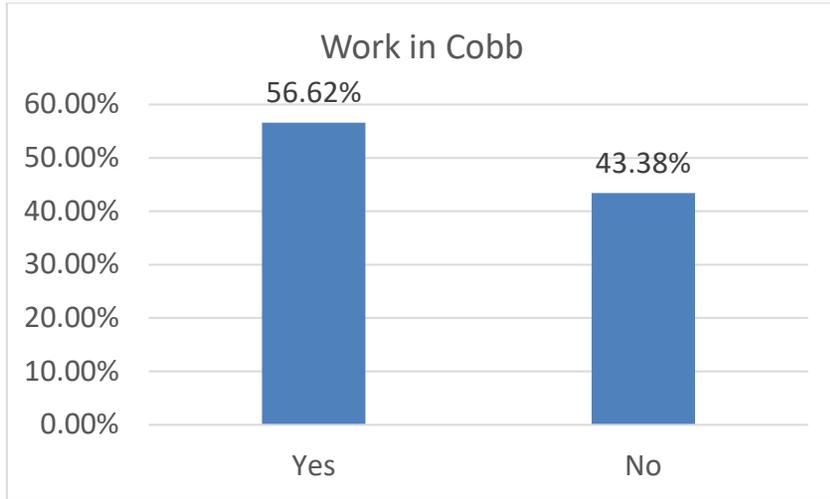
Community Meeting #5 SWOT

Maintaining the suburban character of the residential areas.
 County wants to make this into downtown Atlanta
 Improve some schools that are not up to par
 County processes that take time and accomplish little.
 Employee retention
 Trying to be all things to all people
 changing population needs and viability of communities
 Rapid growth
 Too many people

Community Meeting #5 SWOT

Survey Results





What do you consider the strengths of Cobb County?

The excellent Planning Staff
Infrastructure; tax base; parks; The Battery ATL
Decent schools Covid freedoms Rural feel: W. Cobb
Part of Metro Atlanta, ethical county leaders
Diversity of its residents; access to parks
Low taxes
Interstate Access, Cost of living, Health Care,
Greenspace, diversity of business, commercial hubs
Economy and law enforcement.
Social and cultural opportunities
Schools, representatives who respond to input
Tax base. Schools. Fiscal strength.
green space and recreation
Distance from Atlanta. Multiple communities.
Close to ATL. Parks within the co.
Schools. Good neighborhoods. Community policing.
Growing diversity of voices in government.
Strong, committed Board of Commission. Low taxes.
Livability
School, family oriented activities
The county leadership is better than it was.
Beautification/upkeep- but only in parts of Cobb.
location, affordability, senior homestead, parks
Low sales tax, the Battery, city centers
Low property taxes. Trad. values; good schools.
Good amenities. No school tax over 62.
Safety and services, lower taxes
Wide variety of activities and shopping available.
the community
Proximity to Atlanta, Job market, Diverse land use
nice place to live, not yet overrun, good roads
Safe, good jobs opportunities, affordable housing.
Safety in Myrna Market area Marietta square
Public infrastructure, location, municipal svcs.
Opportunities, accessibility
suburban feel; diversity; opportunity for everyone
Safety/Low taxes/Suburban environ/Great schools.
The fact that we're going full Marxist. Yay
Diverse
employment, freedom compared to other metro units
It's history, which is too quickly fading
Education system, health care and technology
Family oriented community
Low taxes
Location, CCSD, suburban, fiscal stability.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Good schools and business is thriving
access to parks, trails, libraries,
Diversity
community of Mableton it was the community feel.
good businesses, great schools, nice parks
diversity of the county, access to stores
Sidewalks
Lots of nature untouched, lots of things to do
Low taxes
EC magnet schools Community togetherness. Worship
single family neighborhoods and low density
The low density. Location to interstates.
Strong school system
the strengths of Cobb County is the management
Education
Well educated citizen watch groups
right now, none
Economy Not too urban Trees and green spaces
It's many parks and recreation facilities
great schools, quiet, low traffic, suburban
The square, kennesaw mountain sidewalks noonday
The great community events that are offered.
Infrastructure
Schools been kept open
* Efficiency of gov't services Cost of living
Finances
Schools
Majority conservatives on the school board
?
Good schools safety
Diversity, our BOC
Well managed, family friendly and safe
crime, police and fire, water and sewer
1. Property taxes for retired.
Natural resources Shopping, restaurants Hospitals
Good police and fire protection. Low taxes.
Suburban low density character fiscal conservatism
Good law enforcement.
Single family homes and good schools
Nice homes, new or rehabbed retail, repaving roads
Cobb County has the best police and fire in GA
Size and economic resources.
Good property value/tax base; great citizen base.
Growing emphasis on livability, cleanliness
East Cobb schools except superintendent political

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
parks & outdoor activities in East Cobb
proximity to Atlanta and to interstates
Schools Parks/green space
relatively safe, good mix of business, braves
Good roads & schools, effective government offices
Quality school system Nice recreational facilities
Good credit, pays the bills. Well managed
Safety, diversity, hospitality, shopping access
Diversity, business growth, KSU, schools
Proximity
Diversity of the population and work force
Good organization, police protection, parks
Available services, schools, medical care.
Financials, living beyond our means
small town feel but part of metro
Healthy Tax Base
Low taxes Escal responsibility Low crime
job opportunities good restaurants entertainment
Accessibility to interstates for travel
low sales tax, housing costs, businesses
Schools, county staff, police, fire department
The school systems and the available medical care.
Economic centers Truist & Town Center/Cumberland.
Zoning Schools Escal sound Citizen involvement
School district Community Financial Stability
Well kept and maintained parks and rec areas,
Proximity to airport, entertainment, green space
The natural beauty open clean space .
low taxes, good proximity
Get her done attitude
Schools, clean area, libraries
Cobb strengths are in the North.
Diverse living options. Urban and Rural.
It's people.
Family atmosphere. Good schools.
It is a friendly community
Low taxes, excellent police and fire
excellent fire and police services, Cobb EMC #1
Safety, Infrastructure, Business Opportunities
Quality of life Escal practices County employees
Cobb County is known for having good schools.
Schools, parks, safety
Suburban character, safe neighborhoods (mostly.)
Diversity, schools, and greenspaces.
Responsiveness of government and quality of life

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Million dollar single family homes tax base brave
strong police and fire strong government
Schools
Family focused community with many amenities
low taxes and nice single family residential areas
Strong stable government.
services
Splost and development
Diversity. School system. Employment opportunities
Conservative values. Financial responsibility.
Schools, taxes, quality of life
Low taxesGood PoliceGood SchoolsGood roads
THE TREES and peacefulness
Senior Tax Exemptions; Police; Excellent Schools
Low taxes, highly rated schools, police, and fire.
low taxes, great schools, nice parks
Proximity to Atlanta, Cumberland
Schools, low crime; low taxes for seniors
Safe, beautiful, family environment for local biz.
Strong economic centers
Law enforcement; schools; business dimate
Good schools, good medical care, strong economics
Residents. Schools. Braves/Battery. Diversity
Taxes, services, safety
Ease of getting around. The school system.
Safety, cleanliness, proximity of amenities.
Diverse residents, most who care about the county
Good neighborhoods.
prox to Atl, homeowners and sm bus. owners
The land
Schools. Trees
It used to be the trees.
financial ratinglaw enforcementGood schools
Well educated active population
Scenery and trails
neighborhoods, low crime rate, good amenities
Small town communities.
Excellent schools. Can find large home lots or sm.
Water, weather, location, & lifestyle
Lower crime, taxes, and congestion than Fulton.
our single family and our rural areas.
Safe suburban community, great schools low taxes.
Lake Allatoona, Chattahoochie River, accessibility
Great schools, lower property taxes, nice suburbs
EducationBond ratingGeneral safety Healthcare

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Used to be the suburban feel close to Atlanta.
Schools, Police and Fire Departments
Neighborhoods that each have their own character.
Terrific, supportive and conservative (mostly)
Low sales tax, splost put to use well for schools
The diversity
Well run local government
Low tax rates, diversity and development
LocationEconomic growthGrowing diversity
Plenty of jobs. People are friendly.
The historic downtowns of Cobb County's cities.
Lower property tax
Diversity of its people
Schools
Close to Atlanta, improving bike access
Lox taxes so I can afford to live here.
Proximity to natural resources & the City of Atlan
healthcare facilities, racial diversity
Relatively low taxes.
SchoolsConvenience to amenities
Access to ATL Airport, Amenities, Taxes, lifestyle
Variety in regions and organized growth.
Family friendly
Good schools, land and housing appreciation
Schools, communities, family orientation
Low taxesGreat schools
Schools, convenience to ATL
It's range.
Committed and caring people.
Transparency
Diversity and access to many areas
Growing diversity, cultural resources, library system, parks/tree cover/, police department, community recreation/senior centers, online participation in govt., private healthcare resources, educational institutions, public events, bus system.
Growing diversity, cultural resources, library system, parks/tree cover/, police department, community recreation/senior centers, online participation in govt., private healthcare resources, educational institutions, public events, bus system.
Braves Stadium, Marietta Square, Cobb Public Safety, Parks and Rec, Lake Allatoona, Mountain to River Trail
Location, Braves, Wealth
family oriented community, close to the city but without the crime & blight. Clean environment with mostly well maintained roads and properties. Good schools that have high accreditation scores. Well maintained parks & recreation areas. Good county services for fire, EMT, police & waste.
low tax rates, good schools, low crime

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
low taxes, low density housing
Police and fire
Cobb Government works well together with each other and the people
Police and firefighters. Very nice neighborhoods.
The people, police, fire personnel
Excellent Fire and Police Departments, strong community values, excellent schools.
Financially stable, good schools and parks and still have some unused land.
Good school system, nice public libraries, and lots of parks.
Public safety is very important to me and I feel Cobb County is doing an outstanding job in this area.
Strong community, great library and parks system, close proximity to shops and restaurants
Great schools!
I love all of the available resources, nature, and access to the i-75 express lane.
Independent thinkers.
Comparatively low taxes (they can be lower), good schools (so far), and suburban single family home neighborhoods.
1. EMPLOYEES Customer Service 2. strong fiscal responsibility with tax payers monies. 3. Excellent Public Safety, Fire, Police. RESPONSE TIME FROM BOTH AGENCIES.
Lower taxes. Generally strong support of law enforcement. Generally solid public safety.
High quality services & schools combined with low taxes
Lower taxes, more freedom
Education quality and availability, safety, few traffic problems, availability of retail and recreation facilities, friendly neighbors and neighborhoods, reasonable taxes and services.
Water system, fire and police services
National Parks and county parks that provide recreation opportunities.
Shops, restaurants from many cultures.
Local jobs to make the commute easier
Schools, safety, location
Location. Law enforcement.
Rural area combination with urban for metropolitan love of the history of the county
Schools
Close to metro Atlanta lot of Parks and Recreational opportunities
Schools, parks, people
Republican leaders who value personal freedom, a limited role for government, ID required to vote, and are willing to stand up for those things. I also think Cobb is doing a good job for small businesses.
Desirable schools, ranked one of the top 10 in GA.
School tax exemption for 62+
Nice, clean parks with other amenities.
Home of the BRAVES! & the Battery
Quality of life, being able to work where we live, parks and recreation,
Jobs, good living environment
Great county services and schools. Low taxes. Fairly good county leaders.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
COBB is a great place to live. Close to anywhere you need to go. Great accessible to interstate.
A great place to live and work. Large variety of things to appeal to everyone from sports, the arts, outdoor activities, great education, shopping, etc.
Great schools. Great community. Great people. Great parks.
1. Education quality. Quality of living. Tax reasonability. Good balance of land use.
Good schools, low crime (where I live), good representation from small and large businesses.
Library services, Senior Centers, Parks and recreation, Police and fire, access to Cobb County meetings
diversity and low density
Low taxes, good family environment, good schools. Low crime rate.
vitality
Great community activities, great schools, beautiful land
Police, fire, low crime, lots of parks
Plenty of open area in west Cobb with little industrial and townhomes
Leadership and community support.
I moved from Buckhead about 8 yrs ago, to West Cobb county, on some acreage. That "country feel" to my new home area was VERY important, yet being close to services. Cobb has a lot to offer many people...closeness to Atlanta and the airport being one, yet maintaining it's country feel in West Cobb
Single Family Homes, good schools
Police and fire
Life long resident. Lakes, parks, strong public health system, Senior Centers, Great police and fire departments, Wonderful cities.
Close shopping and restaurants, parks, nearness to City of Atlanta.
Public safety is surprisingly good given lack of adequate manpower particularly with Cobb P. D.
They are under paid, under supported, and over worked.
Low property taxes, relatively high quantity of designated park and recreation areas, excellent public and private schools
vitality
Good services by County. Lower taxes than surrounding counties.
Green space, parks and recreations, biking and walking trails
Schools
Safety (Cobb County Police and Fire) Quality of life (Comminity and Not industry)
Green space, clean, low taxes, great schools, landscape (trees, hills, etc), good shopping/dining, moving to more progressive/liberal county
Lots of diversity, good standard of living, lots of amenities

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
*Our area has grown quite a bit in the past 30 years. We now have ample commercial/retail amenities and still a bit of rural, small neighborhood feel.
*Property tax break for seniors
*Relatively safe area
*Parks
Not as crowded as most of the Atlanta area. Clean. Parks
A lot of police officers
Cobb is wonderfully diverse.
LOW TAXES, GREAT SCHOOLS, 17 PUBLIC LIBRARIES, LOW CRIME, EXCELLENT BUSINESS ENVIRONMENT & WORKING CLASS HOME OWNERSHIP IS USUALLY AFFORDABLE
We loved the openness of space when we moved to CC in 1995. We are extremely upset with the haphazard growth over the years. There appears to have been very little concern for the infrastructure and green space to support the businesses and housing.
NOT being downtown Atlanta
Not any more
Cobb county is a nice place to live. We have a good school system. Cobb has a good road system.
We have a very good park system with both a federal and local parks.
Fire and police
Cleanliness
Keeping us feeling like a true community with thriving businesses, clean roads, police support.
Schools
Schools/education, first responders, healthcare
It's NOT Atlanta. Better taxes, Safer, nice land, used to be well run
Our schools, Police and Fire departments are excellent. And we have beautiful accessible parks.
Great place to raise a family
Choice of beautiful neighborhoods for single family dwellings
Greenspace
Progressive
It was historic, charming, and a great place to grow a business as well as your family. Enjoy parks, quality schools, medical access. However, As unplanned expansion continues, the county is beginning to evolve into an impersonal place without sense of community.
The school system is better here than most counties in my opinion.
Infrastructure such as the express lanes, traffic planning, Truist Park, Cobb Energy Center, Mablehouse Amphitheater.
At this point, none.
Great Schools and Parks/Green Space
Uses future land use map and zoning to protect homeowners.
Rural feel
Economy

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
We love the (relatively) wide open green spaces in West Cobb, the downtown center of Marietta, thoughtful public safety presence, access to the Silver Comet trail and Kennesaw Mt area, lovely passive parks, and a strong school system.
School system is very good. Kennesaw Mtn. walking trails. Parks we have are nice.
larger lots for homes and businesses that set back from the road with limited signs.
Diversity
Fiscal responsibility, thoughtful administration, courteous workers
near estate school tax exemption
Good roads
Quick response of police requests
Many great parks
Senior services fitness center
Access to Braves baseball
Good schools. Safe neighborhoods. Less dense development
Schools
I think that Cobb is retreat from the craziness of some of the other Atlanta counties like Fulton, Gwinnett, and DeKalb. Relatively low crime, the wonderful Battery development, and upscale neighborhoods relatively close to shopping and community services.
County services (police, parks, etc) are some of the best in the metro area. Also seems to understand that new development is important to the growth of the county.
Proximity to ATL Relatively low density development Access to open land/parks
The land designated for parks and recreation and the school system
Living in West Cobb it is hard for me to see any strengths of this county. But I am pretty happy with the county recreation centers. And it seems the county does a lot for older citizens but I am not retired yet so can't take advantage of any of those programs.
Access to healthcare, good schools, diverse population, services, management of government seems competent and engaged.
Closeness to Atlanta but lower real estate prices; great schools;
We moved here from New York 22 years ago and fell in love with the open spaces and winding
Solid Public Safety (Sheriff, Police and Fire Departments)
Lovely area, decent community. Beautiful wildlife, lots of historical sites, hiking areas, etc.
Family Friendly- SAFE- lots of trees and nature- Kennesaw Mountain- historic houses and shops- boutiques and outdoor restaurants.
Infrastructure, transportation, and taxes
Our public service branches (fire, police, etc.) rank at the top in the country.
Low crime, strong real estate values, easy access, abundant shopping, great parks and trails, lower property taxes than the city
It feels like the government is organized and free of the corruption that bothers some of the neighboring counties and cities.

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Industry
Excellent K12 school system and various options of post secondary education
Availability of all level of jobs
Parks and Rec and Senior options
Hospital care
Green space
Great DOT
Good police force. Great neighborhoods. Great shopping and schools.
Green space, shopping Centers, diversity
1st Class School System,
1st Class Fire Department,
1st Class Police Department,
Suburban neighborhoods,
Parks
School system, Marietta Square, Marietta Daily Journal, Parks and Recreation venues, Cobb Senior Centers and Senior Services, signage on roads, fire and police, libraries.
Safety. I feel safe in Cobb. As opposed to Fulton where my sister lives.
Diversity of people, climate, silver comet trail and parks, senior centers, aquatic centers and libraries
Affordable housing, low tax rates for seniors, shopping, Marietta Square
Location, schools
Very little strengths.
Schools, parts, reasonable taxes, access to Atlanta, police and fire protection, low crime, libraries.
Until recently, the green space in West Cobb.
I love the location, diversity, closeness to everything (even things and places outside of Cobb). I also love how quiet and safe it is. I love the shopping and places to eat. It's a great place to raise a family.
plenty of services in the area. Good police and fire service.
The building of the new communities
West Cobb and it's more rural feel is it's strenght. Most of it is not yet ruined by over development.
relatively low crime rate. Great schools. Truist baseball staduim and The Battery.
Safety provided by police & fire departments, public libraries, low taxes, excellent schools and fiscally conservative spending. Beautiful landscape and scenery!!
Safety provided by police & fire departments, public libraries, low taxes, excellent schools and fiscally conservative spending. Beautiful landscape and scenery!!
Unfortunately, the strengths and weaknesses of Cobb County overlaps. I love some of the growths my county has shown.
Single family homes, low taxes.
Parts of it still feel like a small town.
Education, freedom, low taxes, quality yet affordable housing/lifestyle, safety/security, great place to have a family
Good road systems for commuters, good schools, used to have nice scenery, now not so much.
Number of small lakes scattered around. Conveniences are reasonably close.
low density population, moderate commercial business
Family oriented, safe, subdivisions, great schools, good zoning

2040 Comprehensive Plan 5-Update Survey

What do you consider the strengths of Cobb County?
Cobb in in a good location. I drive frequently to Atlanta and Douglasville, and it is not hard to get around town and go where I need to go. I feel somewhat safer in Cobb than in Atlanta where we used to live. We don't live in the city limits, so taxes are less.
Low taxes, low mileage rate, great services
Schools & greenspace
Schools
Business climate
Good schools, good shopping, good neighbors
Communications to citizens.
Good infrastructure, government culture, schools, parks, public safety, retail availability and diversity, housing.
Diversity
The diverse people. KSU. Atlanta Braves. The downtown areas of every city. Marietta Square, Smyrna Market Village, the Battery. Kennesaw Mountain Park, Schools.
Traditionally, it has been a relatively safe and clean place to live.
Proximity to Atlanta, diversity, access to interstates, good business atmosphere
Schools and infrastructure
The part of Cobb County in which I live is safe, filled with single family houses, and an excellent place to live. Services (police, fire, etc.) are good.
Education, nice people, family.
Strong industry and retail make for a solid tax base and lower taxes for homeowners. Mix of urban and suburban places. Diversity of people and a government that is trying to look forward and not rest on its laurels. Well-run government - for the most part.
Emergency responders (fire and police) are well trained and responsive (at least in west Cobb).
Diversity of activities/ dining/ parks n rec options
Location to work centers, etc with suburban feel.
Uncluttered Suburban lifestyle
No public transit, more rural zoning than other metro Atlanta counties, our school board
Quality of life, good schools, green space for hiking and family activities

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
The slow mail system
Traffic
Over development causing too much traffic.
county budget is too small for what is needed
lack of a subway stop on MARTA rail system
Not thinking how increased housing effects traffic
Massaging Timeline(s), Communications, Traffic HOV
Transportation, accessibility, unequal development
crime
Road surface maintenance.
governance/regulations, rising taxes, school sys
Public bus, lax tree ordinances, overdevelopment
Declining government services. Traffic.
lack of smaller detached homes, too many townhomes
Diversifying without time to assimilate residents.
Public transit traffic-see aboveLack mental health
Population overgrowth. Decreasing recreational.
Cobb sucks at environmental policy.
Limited public transit. Affordable housing.
Push for high density and low income housing
Urban sprawl
Stop yard burning waste and short noise ordinance
School superintendent/majority of school board
Lack of trust in community leaders.
Public transportation.
lack of pedestrian/bikeLack business in north
traffic, mental health support
Unincorporated areas, forward thinking development
Explosive unchecked growth! Left leanings.
No central garbage collection. Elected officials
Moving toward over development, roadway crowding.
traffic, overcrowding, rising costs
Very sectioned off; lack of multifamily housing
too many apartments and townhomes
Lack diversity w/restaurants, no passenger rail
Mass transportation thats speedyBarks & trails
Lack of funding for local artists for public art.
Not thinking about climate change and traffic
Bureaucratic, unorganized growth; density
Arguing leaderships. Over development.
Filling up with mindless libtards.
TrafficCrime
office holders out for personal gain
Regulatory growth,Dishonest government
Lack hiking and biking trails east of I-75.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Traffic and over development.
Development not evenly distributed.
Biased political infighting,self-centered leaders.
Traffic congestion.
no affordable housing for lower-income earners
Roadways
some commissioners don't follow zoning guidelines
Pedestrian/bike traffic, trash/recycling managing
thrown rubbish on the street
Public transportation, young professional oportu
Traffic can be challenging, taxes got even higher
the area looks run down
Apartment dwelling contributions to crime
Trend towards high density, rentals, low income
The incoming apartments and crime
Cobb county zoning
the lack of affordable housing
Over building, traffic
Overdevelopment vs quality of life.
the planning commission and members of BOC
TrafficUsing trees and green spaces
approach to Covid - we need to get back to living
over development, BOC's decisions
Traffic; ignoring residents of Cities within Cobb
Senior citizens
Insufficient public transportation and sidewalks
Traffic congestion, needed road repairs
Politicians
The leftists that are moving into the county.
Over development, slum landlords
Too many political people making a name
Superintendent is terrible; school board broken
It is becoming urbanized and crowded.
growth/planned infrastructure, No mass transit
TrafficOver Building CrimeLitter Empty stores
Homeless population not effectively served
Traffic. Roads in need of repair.
High density growth, transient apartments, crime
Throwing taxpayer money away on the Braves.
zoning codes changes
Gerrymandering,school board,pedestrian friendly
Too much new dense housing being constructed.
High density population. Too many new houses.
Commissioner priorities don't ailing w/voters.
Lack of resources for Spanish speaking residents

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
superintendent of schools.
few if any walkways in Mars Hill Rd/Burnt Hickory
Lack of mass transit, cobb school board, restaura
CongestedLack of restaurantsDriving only
would like safe bike lines, walkable spaces, etc.
traffic,disparity between East and South
Unfair school district lines based on race/class
Not spending tax money effectively
Traffic, over developed areas,redundant businesses
Low diversity-school leadership, gov't, police.
Racist, republican county
road and public area repair
Public transportation, lack of zoning enforcement.
zoning,development,taxes,high density dev, storm
government and business working together
Vagrancy and homelessness
Too much traffic
apt rentaltransient studenttime
Lack of unified trash services
deteriorated housing neighborhoods, cable internet
School board, traffic and speeding control, crime
Traffic & over building / homes 10' apart
Sprawl development a very little transit.
Misguided transitinfighting BOCBush hr traffic
Division and aggression of political parties
Horrid traffic light synchronization
NIMBY's lack of political will to enact change
Lack of Diversity
republicans
Allowing mega church to build in neighborhood
County Comm and School Board are disfunctional.
The schools in South Cobb are terrible.
Mass transport repurposing existing buildings.
Spending mismanagement. BoC. Board of Ed.
Need better unique restaurants not chains.
Rent is much to high for Senior Citizens!
Current government is to socialist
damaged roads
CCT Waste of tax dollars Replace giant buses w/van
Cobb County BOE infightingTraffic
Poor Public transportation, school board
Traffic, over development
Government is too cozy with business interests.
Our biggest weakness is automobile dependency.
Underbuilt transportation infrastructure.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Officials not listening to homeowners congestion
transportation for allOvercrowding
The current majority school board members.
Roads are in bad shape....potholes, etc.
developers changing single family zoning
Lack representation South Cobb and school board.
Lack of rail transit
Transportation. Parks. Diverse restaurants.
Investment in education for all Schools
Inability to follow zoning, crooked commissioners.
Bad Code EnforcementToo many Townhomes
Over population, lack of TREES, the commissioners
Traffic at rush hours
Ignorant population not wearing masks..
traffic, limited bike trails, need more dog parks
Lack of Transit and Lack of Heavy Rail
Lack of parks; higher densityTraffic
Lack of public transportation.
The condition of the roads.
Poor affordable housing plans
Increasing taxes. Poor road maint & city coord
traffic, decaying infrastructure, fast growth.
Properly funding essentials, like libraries.
Dense development shift from conservative roots
No green spaces. Traffic. Poor leadership.
Recycling, Library, Aquatic Ctr, Pedestrian Safety
Two large
Too much development urbanization of suburban area
Rapid dev. w/o plans for: transport hosp green
Commercialism of land. Manipulation of nature.
Destroying nature/trees. Overcrowding schools
Lack of trees.
BOC and BOE are politically motivated and divided
Cobb should have joined Marta.
It wants to be become a big city
too auto dependent, connectivity/transit issues
Elected officials
It has become a drive-thru for neighboring cnties
Sustainability is vulnerable to eternal forces
Commissioners leaning toward urbanization.
Spending too much money and getting less for it.
The way the BOC is trying to destroy the above.
City government does not work with county gov't
None
Growing illegal population and rental properties

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
It's becoming atlanta with the density
Poor planning regarding land use and zoning.
Traffic issues in overdeveloped areas.
Liberal intrusion in the functioning of our lives
overcrowding, south cobb schools
no affordable housing
Not enough walkable downtowns
too car dependent, lacking trail connectivity
"Us against them" mentality
Houses and businesses too close.
The road network that is built to drive fast.
public transit; code enforcement; schools
Inability to perform simple maintenance tasks
Over building. no additional roads.
No reasonable connection to MARTA
Change too fast with enough input
SERIOUSLY! 50 characters! THIS is the problem!
Too much empty commercial space
The financial boondoggle of Truist Park. Zoning.
Large tracts being rezoned to high density
Transit, Schoolboard & Superintendent
Increased housing costs.
In West Cobb lack of good restaurants
No appreciation for the people who pay taxes
Overdeveloped, lack of good dining, In W Cobb
Making one HS the center of its attention (Walton)
School Board is a mess currently, traffic, lack of green space and land preservation
Disconnect between cities.
Some residents are not engaged.
Public Transportation
Pro-developer. Disregard for homeowners. Not enough parks and greenspace.
Silos and lack of interconnectivity. Transit is extremely limited. Abandonment of south cobb and industrial areas. Free for all of warehouses and industries without consideration for the surrounding existing neighborhoods.
Affordable housing, traffic, public transportation, Stadium financial/ public safety issues, lack of mental health/public health/social services, over development, limited "livability" for children & elderly, proliferation hate groups/gangs, lack adequate public funding for police/fire, blight
Affordable housing, traffic, public transportation, Stadium financial/ public safety issues, lack of mental health/public health/social services, over development, limited "livability" for children & elderly, proliferation hate groups/gangs, lack adequate public funding for police/fire, blight
Too much congestion. Infrastructure work needed. The rentable bikes are nice but the scooters would be even better. It is concerning to see the poverty communities in the slides, what is being done to help rejuvenate those areas?
High speed public transportation into the city. The public school board.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Poor zoning decisions w too many high density developments that bring down property values & overload county resources.
Voting system that is illegal because the machine voting uses a QR code that does not allow us to see who we are voting for. Asking for SPLOST instead of living w in the budget.
perpetual traffic jam areas, vulnerability to cities wanting to form
traffic, too few parks, not enough sidewalks
Building permits around lake area
The rapid growth of subdivisions.
The roads could be better.
The lack of traffic studies when approving huge developments off of Cobb Parkway (41) Route 41 is the only major highway and serves as alternate route when there is a problem on I-75. There are huge backups on 41 from Barrett Pkwy all the way to Cartersville on a daily basis now.
Move towards urbanization.
Leadership of Commissioners. Seems they're playing political games & only trying to appease the south part of the county. This is NOT my momma's Cobb county. I was born & raised here & seems the political divide has fractured the county & now they're playing catch up to all the insane woke folk
The roads are a nightmare. I work 10 miles a way from my house and it takes at least 30 minutes to drive to work.
Management of traffic needs to be looked at. Over the last 10 years I have seen a dramatic increase in traffic in the East Cobb area and there does not seem to be a let up. Rapid rail within the county should be considered
Traffic, poor public transportation, bickering of school board, commute time to Atlanta
Bad Traffic on roads not built for amount of traffic. Not enough road development. Too many 55 +developments. You won't grow the tax base for schools with significant growth in 55 +. I am fine with no school tax with folks over 55 if they have lived in county for years. New to Cobb no exemption.
I wish there was more public transportation to Atlanta outside of the buses.
Growing bureaucracy.
Government is growing too much and too quickly. The county takes marching orders from the ARC and community development rather than taxpayers. Developers ate also put first over county citizens. The approval of high density developments in low density zoned neighborhoods is unethical.
Pavement of roads, not just the ones in East Cobb thorofores, and neighborhoods.
That all residents moving into Cobb or longterm residents know that county govt is there for them. Maybe sending more info in tax bills about Cobb govt and how Cobb is there to help.
Traffic. Reduction in school quality.
Some zoning really makes certain areas look terrible
Democrats are trying to take over
Uncontrolled urbanization of new development and redevelopments, need for storm water management upgrading, need for affordable and economical county transportation.
BOE, zoning

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Inadequate public transportation and inadequate roads.
Lack of green belts to mitigate noise and air pollution.
Inadequate number of parks.
Visual blight of commercial districts, too many impermeable surfaces (parking lots and driveways need to be modified to allow water to sink in.
Schools seem to be degrading and police department is becoming less visible
Too much development - retail, office, and residential without roads/traffic plan to support it. Too many empty or under utilized buildings. Nit enough road shoulders or bike trails
Transportation not available on all residential street neighborhood walking is longer than 0.3 harder when unable to walk healthy and over 70 it's not safe
Parks and trails/bike trails
Over crowding. Too many building projects
Uniform Commercial zoning, designated entertainment/restaurant areas, size, pedestrian walkways and access
Over-built. Too much new impervious surface, affecting flooding; too many ugly retention ponds. We're losing too much of the undeveloped land that made Cobb so beautiful.
Not doing enough to hold the fed gov accountable for accurate, thorough, & timely info on risks vs. benefits for Covid shots.
Phase out mobile home parks. I believe that's already being done but slowly.
Salaries of some Cobb Co employees are way too low.
Perceived threat to white/conservative privileges & power grabs taking place, loss of trust in efficiency/transparency of school board by the silencing of 3 duly elected members, (some members an embarrassment) littered roadways/disposal sites, road maintenance, and traffic congestion
Not enough child activities, hard to get business opportunities
Loss of key leaders working with other reps. Greed in key leaders wanting to control more. We do not need these new cities.
To many vacant office park and other buildings .
Too much new development. We DO NOT need more senior living centers, multi-housing projects, or public storage facilities. BOC, overall, is too focused on their own goals and having control. Listen to your constituents. STOP the overcrowding and unnecessary development.
1. Transportation infrastructure to support population density - limit density or higher transportation capacity.
2. Population distribution is skewed toward retired end of age groups. Need more families and small business.
Too much growth too fast.
Reusing blighted apartments for homeless, subsidized apartments
exponential Growth and a chairperson who out of touch with the wants different of different areas of cobb. Not all areas want to be alike.
Uneven Development. Older services.
wokeness of new commission
Traffic and poor planning. Neighborhoods with an incredible amount of homes are being built, but even with planned road expansions, there are still two lane roads that are bottlenecks.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Traffic, over- development, inappropriate zoning and zoning changes that are not in the people's best interest (drive down Macland from west to east heading toward Cobb Pkwy and try not to lose your mind....
Zoning decisions made by commissioners that live on other side of county
Traffic congestion and crime.
Traffic from overdevelopment without a traffic plan and too many "industrial looking areas" mixed in with beautiful residential areas.
Traffic, poor management of development
Infrastructure,aggressive building, lack of transparency, building stadium against our wishes, schools
Traffic, over abundance of 55+ neighborhoods, condition of our roads, high density neighborhoods, BOC lack of interest in what communities want, inappropriate zoning, totally inappropriate assessments on houses in order to raise property taxes.
Traffic
The current board of commissioners agenda seems to be focused on a faction that is consumed with ideas that would transform west cobb into another south cobb. There is a reason we live in west cobb and not elsewhere.
Currently growing too much--adding large subdivisions and multi-housing units.
This is adding to way too much congestion on the roadways.
It seems like the County Commission is approving anything right now.
We need a citizens panel to review all projects and to vote for any new projects
Crime
Traffic is unreasonable at all times of the day. The school board as a whole is working too much of a political agenda and forgetting about what's best for our kids.
Changes to the land use map
Infrastructure, clear cutting new construction land, lack of sidewalks, most of our school board,
Too much development, infrastructure has not kept up with development. Too many variances for new subdivisions
*Over- development
*Lack of vision to help keep neighborhood commercial areas from looking nice. For example, the awful digital billboard at the corner of Dallas Hwy and Barrett Pkwy!!
Be sure crime and noise do not continue to increase
The roads not keeping up with the amount of people living here. Need to widen the roads.
The weaknesses include not following the County growth plan; listening more to developers than to the peoples wishes. Bickering for territory on the part of the board instead of working for the good of the citizens. refusing to allocate enough funds for our poor, disabled and mentally ill.
THE LACK OF DEMOCRATIC BALANCES IN THE COUNTY OF COMMISSIONERS DUE TO HEAVY EXPANSION OVER 20 YEARS AND LACK OF OPPORTUNITY FOR DISTRICT INPUT. WE REALLY NEED DISTRICT COMMISSIONERS FOR EACH DISTRICT TO HANDLE ZONING ISSUES FOR THOSE SPECIFIC AREAS.
See above. Also, the West Cobb Ave...my understanding is that the owners kept raising rent on shops so we now have a near empty set of store fronts. The businesses located in the shops are mediocre with the exception of a few spots
We are thrilled with the prospect of two new restaurants opening

What do you consider the Weaknesses of Cobb County?
trying to become more like downtown Atlanta, the increase in high density residential and industrial zoning, focusing on revenue vs local community.
Becoming part of the hood
Run away development with too little attention being paid to maintaining undeveloped/under developed land. More attention needs to be paid to the timing of traffic signals throughout the county as a means to improving traffic flow.
Potholes, and traffic.
Overgrowth and overutilization of land
Increasing development of businesses and homes on roads that cannot accommodate the additional traffic (Barrett Parkway, Cobb Parkway, etc.)
Roads (traffic, street lights- lack of turn signals), zoning - over building. Water quality.
Overdevelopment, school crowding, mishandling tax payer dollars
Getting over populated and old
Traffic and encroaching over development.□
Tendency of commissioners to overdevelop beautiful areas in semi-rural communities
Lack of representation in government
Failure to protect quality of life values for the greater good
Unresponsiveness of current commissioners to homeowners desire for the future land use
Trying to stop progressive from outside Cobb County Diversity and greed
Road expansion encourages more people to travel through the county rather than allowing them to slow down & enjoy what we already have to offer. Difficult to pull into businesses when traffic continues to increase. Sense of community, safety decreased when homes destroyed to expand roads or housing.
The monies allotted for the school system doesn't seem to be equally divided amongst the schools within the county.
The school board and the ineptitude of school superintendent Chris Ragsdale and his "followers" blocking everything minority members of the school board find important. They represent the same school districts that are low income and need to be heard. True good old boy system!
Overbuilding, poor leadership at the county level, codes not being enforced, lower police presence has led to increased speeding, crime,etc.
There are many dangerous unsafe intersections where too many bad accidents happen.
Too much Traffic, too much green space being lost to commercialization. Roundabouts have improved some areas.
Puts too much emphasis on tax revenue when making decisions
High density subdivisions keep getting approved and retirement subdivisions
Traffic is increasing as well as crime
Increasing traffic congestion, encroaching office/retail/industrial rezoning in once purely residential areas, evidence of gang presence, and allowing a growing number of assisted living and townhouse communitites in close proximity to each other.
Traffic. We need more greenspace. Due to housing developments, schools are overcrowded and traffic is horrible. Air pollution is a problem especially in the summer.
multi unit developments (apts). smaller homes with smaller lots. Business that do not help with local needs.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Too much growth, too fast, and not well planned. It appears every developer who wants to get a zoning change gets approved
Zoning is not managed well. I have some ideas
Restaurants in East Cobb more plentiful than West Cobb
Traffic control could be better on streets that connect in a T with a more widely traveled road. Example Irwin Road at Villa Rica. Hard to get on villa rica in afternoons particularly. Dangerous intersection.
Roads and traffic
Some (but not al) Developers are raping Cobb! There seems to be no vision of what we want to be when we "grow up". When is enough. Do we stop at suburban, or do we build to urban? What services will be required in either case? Can we do that, and at what cost?
Residential growth has gotten out of control! Traffic has grown with it. My street has gotten so busy (and dangerous) with traffic I feel like I live on Dallas Highway. Meaning my street has become a major thoroughfare to the point I am scared to back out of my driveway for fear of getting hit.
County need to have a more developed plan for infrastructure improvements to accommodate all the new development that is going to take place in the next 5-10 hrs. Roads, commercial dev needs for new residents.
High volume traffic on I 75□lack of cohesion between county and city agencies
The constant bulldozing of trees to crowd more houses into the country
Building too many apartment complexes and demolishing too much green space. Also poor road conditions. Also treating West Cobb like a stepchild.
A lot of housing developments taking away a lot of green space, traffic, too much high density development leading to pockets of traffic and constant road work
People, especially ones who oppose growth and are easily influenced.
There's a lack of restaurants and shops and towns to walk around in, which we need if we're going to
Uncontrolled growth, failure by elected officials to respect the needs of the various districts. Forcing growth upon areas that wish to remain rural.
infrastructure. Too many new housing areas are being built, but not updating the schools, roads, etc. to accommodate the growth. Not enough affordable housing for lower income, and not enough JOBS for those still moving here en mass. Too much destruction of wildlife habitats.
commission chairperson
Fast growth in West Cobb- lack of public pools- Marietta Square needs to update buildings and shops to modernize- City of Marietta needs to update schools- no crosswalks- too many exposed spooky cemeteries with little to no care; they need to be lined with a foliage.
Too many electric wires.
Safety, and some schools
Not enough restrictions on building and not protecting green space.
Trash and unkempt properties, areas with low zoning restrictions or a lot of violations, empty strip centers and vacant large storefronts
Conservatives
I 75 because of the quickness someone can escape North or South
Through way to other growing counties (Pld and Bartow)
Too much housing developments going up. Bad traffic.
Horrible traffic. Too much development and not enough infrastructure improvements to deal with the additional traffic that comes with it.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Down grading of residential zoning adding to congestion. Depending on SPLOST for road resurfacing. Stormwater management.
Lack of housing for first time buyers or renters... People, born on third base, who resent those that started life on home plate and have worked hard to get their piece of the pie. Lack of enforcement of laws for landlords who do not tend to the curb appeal of their property.
Housing projects over pacing traffic. It's frustrating that the only way for Pauling and West Cobb to get to I75 is through Marietta. And I will ALWAYS vote NO to any widening of historic Whitlock. I live in Marietta and want to keep it nice.
Right now the potential breakaway cities
Junky looking throughout the county, with trashy looking signage, little to no regulation on development. Commercial buildings allowed anywhere with little planning for how things will look, haphazard parking lots resembling mazes, with buildings turned in all directions.
too much traffic
Traffic & overdevelopment
Need more police; traffic is awful. Need to make the south end as pretty as the East, West and North. Need to consider people who have lived here 40+ years.
The board of commissioners & planning commission allowing so much residential buildings to take place in the county, especially now in west Too many overpriced over 55 residential areas.
Traffic can sometimes be a nightmare. I wish there were more restaurants and stores I like that are closer to Powder Springs (Trader Joes, Chopt, Sprouts, Tasili's Raw Reality, etc). I'm tired of seeing a thousand car washes. We need more valuable businesses.
poor quality roads
not curbing development in fully developed areas causing heavier traffic
traffic light systems that are not synced properly
county leadership that seems to not care what long term residents feel are important issues
Task force and the need to upgrade some of the parks with cameras
East Cobb, with 5+ houses on every acre, & way too many apartments. After apartments are 25 or so years old, they deteriorate and become high crime areas. Many of Cobb's apartments are well past that. Marietta/Cobb had to completely redo the Franklin Road apartment glut to remedy the crime.
Lack of public transportation in certain parts of the county. Lack of affordable housing.
The need to fight to keep our county beautiful and scenic with parks and recreation opportunities for all. The BOC and planning commission doesn't follow the Land Usage plan as designed and attempt to override and give waivers at every turn. We're not looking to be an urban jungle!
The need to fight to keep our county beautiful and scenic with parks and recreation opportunities for all. The BOC and planning commission doesn't follow the Land Usage plan as designed and attempt to override and give waivers at every turn. We're not looking to be an urban jungle!
The county has grown extremely fast. So fast in fact that it seems the DOT, and businesses (grocery stores) can not keep up. This country wants more people, but I have noticed quite an increase in trash on our streets. Unkempt yards, tires on the side of the road. And just a general feel of unease.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
The Commission wanting more multi-family dwellings and smaller lots for single family homes.
Growth for profit.
No city planning (only Targets, gas stations, banks, etc), not many places for people to hang out as a community, not many places for teenagers to socialize/have fun to keep them out of trouble, we're losing a lot of our trees and greenery b/c of new construction practices
Too much development. Those running Cobb County don't listen to their constituents. Leaders are lacking in knowledge of some of the happenings in CC. Leaders lack of interest in the history of Cobb.
<u>Money management.</u>
corrupt government ,and politics
Possible over-development in future
More and more traffic. More and more building in not congested areas and building in already congested areas adding to traffic on the roads. More crime since yr. 2000 when we moved here. Overcrowding leads to road rage and violence in general. These are quality- of- life issues.
Congestion on I-75 especially now that people are returning to the work place
Way too many approved 55+ and retirement centers in west cobb - huge tax revenue loss. Medical facilities & gyms are taking over retail spaces
Over development
Lack of infrastructure, specifically yhings like watershed management.
Seems like to many rental properties with absentee landlords which lead to bad maintenance practices for the residence and creeping ugliness.
Trash on right of ways, right of ways not being kept cut and/or curbs cleaned. Bus routes not going out to the suburbs.
Limited or nonexistent transit in west and northeast of county. Too much new housing construction at upper end and not enough affordable housing. Resistance to badly needed development from relatively small number of people wanting things to stay how they were 30 years ago.
Traffic,less job opportunities with big companies and bad public transportation w no light rail
Traffic. Lack of transit. Too much land use dedicated to single family homes.
The south end of the county lacks significant investments for the percentage of the population in poverty. Additionally, it could use more curbside appeal that includes lots of greenery.
Incompetent DOT, poor judgement in zoning issues, lack of government common sense leadership
Code enforcement, road repairs, zoning allowing improper usage of property, Stormwater management
The southern part of the county is not as desirable as the northern.
Too many 55+ and senior communities - tax exemptions for seniors who NEVER lived here. Poor walking paths and bike options.
A large contingent of residents with the attitude that the entire county should be single-family homes with a few groceries and restaurants. People will come and we must find a way to house them. Rising housing costs. Divisiveness on the school board and in politics in general.

2040 Comprehensive Plan 5-Update Survey

What do you consider the Weaknesses of Cobb County?
Overpopulated schools
Fast growth but it's the same kind of business/services - we don't need a hundred car washes
Allowing commercial intrusion into residential neighborhoods.
Over development,
Officials who want to be more like other Metro Atlanta counties. If that is what they prefer, they should move there.
Over Development in certain areas, we do not need multi family house in most areas of the county. The traditional path has maintained home values as a priority. We have enough shopping areas like the Avenue of west Cobb

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
Adding a bridge
Capitalize on the success of The Battery Atlanta
Developers should shoulder more cost for roadwork.
regional coordination
Continuing to attract large businesses
Online ambassadors, Test Drones Senior Deliveries
Linking pre-existing commercial hubs together
Have a pothole crew that fills the potholes.
not being Fulton County
Consider wild life in development plans - deer etc
Truist Park area. Chatahoochee River South.
proximity to Atlanta
Reduce multi-family zoning. Lower density.
Controlled planning, better mass transit
Let East Cobb float off by itself.
Organized volunteer events
More parks and regulations for peace and health.
Embracing its diversity
Inclusiveness! Take care of All of Cobb.
expand pedestrian access and paths
rapid rail, more charging stations for elec cars
Smart development (work, live, play); green space
Keeping more undeveloped land for parks and green zones!
Keeping Cobb more suburban
Develop mixed residential/commercial development
repurposing rundown buildings and areas
cheaper and undeveloped areas in west cobb
more trails, stricter zoning
An educated workforce
Downtown development, Fam friendly events Walk path
Public arts funding, exhibitions and projects.
We are still such a green county. Save some of it!
Listen to the citizens rather than developers
Improve parks. We have an obesity issue.
Invite more Marxists to move here from blue states.
Na
get rid of covid fear mongers
Speed up the development of park and trail areas.
Zoning issues
Diversity
Maintaining the suburban environment.
Use federal infrastructure \$ to improve traffic
public transit from Cobb to Atlanta
Education, elderly care
neighbors working together for the greater good

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
Infrastructure in new development (bike paths)
limit the "junky" stores up and down Austell Road
Public transport, affordable housing w yard
Protecting the natural habitat for tourist attract
Rail line that could be used for commuter rail
Reinvesting SPLOST in our schools
Suburban living near the big city will raise home\$
Improving our roads
Listen to the people that actually live here
the ability to have high speed rail for the future
More parks, improved transportation
Invest in infrastructure and education now.
control over residential development
Keep the small town feel Keep businesses apart
parks and rec, green development, stormwater
collaboration with individual cities
Atlanta Braves.
Build live + work developments
The braves
Emulating other successful counties
Stop wasting money.
Not spending \$\$\$on sports teams
Diversity, excellent location, south cobb area
Keeping Cobb family friendly by not overbuilding
mass transit funding
Tax revenue from the Battery area
Stop high density projects Convert apts to condos
Expansion of parks and recreation.
Good county services
Creating more parks when land/farm is up for sale
Vote Republican
coordinate better / more recreational programs
Tax base. More funding for protection services.
Minority population
The diverse demographics.
more walkways everywhere!!
Empty stores west cobb & town center
Responsible growth
transportation technology (not red light tickets)
building a pool to service North Cobb
More transparency at school board meetings
Reduce spending on frivolous projects
Electing quality candidates
Active mentoring program in schools
Follow the zoning laws, improve public transport.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
Invest in infrastructure,stormdrains, traffic,
seed money of 147M
More citizen input for fresh ideas
Preserve more green spaces
Contract with trash companies for services by area
increase urban gardening, recycling management
citizen involvement, better communications
Interconnected trails to urban centers.
Uber replace part of transitExpress Lanes
Community/business partnerships
proximity to major technology centers
Listen to residents
Large Home Office compnies such as Home Depot.
More residential input.
Capitale on what exists. No more new construction.
The talents and ideas of its people.
Stay true to its roots of single family homes
Rent control for Seniors
Excellent schools, low crime.
Passenger rail from Canton thru Cobb, into ATL
Fiscal strength
being a part of Marta.
Repurpose dying malls for different uses.
Folks moving out of Atlanta from high crime areas.
Creating places for people, not thruways for cars.
Upgrade intersections to interchanges in key areas
tourism National parks
increase taxes to be same as surrounding counties
More green space.
raise the sales tax so visitors pay toward upkeep
Link to MARTA to Cumberland.
Create rail transit from downtown Atlanta to KSU
Preserving and enhancing natural land resources.
Improve poorest school performance
Growth and change are positive things, if managed.
Enticing YOUNG PEOPLE to live in Cobb County.
Improve existing areas and stop clear cutting!
stop cutting property taxes for businesses
Connect to MARTA
Create green space
Make it attractive to families and local business.
delipidated sites that sit in desirable areas
Staff/students/tech @ area Insts of high Irning
revitalization of older communities, more jobs/edu
Limit dense development, more green space

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
END THE UNABATED DEVELOPMENT
Recycling, Library, Aquatic Ctr, Pedestrian Safety
stormwater utility, ethics classes for employee's
Retaining the woodlands that are left!
plan and learn from other good examples
Making regal cinema a nature center.
Nature
Building sustainably. That is, building up.
encourage ethical people to run for positions
Develop a better transit plan
Tree canopy ordinance for suburban/rural areas
MSPLOST, state/federal funding for transportation
Identify strengths and build upon them.
Promote unique eateries and small businesses.
Apply natural, human resources to quality of life
Stronger fight to maintain suburbs.
Keep Cobb a suburban community
Listen to Cobb taxpayers, not MetroATL BOC..
Small business and more land for recreation/nature
More bike paths and parks
High Technology acumen Suburban lifestyle
Keeping the suburban feel and low density housing
Preserve residential, single family communities
Citizen input and local engagement.
A population that cares about the direction
bring south cobb schools back to excellence
to bring more affordable housing into Cobb
Put more resources into parks, keep Cobb beautiful
Connectivity to Beltline and Marta, more parks
Unique transit solution - setting the example
Preserve more green space.
We could help the cities become more city-like.
GDOT Interstate 20 project
Federal dollars
Better maintenance of dog parks
Express bus-rapid-transit connection to MARTA rail
Not doing the trendy things people think are cool
Underused commercial space for Low income housing
Opt into Marta, quality development in S. Cobb
Provide more sustainable growth.
Better restaurants and good gyms
Growth of area for families and corporations.
Golf driving range, firearms range
Not really sure what this question is looking for
Park and open green spaces.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
Diverse and knowledgeable peopl.
Sales tax revenue from The Braves Stadium and the Battery
Purchasing more greenspace before all the land is developed
Embracing connectivity and transit as city walkers move out to the suburbs for more space but want to still have close walkable communities
Healthy business/cultural communities, planning for livability, use clean energy, development technical training in educational system, regulatory systems for public safety and health/planned growth/government accountability/natural resources/ child & senior welfare/civil rights
Healthy business/cultural communities, planning for livability, use clean energy, development technical training in educational system, regulatory systems for public safety and health/planned growth/government accountability/natural resources/ child & senior welfare/civil rights
I think the new cities of East Cobb, Vinnings, and Lost Mountain will take some pressure off the county as a whole. Giving each area their own municipality will ensure those cities are growing together in the same direction. There's a world of difference between west cobb to east cobb, north-south.
Learning to live within your budget. Smaller government.
Hire less consultants at exorbitant prices & listen to the Cobb citizens.
Stop taking money from the federal government that ties our hands or forces development that we do not want or need. Too many strings attached.
Build for communities of tomorrow
Becoming a premier area to live with good quality of life
Improve roads
Film industry
The current infrastructure and the river.
Stop approving huge housing devel. Coordinate all left turn lane signals. There are solid green lights, flashing yellow arrows, left turn lanes that "go" AFTER the oncoming traffic stops. All left turn lanes should go before the other lanes and have the SAME SIGNAGE
Same as our strengths
Keep all the greenspace as we can. Continue to develop park space to preserve the remaining land.
Any grants/government funding to allows for more sidewalks to be made, possible bike paths that do NOT hug the edge of the roadways and creating areas where people can walk to shopping, dining and even there jobs instead of having to drive everywhere.
Managing the maintain the residential areas with limited high rises and big businesses continues to be a challenge but it could also be an opportunity to put Cobb forward as a great place for families
Privatization of education.
Cobb can be the restful bedroom community that most future homeowners want. The Chattahoochee River areas are beautiful and need to be protected. Downsize government now that so much can be computerized and automated.
Don't know what's out there.
Increase pay for law enforcement to protect our citizens.
Stricter, more cohesive zoning for retail type buildings
Eliminate SPLOTs.
Bring in new business, develop portions of Dobbins

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
The potential to cooperate with the rest of metro Atlanta in transit and crime fighting.
Stop residential addition and add more recreational and parks green spaces
Our diversity and strong families. We should celebrate and support our diversity and want for a safe inspiring environment for our kids. We also live in a beautiful area.
Organized planning for growth. Update zoning codes to keep some areas from getting over crowded
City hoods, park improvements, pedestrian friendly access
Supporting small businesses.
Diverting more funds to help identify and fill learning gaps for students caused by Covid.
Cobb should work with developers into redeveloping old strip malls & malls for multi-purpose use before clearing & using virgin land.
Consider turning Town Center Mall into interior apartments & have grocery stores, drug stores, some dept stores, dry cleaners, etc. even a daycare or 2 would be good.
Leading the way in recycling programs and facility/hdqtrs to process the Hefty Orange Energy Bag program contents,
Emerging technologies, building and encouraging infrastructure for kid activities
None
Using already empty office parks and other vacant buildings.
The little greenspace we still have left. PROTECT IT. Stop the overcrowding and unnecessary development, and let us continue to enjoy the greenspace we still have left.
Keep the growth to a minimum to attract young families to existing homes that are being vacated by baby boomers.
See weakness comment above
allowing areas to become incorporated instead of fighting us with our own money.
transportation
Stay beautiful and preserve the land and historic buildings
Increase the number of members of the Board of Commissioners to reflect the massive growth since its inception and memorialize the right of individual Commissioners to control zoning and urban development in their district without overriding input from the other members on the Board.
Open area
Rooftops and treetops
The natural beauty of the more rural areas of Cobb County need preservation. Growth with thought of quality of life for many... not who/what entities can provide for the most tax revenue. That is the mistake of every politician.
High quality well educated work force, committed citizenry
Schools. A more mindful building plan
The area being voted on for city hood are positive! Especially Mableton. Should have happened decades ago. Stop spending our money fighting it.
Allowing the different sections of cobb to acquire more self determination on their quality of life. (Cityhood.)
The fact that they have a good cross section of people and talents.
The area has a lot of natural beauty and we should expand that for the wildlife and the residents.
Cobb needs to find a balance with attracting the right businesses that offer the goods and services that are needed.

2040 Comprehensive Plan 5-Update Survey

What do you consider as Opportunities for Cobb County?
The school tax break for people who are older should only apply after living in Cobb county more than 10 years.
Keep industry out
Not sure
Follow the land use plan, stop all the variances. As larger parcels sell require them to remain low density
Seize the opportunity to be different by keeping Cobb County's people in your heart and mind, not growing the tax coffers.
Virtual capabilities. Ensuring educational system keeps up with technology and keeps high standards
Widening the roads and building less housing.
Restrict development of land for huge housing projects 100-200 houses in new subdivisions.
Cobb County has the opportunity to develop parkland.. We can direct growth that will bless all of our citizens by curtailing high density housing (condos, apartments) and at the same time provide for some low cost homes. We can limit the growth of big box stores.
WE SHOULD HAVE A DISTRICT BOARD OF COMMISSIONERS FOR EACH ONE OF THE FIVE DISTRICTS
listen to your constituents. They know what they want.
Get rid of illegals
Clean up the roads, fill the pot holes! This is really an issue here in Ga!
Enrich education opportunities; freedom of choice in schools.
Increase or open public transportation to have more commuting options. I would love to catch a bus or trolley to the Marietta Square to enjoy the "night life" instead of forgoing drinking for fear of a DUI.
Single company trash/garbage pick up.
Improving existing structures rather than building more and leaving abandoned properties.
don't know
Keeping our top-notch first responders and teachers.
Protection of greenspace
Protection of separate single family home zoning
Consider building golf cart trails (carts, bikes, & joggers) instead of expanding highways for gas fueled automobiles and trucks. This would decrease noise, emissions, & would help steer residents to live & work more locally. Peachtree City and other planned cities successfully use this tactic.
Improve the schools that aren't up to par with the rest of the county.
Diversity and inclusion because the county is becoming more diverse but the leaders do not act like diversity matters.
Listen to the people. Why do you think cities are developing in this county - Cobb County Commissioners have their own agenda - they do not listen to the citizens.
creating more family friendly areas and activities
We still have rural areas that should be protected as well as subdivisions.
lower taxes on housing. Decrease crime and congestion related to housing and traffic
The successive waves of commissioner should look at what has made Cobb such a desirable place in past years and work to keep it that way.
Learn from other cities' successes and failures. Make smart decisions not based on politics.
attract upper scale homes

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
too many cars
Limited buildable land; traffic; congestion
Coping with growth and political division.
economic equity
competing with other areas of metro atlanta
Environmental Sidewalks Healthy Food Establishment
Equitable development, limit sprawl, displacement
Demographic shift.
unaffordability, changing demographics
Overdevelopment, public transportation
Explosive population growth.
White flight.
high density housing roads can't keep up with
Densification and diversification.
Need public transit, less racial bad attitudes.
Lack of mass transit, explosive growth, crime
Environmental and education inequity,
Climate changeMass transitAffordable housing.
Shift from republican to democratic
Growth without controid
Invest in schools and more eco friendly initiative
Old white men being ok with minorities in power
Population Growth with more residents moving in.
Further separation from the middle and lower class
underinvestment/lack of recreational destinations
traffic, affordable housing for 1st home buyers
Transition to electric economy vs fuel economy
Pop growth, more low income apts. Liberal leaning
1) Lack of mass transit 2) Too much building
Staying less urban
Continued development and overcrowding.
traffic, overcrowding, high costs
Even worse congestion on the roadways
managing growth; not pushing out low-income folk
overpopulation
Traffic, crime housing lack police No rail system.
Parking in downtown, Traffic, Affordable housing!
Housing prices, arts engagement.
Growth of older population not helping schools
Over development.
Over development. Not enough workers.
Damn MAGA people! Still a couple left in Cobb.
We need light rail service, Traffic
woke attacks even from Delta and Coke
Aging population

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
allow seniors to opt out of paying school taxes.
Overdevelopment and traffic.
Crime, employment, housing and education
Increased housing density.
growth will worsen traffic
affordable housing, roads, traffic
Infrastructure
Increased Population density
Resource management/efficiencies, traffic
resurfacing streets, beautification of major roads
Traffic, overpopulation, schools
Traffic, increase in population = decreased space
Growth, changing demographic, quality of schools
Apartments. Safety.
BOC wants to make us Fulton County, white flight
Crime and roads
apartment/55 and older communities overbuilt
I think the lack of affordable housing
Greed
Overdevelopment/greed bases city hood proposition.
uncontrolled development and traffic
Traffic, Over population, Tiny lots
Rapid growth and crowding
over zealous developers, stormwater management
Unplanned growth
aging population
Property taxes. utilities
Insufficient roads, pub transportation, & s'walks
Traffic, old big box real estate, redevelopment old
Traffic, crime, density, zoning
Higher tax burden if the Democrats take over.
Controlling growth
Safety safety ¬ higher taxes
Redevelop S Cobb; Reshape school board; politics
Keeping Cobb County from being overbuilt
Traffic, denser development not urban sprawl.
1. Aging population 2. Health care
Disagreements by politicians and school board
Keep Cobb County from becoming like Atlanta
Improve transportation for lower income folks.
Growth and congestion
Nice affordable housing for retirees
Over population.
Traffic, and political turmoil.
Finding capable public servants for Commission.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Not enough transportation options
Over crowded schools?too many new houses.
stop all the building. There are so many homes!
Traffic, rezoning OSC loophole, overcrowding
Responsible, growth Congestion, Crowded schools
climate change, pursuing politics vs improvements
transition from suburban to urban, public transit
Accepting the increase in minority residents
Declining tax base. Increased crime.
Overcrowding, traffic air pollution
Police misconduct and racism
Responsible elected officials
Cobb Seniors as a resource for projects. Sidewalk
Traffic and education.
Quality of life vs quantity of people. Traffic
Managed growth
traffic, failing utilities
Housing, vagrancy, homelessness
Keeping developer from buying out counsel members
Overwhelming growth infrastructure can't keep up
aging infrastructure
traffic, speeding, schools, growth, crime
Mass transit not being readily available
Transporation, lack of affordable housing.
Abandon residential land use plan
Poverty, Diverse needs, Mutual respect
Overpopulation and repressive growth of housing
population growth + public transportation options
Inclusiveness
unfettered growth
Mega churches
scarcity of workers in service industry.
Quality of schools.
Not prepared for growing population
Residential density. Zoning.
Developers building apartments
Over crowding. Traffic congestions.
Cityhood movements will undermine the County
population vs roads
Increased crime. Property values in S. Cobb
Residential zoning and housing density
Have affordable housing.
Traffic,rezoning residential areas higher density
Too much growth, culture, no sense of place
Growth, traffic, safety, and quality of life.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Traffic, growing population
Officials not listening homeowners
need for mass transit for elderly
Threats of the City of East Cobb.
Traffic control. Disintegrating road surfaces
corrupt government officials and backroom deals
Unchecked growth
political squabbles, traffic, population increase
Lack of rail transit
Population growth. Affordable housing. Traffic.
Crime spillover from Atlanta, Loss of \$\$ control
Growth, massive stress on our infrastructure
OVER POPULATION.
The over building NOW and lack of infrastructure
Continued Safety, Staying a Conservative Stronghold
Cityhood movements, voting restrictions.
traffic, school overcrowding
Transit
limited tax growth
Traffic, public transportation could help.
Fast growth.
building around the economic centers
Traffic, too rapid growth; infrastructure
Increased crime. Suburb growth
growth; traffic
Traffic, dense development, fiscal responsibility
That there remains an unincorporated Cobb County.
Public Transportation, Affordable Housing
Doing the right thing at the right time ethically.
Too much development, urbanization, crime.
Safety, preserving green spaces, education
Global warming because your tearing down land.
roads and traffic
Long term residents retiring moving out of Cobb
Without a doubt, traffic.
prevent decisions based upon political motivations
Transit
Tree preservation, habitat protection
land conservation, affordable housing, transit
improving infrastructure
Keeping rural, low density housing available.
invest in infrastructure now when economy is slow
Transformation into a dense Urban Center.
Fighting the trend for high density
Keeping the integrity of our community.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Outside developers working deals with local gov't
Handling growth in a responsible way.
Preservation of suburban lifestyle, Growing crime density and becoming urban instead of suburban
Radical changes to zoning and land use
Federal encroachment on our autonomy.
Politicians that care more about their advancement
traffic due to building more than roads can handle
more resident
focusing on business instead of quality of life
lack of senior& affordable housing, traffic issues
Rising crime and poverty Escalating home prices
High traffic. High density.
BOC refusal to follow Comp Plan, kissing NIMBY ass
Lack of smart growth and development
Budget, crime, pollution, traffic
Over building with no more roads
Traffic inhibits access to Atlanta
Progressive policies that don't provide results
Over development, Redistricting
Overcrowding of roads Decreased value of homes
Traffic, development, schools
Growth with proper infrastructure.
Over development
To much social reform
Overdevelopment, school population, crime
Population. Roads
Traffic planning, growth management, aging infrastructure
Urban development. Specifically the growth of KSU
Affordable housing.
Public transportation, balancing growth with green space, traffic congestion
Traffic. More deteriorating roads. Storm water issues.
Growth, traffic
Overdevelopment, traffic, community/political divisiveness, ecological degradation, politicized school boards, voter rights, lack of govt. transparency, quality life issues, infrastructure, deterioration public school system, loss of green space/cover, pollution/water quality, affordable housing.
Overdevelopment, traffic, community/political divisiveness, ecological degradation, politicized school boards, voter rights, lack of govt. transparency, quality life issues, infrastructure, deterioration public school system, loss of green space/cover, pollution/water quality, affordable housing.
Overpopulation. The pandemic has created a flock of people moving to Cobb County, and we are already pretty full. The county already has so much diversity. More live/work mixed use are needed, less driving more walking/biking.
Traffic, loss of green space to development.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Stay family oriented. Keeping up property values.
Keeping schools up to date. Keeping philosophies like CRT out of schools & gov. Bringing new business w out destroying environment. Decrease high density housing and zoning where it doesn't strain county services.
infrastructure - not keeping up with growth, aging out.
limiting higher density development
Fast growth
Controlling the growth. I understand you have to keep expanding the tax base but there are too many redundant types of business.
To many people. Congestion of homes and businesses.
The lack of public transportation (such as commuter trains. There is only so much room left for road expansions.
Maintaining our single home neighborhoods. Opposing developers.
Leadership and the attempts to make housing affordable for all, it is slowly bringing ALL the home values down.
Finding a way to make getting around easier. Too many cars and not enough ways for them to go.
The surge of towns/cities seeking to break out of the county is a big challenge to manage. There needs to be better communication out to the people in Cobb County that are impacted. It was only by chance that I heard of the East Cobb initiative. Television commercials should be considered.
Continued residential development will require a huge investment in infrastructure to help roads, utilities, schools etc meet new needs. The various cithood movements will cut into the tax base significantly.
Traffic!
Family breakdown.
Communities are stronger with more owner occupied homes than rentals. Schools go down in quality when there are too many transient rental populations. Businesses don't want to invest in such communities. Crime typically increases. No mire mixed-use development.
Staying innovative with emergency services, and synchronizing traffic signals during rush hour to move traffic. Road conditions.
Traffic. Public safety.
Probably more growth & diversity, lack of affordable housing
Population growth, urban sprawl, and desire to raise taxes
If there is a plan, stick to it by limiting rezoning and spending on frivolous, unneeded projects just because there is a surplus revenue.
Traffic, road infrastructure, new cities
Unsustainable population growth, poor air quality, traffic
Inflation, cities forming, changes in government over the last couple years will likely start to impact citizens
Growth - roads, schools, services
Crime rate
Over population per square feet
infrastructure improvements as it is an older city but still seeing growth, expansion and up keep of roads, electrical grid and water shed will be an issue.
Over growth wear we lose the rural community feel.
Politics, population
Too much over-development. Stop building now or we'll have much worse problems in 10-20 years.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Traffic will continue to grow, congest & impact our roads if high-density building/housing continues.
The new cityhoods are a potential financial hazard & will be made up for in increasing property taxes. Will cause many to be taxed out of their home.
Being able to maintain quality of life without developing every square inch of undeveloped land in West Cobb, the political division, representation, litter, recycling and reducing solid waste
Opportunities for business owners, children activities
Traffic, better leadership
If I could see that far ahead then I 'Ld say, but at my age whose really know!
Overcrowding! Too many new developments being approved by the BOC. Cobb County has been a great county where people go to get away from all the development and congestion. Traffic is bad now, and will get worse with more people, and our schools are already overcrowded.
Manage/balance growth with land and transportation availability.
Maintain high education quality.
Attract growth of small business and income earners.
Too many 55+ complexes because those people will not pay school taxes and when they pass on, those complexes will not be used. Traffic, drug issues, lack of enough police officers.
Infrastructure overhauls to handle age/use, maintaining vibrant greenspace
exponential growth
Aging of key systems. Continued growth of population, aging of population.
wokeness
Traffic. Continued growth without proper road planning. Congestion. Unnecessary business growth invading on residential areas.
How to fix transportation, how to manage urban planning and development to create an organized, logical path for growth and maintain parks and green areas, limit industrial development significantly.
Overbuilding
Continued growth leading to more traffic congestion.
Improper over development. The more humans you cram into a small space...the more human problems you have.
Junking up beautiful residential areas with industrial/commercial looking buildings is not a plus for a beautiful community.
Transportation underdevelopment and rental housing overdevelopment
Schools, roads, infrastructure, zoning, aggressive building
It's well known the only location left to build high density housing, industrial, etc in order to add more to the tax collection is to do this in West Cobb. This is absolutely inappropriate. Also, Wellstar is not adequately handling the county's growth. Another hospital system is needed.
Too much high density development
Land usage. Zoning. Lack of police manpower. Forcing high density housing, strip shopping centers, and warehouses in suburban areas.
Continued growth which adds to the congestion of the roads--school crowding--services cannot keep up with the needs of the community.
Cobb County needs to hit the pause button on all the new developments and start listening to the existing property owners for input on future plans.
Growth
Continued growth will increase traffic and we will be more over crowded than we are now. Increase in older citizens moving into the area to take advantage of tax breaks needs to be addressed.
Changes to the land use map

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Infrastructure, losing green space, too much building
Too much senior housing, too much development, not enough roads, traffic gridlock
Keeping industrial, commercial development out
Crime cleanliness keeping space while building revenue
The roads not keeping up with the amount of people living here. The roads need to be widened.
over development and destruction of trees and land
In my mind Cobb County is being challenged by the mindset that leads to undisciplined growth for the sake of profit. This challenge is apparent on the commercialization that is evident as one travels the Dallas Highway corridor and other main roads in the county.
TRAFFIC, PENSION COSTS, POLITICIANS GETTING IN THE WAY OF PROGRESS
Traffic and continued building instead of refurbishing old buildings.
having our leaders push to make us more like downtown Atlanta because of their focus on revenue over all else.
Atlanta moving in
Over development and the challenges that come with it to all levels of county government. To maintain a high quality of life and continue to keep Cobb county a place where people are going to want to live and raise a family.
Stop building houses!! Stop cutting down trees! We moved from California, to get away from crowded streets and neighborhoods, and we purchased an existing home already built! Stop building!
Infrastructure - population growth challenges, education facilities maintenance and upgrades, overuse / overbuilding of property
Traffic frustrations like in Fulton county, political advantages that do not represent the needs or wants of the community.
Infrastructure- roads, water because of overcrowding.
Overpopulation, overdevelopment, loss of green space, not enough services/parks/schools to balance with increased population
aging demographic, not much land left
Influx of new demographic people and new needs
Gotten too industrial
Hiring and keeping top-notch first responders and teachers.
Careless Overdevelopment of beautiful areas by dense and undesirable industrial and commercial use for increased tax revenue
Diversity and power grab
How to encourage economic growth while controlling rate of population growth. Avoid seeing vacant businesses and homes due to overbuilding. That signals that you may want to look for a more stable community elsewhere to live and work in. Increasing parent's participation with children's education.
Further division as some areas of Cobb continue to improve while others look untouched.
The future of our kids.
Scaling back the high-density housing mentality to more single-family developments
Highly populated, a lot of building will be happening
Too much growth too quickly
People in charge doing whatever they want for money
Growing faster than the county can keep up with.
Dialing back the traffic congestion on our roads, maintiaing zoning that allows for purely residential areas on larger lots, keeping our streets safe and maintaining a strong academically focused school system.

2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
Over development from Atlanta. Traffic getting worse. Air pollution is at unhealthy levels. It will be difficult to maintain a high quality of life.
lack of protection for homeowners, police, fire and crowded land development.
Traffic(not transit), but roads
Overdevelopment and urban sprawl, population growth, crime
Traffic control
Housing density
Industrial development
To continue quality development that enhances the lives of the homeowners in Cobb and does not detract from the current positives
Rapid growth
See above comment.
Traffic control
Longtime residents objections to growth
How to manage growth while keep county's character in mind
Road infrastructure development
Making sure builders are doing their part to create development a that fit in Cobb vision
Increased demand for commercial space and residential development will put high stress on all infrastructure
Lack of a good public transportation system
Lack of green space. Too much traffic. Cobb County needs to be working on a plan to get MARTA to expand into this county.
Managing growth and land use because of the popularity of the area, job creation and traffic
Traffic; Decline of schools;
Supporting new businesses coming in like restaurants and shops, in so doing attracting young families and professionals to the area.
Over development
Fast-paced growth without infrastructure growing at the same pace with it. Jobs, not enough Hiring jobs for those living here already. Lack of reliable public transportation as we continue to grow. Loosing too much wildlife habitat and not accommodating GA's nature needs.
same as the balance of the other local municipalities
Overgrowth and apartments and cheap townhomes going up.
Not enough public schools to handle to fast upgrowth.
NO MEGA APARTMENT BUILDINGS; it ruined Chamblee and Decatur.
Transportation, housing
Definitely need to limit anymore commercial properties or "over 55" communities being established. Where we are in West Cobb we moved to trying to get away from more commercial.
Traffic, trash, recycling options, keeping taxes reasonable and crime rates low
That the community will become more diverse and there are still people fighting it
Traffic, congestion, water preservation, education system, aging population, jail size
Replacing, repairing infrastructures
Affordable housing for young people.

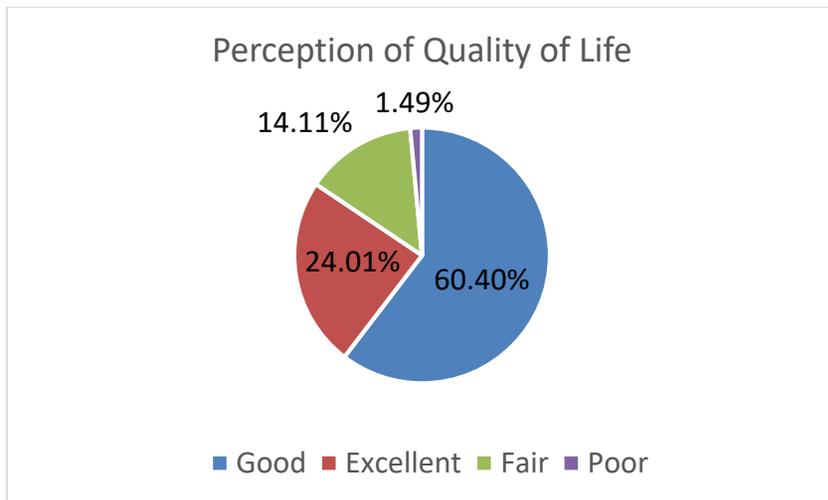
2040 Comprehensive Plan 5-Update Survey

What are some challenges facing Cobb in the next 10 to 20 years?
staying suburban with the pressures of those who want to urbanize Cobb County.
Not to downgrade residential zoning that will add to congestion.
The realization that there is a maximum limit to the counties population.
Affordable housing for our support & safety personnel.
Traffic, conscientious and controlled zoning and growth, cooperative leadership(genuine give and take) with the county's (not themselves) best interest at heart.
Disappearing green space and increased traffic.
Lost revenue and lack of community if Cobb county beaks into many cities
Need for more clean up crews for trash on streets
Traffic is outrageous! Overgrowth without zoning and development beautification programs. This county looks trashy. PLEASE have some standards for making what is developed look nice and well done!
traffic and congestion
Over development & high density housing
The population; growing too fast. Trying to accommodate the federal government by putting immigrants all over.
Traffic, using too much water, elimination of trash, too much building using up green space.
Traffic and roadways will be congested because everyone wants to move here. Rent and costs of houses will skyrocket due to demand.
overgrowth and development
crumbling infrastructure
No space and price increase of homes
Seriously? A Democrat County Commission is a burden, ah challenge to freedom and growth.
Lack of affordable housing. It will cause people to WORK in Cobb, but live in a completely different county.
Traffic issues and too many SPLOSTs. When you roll out a new program, the maintenance should be funded, not expect the future SPLOSTs to provide funding.
Traffic issues and too many SPLOSTs. When you roll out a new program, the maintenance should be funded, not expect the future SPLOSTs to provide funding.
Overcrowding. A huge uptick in crime. Low income housing. An inner city mentality.
Too much development.
Population size.
It would be unfortunate to lose the strengths of Cobb and lose the suburban, long-term, stable sense of community
Overcrowding. Lack of road systems and infrastructure to handle growth.
honest public government!
Over development
Overcrowding and violence. More traffic.
Rapid growth, need for jobs, places to live and raise a family
Keeping school boards & development responsible
Development of West Cobb
Unwillingness on the part.of residents to pay for the necessary improvements.
Traffic and mass transit is not the answer.
Public transportation.

2040 Comprehensive Plan 5-Update Survey

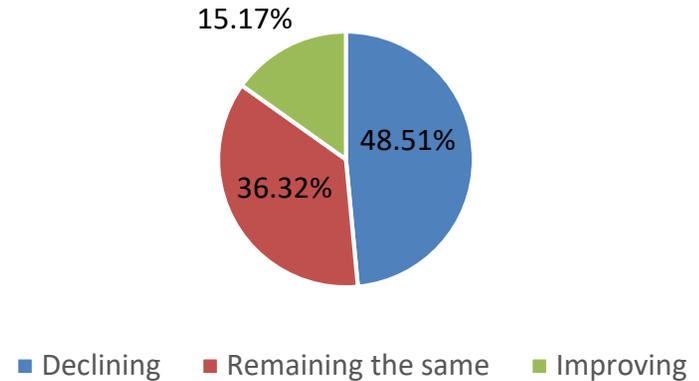
What are some challenges facing Cobb in the next 10 to 20 years?
Current population aging, will need better transportation options and smaller but affordable housing. New residents may no longer desire large, single-family lots that zoning tends to favor and protect. Commercial development needed to provide more jobs here rather than having to commute to ATL.
Growth too fast traffic congestion and environment w less greenery
Growth. Cityhood movements. Lack of transit expansion. People scared of density.
The county will face a challenge in keeping property taxes low, while providing adequate services.
Public transportation. Optimizing traffic flow.
BOE, issue of cities, stormwater management, empty buildings, gangs
Increased construction of multi-unit housing that can make now desirable real estate undesirable as more and more building occurs.
Too many seniors moving in who don't pay school taxes but tax our resources and overcrowd our areas.
Continuing to create good jobs and affordable housing for residents. Maintaining its reputation of good schools and a well-run government. Both of these seem to be slipping a bit. Cobb needs to catch up on transportation - more transit, better connectivity and more technology for EVs and AVs.
School excellence standards to be maintained
Staffing public services
Managing growth to encourage commercial development on major corridors. Increasing residential development to accommodate people moving out of the city of Atlanta. And not allowing Cobb County to just become an extension of Atlanta. Crime is becoming a big challenge.
Commercialism & Over development, over population increased Traffic....
Infrastructure planning for uncontrolled growth for the sake of tax dollars. Loss of green space
Over growth, negative impact to traffic flow and schools

2040 Comprehensive Plan 5-Update Survey



2040 Comprehensive Plan 5-Update Survey

Perception of Quality of Life

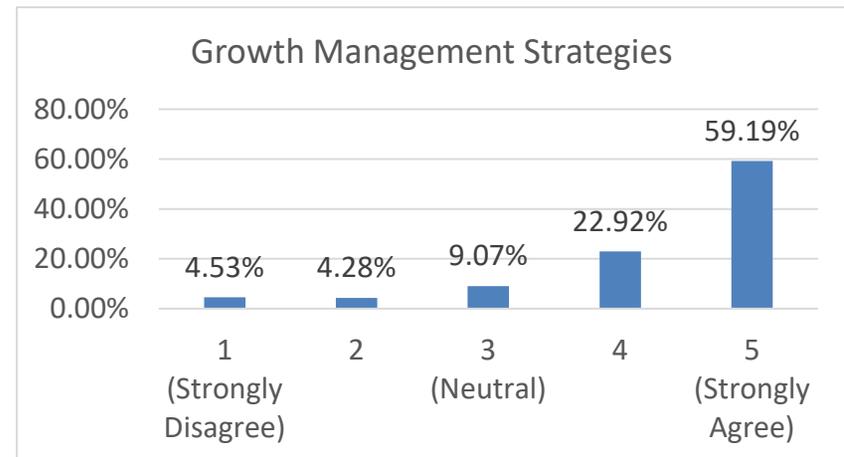
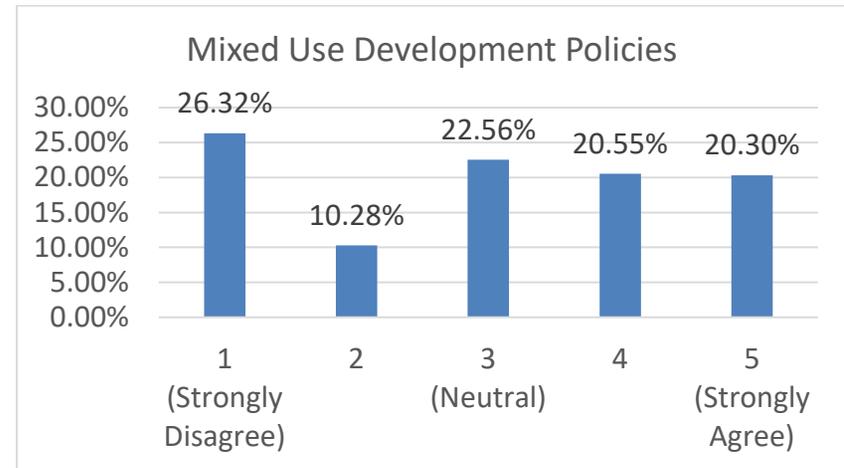
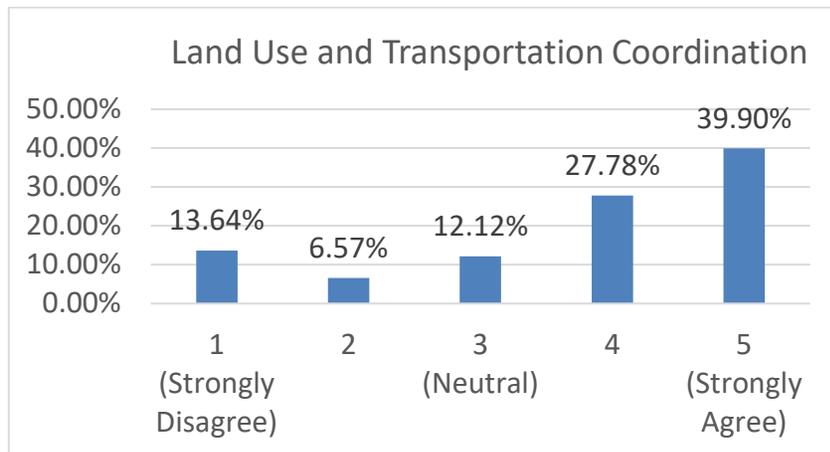
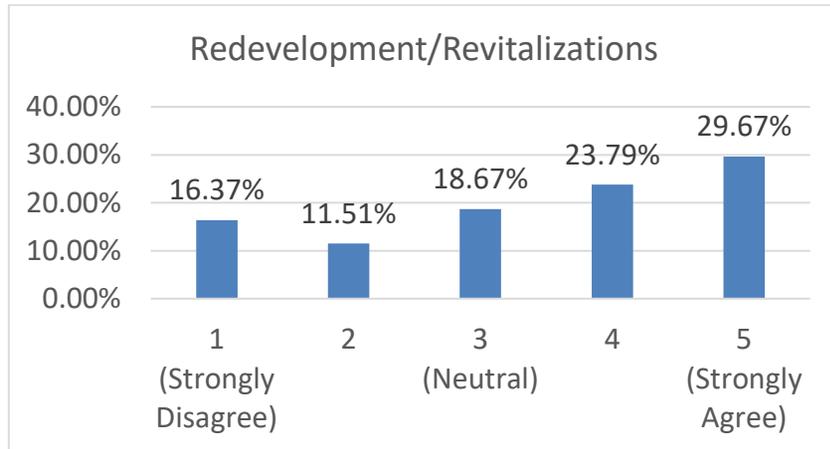


2040 Comprehensive Plan 5-Update Survey

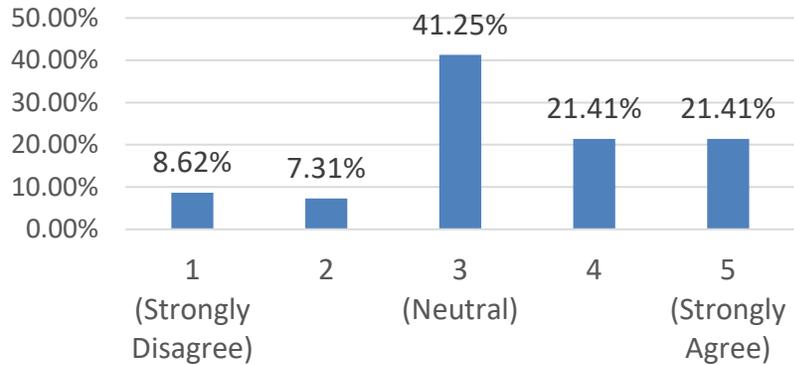
The following questions were asked to determine if the existing needs were still relevant.

LAND USE NEEDS ASSESSEMENT

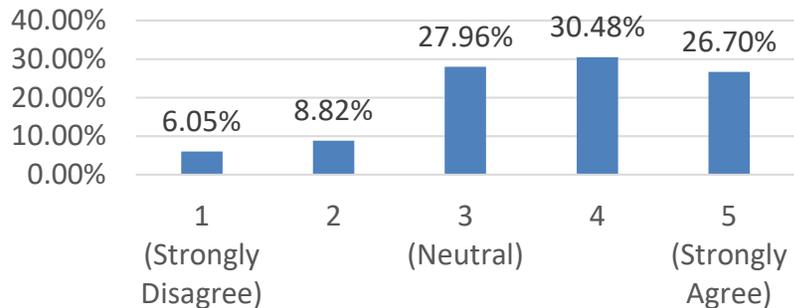
Cobb County Should Continue to Focus on:



Infill Development Guidelines



Protecting and Preserving Uses that provide Jobs



OTHER LAND USE NEEDS

Are there other Land Use needs that the County should consider?
Heavy Rail
Please allow more rural areas to stay low density.
Yes. Unincorporated areas need walkable, urban, village-type development not presently available with the current FLUM and zoning categories.
Transit Oriented Development, denser zoning codes, more sidewalks, investment without displacement
Wild life. We have deer, fox, raccoons, hawks and owls in our neighborhood. We need to plan to keep them and encourage them in all neighborhoods. Children need to grow up where they see wild life is valued.
Redevelopment of riverfront land south of Atlanta Road.
More middle tier restaurants and shopping Reduce high density residential.
I don't know what all those words above mean. Here's what I think we need: Neighborhoods like Ridenour on Cobb & Barrett Pkwy, i.e. places that have single family homes, row houses, apartments, subsidized housing, and shops all in one place - something walkable.
Get rid of OSC zoning. It's abused
More green space
Parking and traffic management
Parks
More parks and public spaces. Redevelop SW Cobb. So many brownfields in the Sw Marietta and Austell and Mableton areas. Rebuild those schools.
Facilities for homelessness. They are starting to sit and live everywhere.
Parks and paths that connect communities. There is a lack of north to south paths and not much exists to connect from Roswell to Kennesaw.
preserving green space
Environmental Impact
Parks!! Stop low density and apartments. Stop developers with deep pockets and their attorneys.....you know one in particular!
Keeping more green space. Less development.
Recreational use areas developed that will be available for casual use not just organized sports.
bike paths driven by electric bikes
Passenger rail, diverse restaurants (Higher end)
Community gyms with better and more equip than Smyrna community center. Open gyms for sports recreation.
Walking paths and sidewalks.
Building more and more areas for older adults who do not pay into the school tax is not helping the community
Maybe not injecting the criminals via low-cost housing into quiet, peaceful and safe neighborhoods?
Control industrial growth Canton Rd corridor
Maintain suburban environment and stop high density housing.
preserve green space
more outdoor education classrooms
Control excessive density
Neighborhoods with amenities should have mandatory HOA dues to cover these costs so they can be maintained. This is good local governance. Trash service should be covered in HOA or county to eliminate redundant trucks.
Continuer to build green spaces and parks in the neighborhoods, particularly West/South Cobb

Are there other Land Use needs that the County should consider?
More parks/recreation, side walks, walking bridge to Truist Park, dog parks in Smyrna, young professional development, affordable housing WITH YARDS.
Recently I have seen a lot of beautiful nature in my neighborhood stripped to build new houses. I'm all for more housing but I'd love to see policies devoted to replenishing the trees and nature when it is taken out for new housing and ways to keep development as nature and environr friendly as can
Need to keep low density residential the focal point of Cobb. It's why many moved here and the current push to low income and high density rentals will ruin our property values and continue the white flight from Cobb. We can be west paces ferry, or Atlantic Station.
More parks and community centers
Stop the mixed use developments. There are too many apartments already.
I think that we should use land for alternate housing development such as creating little houses communities.
Yes. Stop overdevelopment and high density development. Leave more natural and undeveloped area.
no high density apartments
Requiring greenspace minimums for developers, push green initiatives for commercial development, manage stormwater better
When developing too much in the same area
Aesthetic policies should be revisited because areas in the County are woefully dated. Much of the County appears as if it is frozen in the late 70's and early 80's. The dated areas are a drag on the County's image.
Commercial standards
Parks
too many apartments
preserving trees; overdevelopment is a problem
Yes, needs for quiet, green spaces.
land use and infrastructure needed
Cobb County should protect its natural resources and state and local parks. There have become way too many apartment developments creating an enormous traffic increase.
More parks and recreation, especially fishing opportunities.
Open spaces should be planned for and preserved.
Zoning laws and majority local imput.
Resources for minority population
walkways everywhere - unsafe to walk in our area (Mars Hill/Burnt Hickory area)!!
More green space trails. Follow guidelines
i like green spaces, but i also like drinking (ie open container) and decent dining (not another wendy's or chick fil a). we're lacking in that versus places like roswell
Protecting neighborhoods from commercial encroachment, limiting weekly motel units near schools, parks, and neighborhoods.
More green space even in upcoming developments
Continue trail/parks development
maintaining roadways
larger outdoor community recreationgathering areas that are walkable (within 2-3 miles) to encourage healthy communities. Closest 'park' to me is 5 miles driving. I can not bike safely or walk.
Protect and expand green spaces

Are there other Land Use needs that the County should consider?
Affordable single family housing for public servants & first responders. Apartments should not be replaced by new apartments that will only decline people want to live and thrive in neighborhoods NOT concrete jungles.
Bring Brandsmart back to Cobb County
Stop cutting down hardwoods
Set up the plan and STICK TO IT! Don't let money or political influence cause "variances."
plant trees
Transit
More working class housing. NOT cheap high density.
Green spaces are vital and should be provided and protected. The BOC needs to determine a return on creation of new "towns" or "villages" that surround fixed public transportation like light rail. mixed use multi-family housing and by right development of ADUs.
Safely trump or cut trees that are a risk for citizens homes! Continue to add street lighting to our county for safety! Repair the pot holes on our streets
keep Cobb green. Limit forestry. Encourage future development to leave trees and other green space.
Nix mega church in east cobb
Parks
Decrease building; more green space.
Increasing buffers between residential areas and industrial areas, particularly in the South Cobb area of Austell. Clarkdale is where I live and it's being encroached upon by industrial mess!
Reconsider movement that leads to density.
No more apartments.
Green areas for community gardens
No change needed
save trees
Revitalization of South Cobb, where infrastructure is already strong.
Work with GDOT and GNR/CSX to create a commuter passenger rail from North GA thru Cobb, and into Atlanta.
Replace giant (empty) buses with shuttle vans.
Affordable Housing
Public parks and green space for residents to enjoy.
I would love for the county to implement strategies to encourage small-scale development and incremental growth - as opposed to the big developers who receive variances for huge projects that often end up being less beneficial to the community and less attractive than advertised. Also, less asphalt!
Parks
Parks, green space dog parks.
save our single family zoning. we do not need multi-family mixed use development in east cobb. that only enriches developers and will destroy the school reputations.
more parks in south cobb
too easy to tear down existing homes and replace with huge homes that are out of place in the neighborhood
Protection of land from over development. More open spaces needed. More outdoor facilities including parks, hiking trails, biking trails, camping facilities. Reduction in population, but increase in quality of residents - through superior education.

Are there other Land Use needs that the County should consider?
Expand public green space / parks / trails; Decrease high density housing expansion; Avoid MARTA in Cobb; Improve/pave roads & add roundabouts; Make sure improvement include poorest areas in Cobb
Why comment?. No one in Cobb government listens to their constituents. Remember JOSH? What a complete waste of our time and energy. Disgusting. Developers and Kevin Moore run Cobb.
Stop clear cutting and paving everything! Leave the trees alone and fix up the abandoned crap that has been sitting for years. Stop over developing and LISTEN to the community and NOT your own agenda/pocketbooks
Stop mixed-use development and high-density development. It causes traffic and a strain on existing infrastructure. Keep our parks and green spaces. Keep our taxes low and the senior exemption. Don't turn East Cobb into Sandy Springs or Smyrna. Have mask mandates in public places.
more parks
Parks and traffic
Cultural, educational and tourism.
I have no idea what infill development is. But I would not want long term citizens to be disrespected or displaced solely for increased economic development. There needs to be a solid transition plan that is fair to all.
Zoning to limit density
Begin immediately a moratorium on any and all new development for a five year period. Cobb should remain suburban in character and feel. Retaining green space should be the top priority. Leadership should look to other counties to see how it's done since they don't have a clue.
Stormwater Infrastructure
Stop overdevelopment!! Use land that has already been cleared and sits in squalor instead of destroying woodlands to build warehouses and industrial buildings right next to neighborhoods. Stop giving tax abatements to corporations and passing tax bills on to homeowners.
Adequate sidewalks and traffic crossings for ALL areas as we become more compact. Green spaces to preserve both the living things in those spaces and the quality of life that having green spaces provides.
Just keep letting the citizens have a voice and be honest
parks and walking areas
More nature trails & parks
I think developer's should be required to plant as many trees as they cut down.
Redevelopment/Revitalization: Develop a County program with reasonable bureaucratic rules to encourage small investor landlords to offer properties for lower income housing. The Marietta Housing Authority is great in principle, but its requirements are unreasonable and discourage participation.
Too many over 55 expensive homes being built. Need more affordable housing
New housing and businesses should be encouraged to use existing lots, or pay a penalty for removing trees and relocating wildlife to build their structure. The penalty payment should be invested in the local surrounding community to improve its quality of life.
land conservation, tree canopy preservation, bike/ped/greenway trails that connect to pedestrian friendly activity centers and parks, public spaces, historic preservation, preserve and/or revitalize stable affordable neighborhoods, revitalize and mandate use of industrial parks for intense uses
It's difficult to answer above statements as they are vague and can be interpreted in extreme ways. It's important to stop tearing down neighborhoods for low income housing and condos. Beautiful small town village feel reason for us purchasing our home in East Cobb 20 years ago was schools and safety.

Are there other Land Use needs that the County should consider?
Don't be so fast to create lots of high density housing. Once all the young, new professionals start to have a family, they will be looking for homes that have large back yards or woods for the kids to play in.
Expand greenways clean air water & land use and trails walkways cultural & historical preservation recreation avoid rush for high density development vs sustainable infrastructure live work play build it right to pre-mitigate inherent risks & externalities via exemplary design standards & governance
The county should preserve Cobb as a suburban area and not transform it into an urban center.
land use and zoning are good now
If ARC and the Cobb Chamber thinks something is great, it's not. Please don't let their \$\$\$\$\$\$ influence you.
Simply hold developers and local gov't to the Land Use Act, and not deviate in order to provide breaks for developers that act in defiance of residents.
Senior living facilities and services
Youth job creation and education
Stop destroying communities with poor planning and zoning. Start actually listening to the people who LIVE in the community and stop pandering to the developers.
Yes - Vacant shopping centers are a blight. Provide incentives for development - not for low income residential
West Cobb County and South Cobb County both need larger and better park facilities for baseball. There's no comparison to the ones seen in North and East Cobb. The kids need to be taken care of all over Cobb
Need more parks and green space!
Additional parks and greenspace
Follow the Comp plan! Get rid of obstructionist staff members. Recognize that much of the future growth will be infill. Recognize that development exactions aren't legal. Need a street grid and walking neighborhoods.
Revitalize dead shopping centers, or force tear down of empty shopping centers with eminent domain laws and use space for parks/green space
Healthcare, Recycling, Telecommunications
Stop over building in residential areas. Enforce code violations. Not cutting grass, too many cars, run down houses, etc. Drive around and find to avoid neighbors reporting on each other.
Stop build senior apartments
Seriously! In 50 characters or less?!
Low income housing
Zoning so that one area is not overrun with the same type of businesses, for example the inordinate amount of rundown auto related businesses on Veterans Memorial
Stricter development standards—such as site requirements and tree clearing limits.
More parks and road improvement
Firearms range
Would love to see more preservation and parks rather than clear cutting everything for housing /retail
Land banks. ADU
Preserve more greenspace
Public transportation to limit roadways
Public transportation to limit roadways
More water features. We have so many beautiful creeks and rivers running through and so much flood plain areas, why can't we convert them into parks for the public to enjoy?

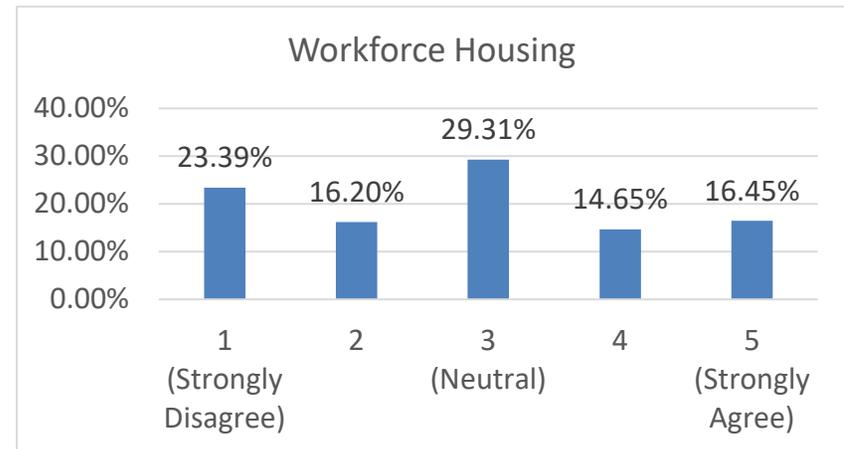
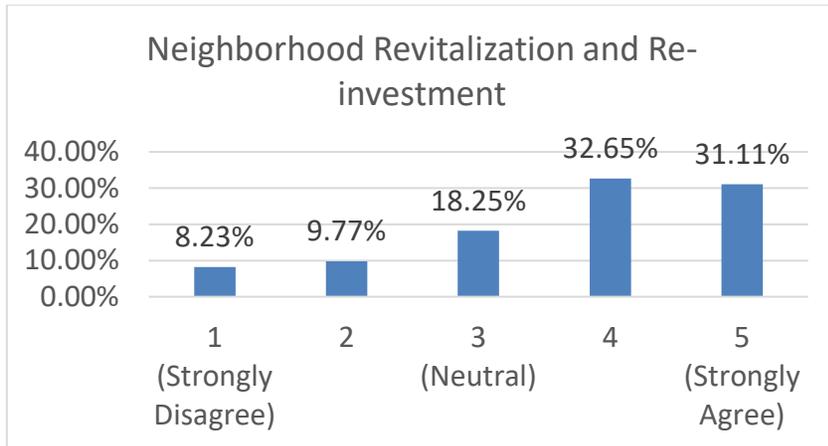
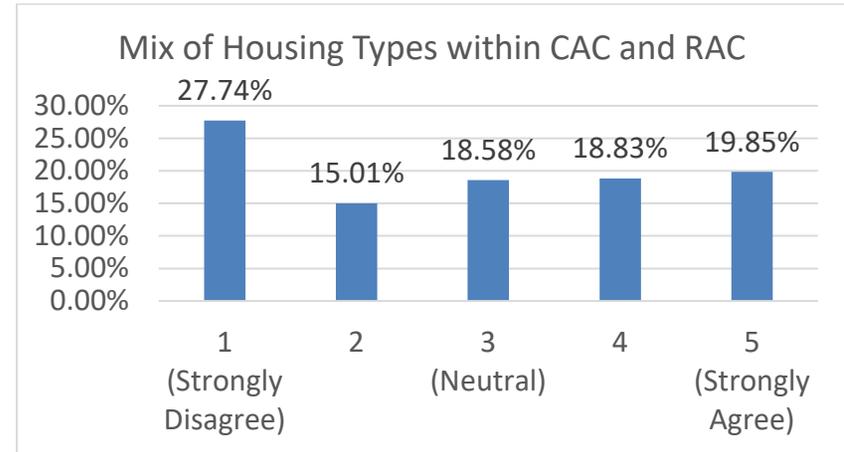
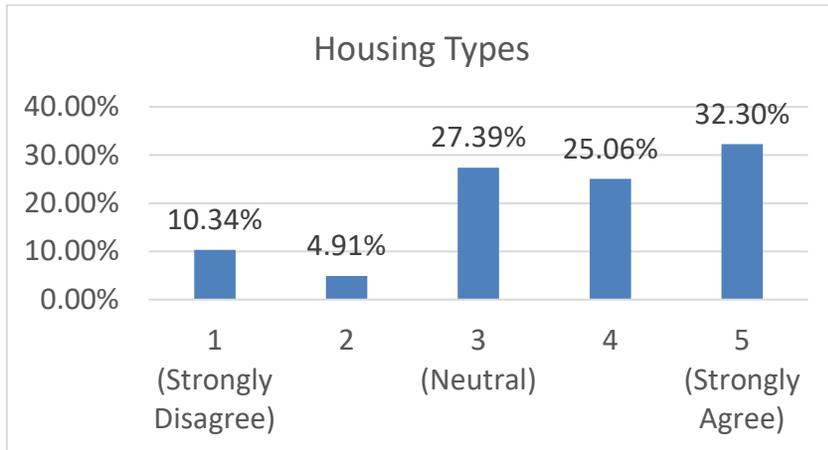
Are there other Land Use needs that the County should consider?
You need to explain your definition of infill development guidelines.
Any increase in zoning density should keep in mind our budget and the county services available whether that be roads, schools, fire, police etc.
more parks
Yes at all cost preserve and no more new development down the Lake Allatoona corridor
Leave the wetlands alone.
Oppose more development
The county MUST build a new aquatic center. There are not many thing that are great for both seniors and kids, but this is PERFECT!
The aquatic centers we have are old, outdated and way too small. Cherokee figured it out long ago!
Purchase and preserve parkland for future generations.
No more mixed use developments. No to Unified Development Code.
Protect existing green spaces
more parks in east county
Clean up the pocket zoning and get rid of the grandfather clause
We need green belts similar to other major world cities
Improving any areas that are starting to fall apart
Recreation parks YMCA green spaces low income affordable options for residential fitness tracks
our green spaces. we will have a healthier happier community if we focus on being outside and getting exercise.
Limit multi family units. Consider increasing the building lots for residential homes
- Improve walkability in developed areas
- Preserve nature and undeveloped land
Consider putting in more "safe" sidewalks in rural areas w/in mile of major crossroads & where the speed limit would be reduced.
Offer tax savings incentives to owners/developers of commercial properties that are run down in order to redevelop/repurpose/revitalize.
Providing more open, fenced spaces for families and Children to play
Preserving historical sites and green space. Less high density housing.
Do not eliminate local zoning
postpone actions that involve proposed cities
Preserve our residential life.
Reduce industrialization, reduce high-density housing, develop parks to their full potential
Addressing impacts from climate change and prevention of environmental contamination from industrial sources.
Essential development with a clear vision is huge. Change is inevitable....responsible change a must.
Saving more natural park space
Consider the requests of the Commissioner in the specific area as per the past. Work together.
More bicycle lanes
You make it difficult to answer your second question by conflating land use with transportation coordination. (On purpose?) Land use, 5 strongly agree. Transportation coordination seems to be another way to say mass transit. That would be, 1 strongly disagree. No MARTA, no trains, no BRT.
Continue to expand green space. Stop removing all old growth trees when approving new developments or revitalizing areas. Think of the visual impact before destroying plant life--trees and the natural habitat for critters.

Are there other Land Use needs that the County should consider?
Need to preserve more public areas like parks and wide open spaces. No more housing!
Concentrate on providing more parkland in cooperation with private investors.
THE COUNTY SHOULD CONCENTRATE HIGH DENSITY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN AREAS THAT ARE NOT INTERMINGLED OR ADJOINED TO LOW DENSITY AREAS OF THE COUNTY.
More parks and green space
Every one of these questions, the devil is in the details. Land use for what? redevelopment into what? I don't want to live in downtown Atlanta so I don't want downtown Atlanta policies.
Stop building- enough!
More staffing and support for our park systems.
Leave the beautiful trees live!! Stop cutting them down!!
Limit increasing housing options in already established communities.
More parks and schools; less residential development
restricting any further industrial development
Keep our area single family
Stop trying to over develop land and destroy the character of our county.
Avoid high density housing and road expansion. Rapid growth overwhelms medical facilities, schools & increase wait time for dining (which discourages use). Consider revitalization of existing communities, parks & downtown
Areas in which children can grow and develop. Recreation centers that provide STEM teaching and resources for parents.
More parks and greenspace. High-density housing results in more impervious surfaces.
preserve land, make more family friendly areas for hiking outdoor activities
protecting present uses
Limit the building of new gas stations and fast food stores
Emphasis on residential with pockets of retail.
It is very important for our physical and mental health that greenspace be allocated and protected.
Get rid of Lisa Cupid and her three other 'CRONIES' Board members and we will decide our own land management plan. Creation of our own city and dedicated representation will take care of that issue !!!!
open parks
Leave current zoning in w cobb alone please
After going ten rounds without a timekeeper with the Zoning Board, I've got a suggestion: Distinguish between homeowners and developers. We are not going to hurt our own land. A homeowner could agree to no zoning change for a number of years to avoid skulduggery (homeowner stalking horse).
I know that it is not popular to say it, but modernization of the Marietta square should not be off the table. I have no suggestions or even ideas, but someone could look at it and imagine what it could become. Now it is stuck in the 60's, in my opinion.
The role builders must play in keeping the quality of the development up to the levels of the current neighborhoods in the areas they are building in. Green space, amenities for residents all need to be thought out in the overall county vision.
As stated - Cobb County is tearing down all green spaces in west Cobb and building apartment complexes. It's adding to traffic congestion. The county is building homes for thousands of people, but then doing nothing to address the traffic congestion. Look at Riverview Landing. A big mess!
Wildlife management, tree ordinances and large buffer zones between housing and commercial development

Are there other Land Use needs that the County should consider?
New neighborhoods should be encouraged to provide neighborhood amenities like swim/tennis and walking trails to provide a sense of unity within the community.
Development of housing for first time homeowners in the \$100,00.00 to \$175,000.00 price range.
Wildlife preserve!! Green spaces that also act as wildlife sanctuaries.
Get out of the zoning business. County zoning leads to sprawl
A new "City Square," in Kennesaw, with one of a kind boutiques and charming restaurants; like Woodstock. I like that Woodstock put in expensive and tasteful high rise homes in the town.
It feels up to date while keeping the area safe.
Sustainability, smart cities, urban gardens
Re-use of some of the vacant or deteriorating properties. Traffic calming for neighborhoods that have become cut throughs, thanks to Waze and other apps. Speed and vehicle noise enforcement.
Preserving green space
Maintaining the green space will preserve our county. I am not saying we do not develop just keep it as green and clean as possible
Green space and parks, large gathering space with plenty of parking for festival type events like a once a month flea market, arts and crafts shows, mingling opportunities.
Safe biking and walking paths along the county roadways as growth explodes.
more cycling paths
Overcrowding & taking away green space. We do not want to look like downtown Atlanta!
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
Preservation of natural resources because once you tear them down, it is hard to make the area the same.
Not doing to West Cobb what has been done to East Cobb. Super high density of homes, etc. Leave West Cobb with 1.5 acre and larger lots for privacy, horses, ponds, nice homes.
Do not allow subdivisions with lots smaller than one-half acre. Less multi-family housing.
These 1-5 items should have included definitions/more info. because these items are too vague and unclear
Policies to stop overcrowding. Strong control of developers to be sure they don't deviate from the approved plan.
Please allow Cobb to stay under-developed. We live here because of the residential areas and its low density
Green space
Greenspace
Greenspace
Green spaces
Housing affordability is a fundamental need, but costs are rising rapidly everywhere. Unlike dense cities, we have plenty of land -- too much, I'd say -- restricted to large, single-family lots. While we don't want to force people out suddenly, we ought to encourage gradual reduction of this.
Creating more walkable areas connected to transit.
The proper preservation of greenspace, history and community.
Improved identity that is beginning to be muddled
More consistency in zoning over a hodgepodge of development. Should resemble a more planned community.
Increased modes of modern transportation that is desirable to use.

HOUSING NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER HOUSING NEEDS

Are there other Housing needs that the County should consider?
How high can a building be around Dobbins
We need a wider mix of housing types in NACs and other non CAC and RAC areas.
We do not need low income housing
Attract companies that offer Employee's work-life balance engagement, to purchase.
So many people live along, consider building a mimi house community deal with the ventilation concerns up front, offer 5G, EV Charging Stations, Small Park, Gated entrance, with a beautiful backdrop, and more.
Denser housing to facilitate public transit and walkability, mix of housing types within school districts to avoid segregation
The county (note that it's not a proper noun and isn't capitalized) and cities within the county are overdeveloping with housing costs and property taxes moving to unsustainable levels. New developments push Affordable senior housing
Reduce tear downs of existing mid-century neighborhoods. Maintain economic status of existing neighborhoods.
Much, much more housing for special needs adults including autistic and cognitively impaired adults.
Blighted homes
Let suburban neighborhoods remain
Forbid the cutting of all trees on new land cos friction. Some new mansion development have zero mature tree while the planet is dying, unacceptable!
More single level living units for aging people who would like to stay in Cobb. More mid-range homes for purchase. Too many \$1mil+ n'hoods mixed in with old houses. Need more in the \$500K range, especially in East Cobb.
Help to keep seniors in their homes. Building a community network or services to keep them healthy and safe in their homes as they age
Importance of communities with mixed housing types to encourage an inclusive and dynamic local economic set up.
Enough senior citizen sites! We have plenty!!
Limit housing density - encourage single family and far fewer apartments
Ensuring that we do not force out the lower income segment of the county or force them into specific areas.
Truly encouraging workforce housing opportunities through zoning and county incentives.
More single family
Housing costs, oversaturation/crowding of housing in small land area
Less townhomes! Why are all new developments void of property? It's impossible to find new homes with
Without a decent public transport system, it is silly to keep building medium and high density residences such as apartments and "active adult" communities. Again, stop allowing developers to come in a clear cut all the land.
Housing should allow for space.
Do not overcrowd!!!!
Stop taking my hard-earned money to destroy the county?
Let the market, not the government, address all of the above.
Incorporate senior housing into general developments
Keeping housing affordable for low-income earners. Houses on the market (old and new) are unattainable for single income families who make under \$100K a year
affordable housing throughout the county

Are there other Housing needs that the County should consider?
Traffic needs to be included in all of these plans and developers should have to have concrete plans to mitigate. They tend to build and leave. Having different levels of houses (starting with smaller and building to larger) in a community is good for Cobb. We are tending to build bigger not better.
fewer townhomes and condos that deteriorate more quickly even with HOAs, which is touted as the answer
We need affordable housing with yards!!! No more apartment complexes and townhomes!
Please stay away from "workforce housing". I didn't pay a premium for my house, with premium taxes, to live in a low income area with apartments. The BOC has no plan except to make us as dense as possible, against resident wishes
There should be a mix of housing types for all income levels that provide decent safe living
Stop high density developments.
no high density developments in residential areas
low income housing that fits within the suburban character (aka you wouldn't know it is low income looking at it) and locating within economic development areas. Focus on developing out instead of up with square footage. push for larger lots or greenspace when larger lots are not feasible.
More affordable and mixed use housing are needed.
Fix what we already have
Fewer apartments and townhouses.
no apartments or cluster housing
not building to many cheaply made homes
The flavor of Cobb has changed radically with the increase in apartments. The schools are overcrowded; the roads are overcrowded.
No low income housing for the unproductive.
Affordable housing for low income families.
Many expensive neighborhoods are being built. Affordable housing should include very simple homes that are affordable.
Historical preservation (currently lost). Property tax revenue.
stop building so much!! Just because there is land, does not mean it needs to be developed!
Forlo to middle income
more single family communities, no high density
the cost of housing so that everyone that works in Cobb can live in Cobb
Veterans, homeless, seniors ...anyone in need!
Less apts and high rise buildings. Help towards homeownership
None that I can identify other than the out of control building of apartments and multi-family housing--and it appears to be rather expensive.
removal of dilapidated housing neighborhoods
Need more homes in the \$150,000 - \$250,000 range not the \$400,000 and up range.
Affordable housing
Location and adjacency are crucial. Don't kill our neighborhoods by putting cheap stuff in wrong places.
The above table does not provide enough information to respond. Having the four topics hot-linked to part of the draft plan would be helpful.
mixed use multi-family housing that surrounds public transportation "hubs" see Vinings but add MARTA train stations.
Help the residents needs for repairs on their existing home to match their surroundings neighbors

Are there other Housing needs that the County should consider?
Follow-through on what you say. You talk about improvements, I don't see them. Are they all in North Cobb?
Slow/stop new construction, and encourage/force people to develop and revitalize what's already existing.
Control of high density residential neighborhoods. Stop approval of high density zoning.
We should preserve single family housing. We are not Atlanta and do not need apartments.
Housing needs for Seniors on fixed incomes
Leave alone
NO. the tax base of Cobb is not from "affordable housing" occupants. Leave that responsibility with Fulton and Dekalb.
Affordable housing
I would support an incremental shift to a more "form-based" code that would allow some gentle density and appropriate mixed use in residential areas, providing more affordable & attractive housing options and bringing everyday destinations closer to where people live.
Senior citizens
do not destroy our single family residential zoning.
neighborhoods linked to mass transit
affordable homes for middle class families
Cost effective housing near square
Hold apartment complex owner responsible for maintaining apartment complex appearance. So many in Cobb now look run down and a turn off to Cobb's image.
Safe, affordable and beautiful senior housing.
Stop shoving so many people in this area.
stop trying to make each area equal. do not put low income housing in a upscale neighborhoods
More 55+ clusters in desirable areas
Any housing that increases population density should neutralize the traffic increase they will cause to preserve quality of life.
I do not think that the good communities should be forced to have mixed housing. There are plenty of places that could be revitalized and still provide excellent housing choices. In those areas, part of the deal would be ensuring school choice, access to medical services, transportation are there.
The question alone is concerning. Cobb should not become Atlanta, should not become some County Chairpersons dream of providing subsidized housing to everyone. Cobb should not become a place to live if you want a permanent handout. My house wasn't free.
Low income housing/Subsized Housing/ Low barriers to entry housing
Affordable Housing
No more apartment complexes in NWCobb when the ones already built are still not full. No more senior housing complexes. There are enough of those. No more industrial/warehouse complexes built on woodlands when acres of developed land sits vacant and in squalor.
Affordable housing for fixed income citizens
Affordable housing
Larger land lots
I love my neighborhood. I don't want increased traffic that would be caused by new developments in virgin land.
Build UP on existing developed lands.

Are there other Housing needs that the County should consider?
Redevelopment/Revitalization: Develop a County program with reasonable bureaucratic rules to encourage small investor landlords to offer properties for lower income housing. The Marietta Housing Authority is great in principle, but its requirements are unreasonable and discourage participation.
Affordable housing
New apartment buildings in the suburbs are doing nothing but adding more traffic. If new apartment housing is to be built, it must be limited to less than 50 units, not be built within 1000 feet of an existing apartment complex, and they should pay a fee for the removal of existing trees.
Affordable housing for workforce and seniors, temp housing for homeless, tiny home communities might work for all the above. Ordinances need to allow and encourage smaller homes. Accessory dwelling units. Encourage use of solar panels and gutter systems that harvest rainwater. Chemical free lawns.
Same answer as previously stated. We do NOT want to turn East Cobb into what has happened in Buckhead! Murders, muggings, homes broken into, safety of our families is critical. if you build workforce housing and mix neighborhoods people will leave. Thats not why we are here!!!!
Goal should be to walk to work school market and recreation design for a future wherein it is possible convert roadways it is possible to pedestrian friendly over time...design for humans and nature first transportation & cars secondarily
Stay away from the high-density housing centers.
housing for homeless
We don't need UDC. We don't need our suburbs bastardized into what the ARC has done to the rest of Metro Atlanta. Cobb Commissioners interested in 'transforming' Cobb into an urbanized crime ridden community, perhaps should move to those high density urban environments instead of hijacking Cobb.
Limit rental percentages in residential areas
Senior living facilities
Enough with the density and low income housing. We pay a premium to live in Cobb and want to maintain our way of life. If we wanted atlanta...I'd live there, stop urbanizing our suburb
Keep single family housing a priority
Back off from federal liberal measures to infiltrate our neighborhoods.
County appears to give building permits that exceed the school capacities in south cobb
affordable for seniors and families
Ensure affordable housing is dispersed throughout the county not just in one area
Public housing. More affordable housing.
Why can't we have a mix of housing types in every neighborhood?! Get rid of minimum house sizes and don't let Commissioners require them on the fly in zoning hearings. We need walkable neighborhoods. We do not need streets that are so wide that you can only cross one side at a time.
Disability compliant housing
Emergency shelters.
Affordable housing
The county should preserve the free market and protect its investment. Not the county job to solve housing problems. Close the border until there is balance in housing that is the solution to housing. Stop doing favors for developers. Require impact studies on all development
Increased density would devalue existing homes
There needs to be adequate, clean and safe housing for the disabled members of our community
Sustainable and wider price ranges all over the county.

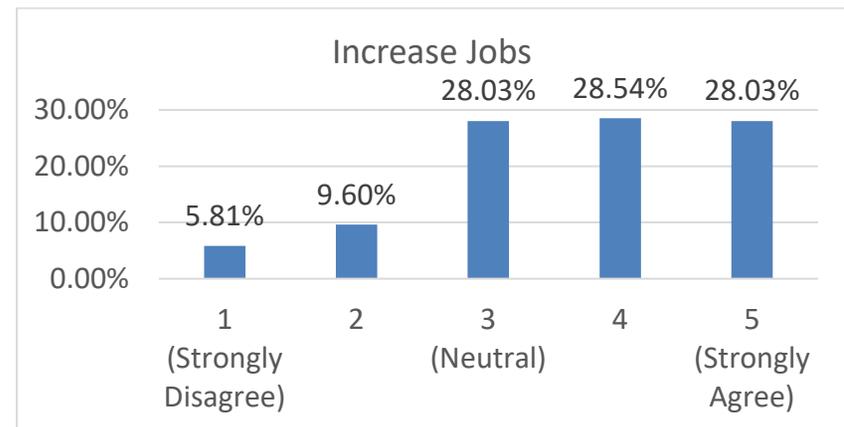
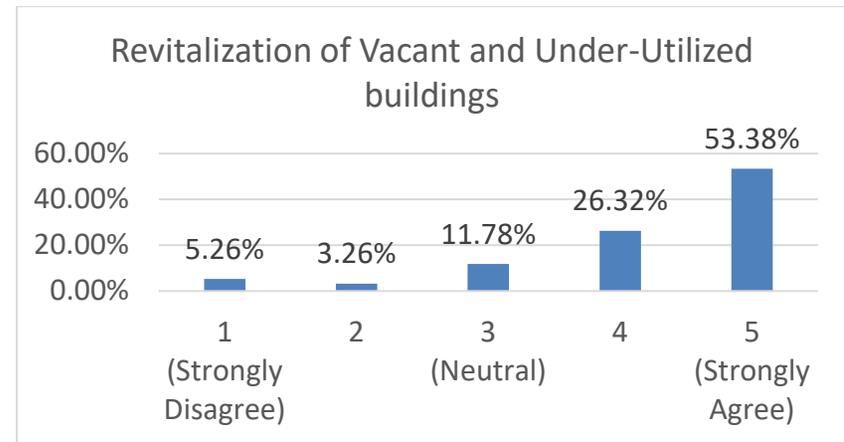
Are there other Housing needs that the County should consider?
Leave it alone!!!! We are done! If it gets any bigger will have to move.
No Low income housing
Family ownership
Affordable single family homes being built...not just townhomes
Affordable housing, homelessness
Affordable housing, homelessness
Workforce housing I strongly *strongly* agree needs focus
The above questions are so vague they could mean anything. We need to have a range of housing that provides for all income levels but not necessarily all in the same neighborhood. When you have high density zoned with single family you bring down property values of single family & overtax services.
stop jamming 50 townhouses on 1 acre of land
Maintain our single home family developments. No large mixed use apartment or strip centers.
QUIT trying to appeal to the lower income brackets. You can't appease everyone, the more we try and appease all income brackets the worse our schools and property value get.
The county seems as if it is close to being maxed out for land d to build on so concentration should be focused on revitalizing areas that have become an eyesore that no one wants to live and pay taxes in.
No more rentals. Stop taking grants with strings attached. Stop trying to attract transient populations.
Affordable single family housing, but without diminishing lot size. This allows large trees, gardens and family recreation space.
Single family units for housing should be important
Disabled equality
affordable and safe housing for all areas of cobb county
Limit multi unit housing.
Housing prices are out of control. Help people be able to stay in their home because they definitely can't afford to move with the high prices in real estate today.
Phase out mobile homes and build affordable housing in those locations this could be considered within the Workforce housing. Advertise housing grants, loans, etc for the potential buyers. Have conditions in n-hood that no property can be rented out, enforce HOA dues, etc to maintain appearance.
Housing support for contract, gig workers and business owners with fluctuating income that also have families to support
NO!!!! High rise apts. We don't want to look like ATLANTA!!!!!!!!!!!! We want only single -- family affordable home!!!!!!!!
STOP with all the RSL's that the BOC continues to approve. We DO NOT need more of them.
Less 55+. These are not going to be viable in 20 years.
HUD opportunities to renters-mentally disabled, low income, seniors
It is not up to the board to distribute different types of housing to all of cobb. Housing should be improved where it is not forced on all areas.
high-end, luxury condominiums
Protecting the rural spaces in what is left of the beautiful natural parts of the county is important for quality of life.
If an area has 1 acre lots. Don't let 1/2 acre lot subdivisions in. Keep zoning consistent
Needs of the existing homeowners and communities. If I live in an area with 1 acre lots I don't want multi-units crowding our semi-rural area. This is not the place for apartment buildings or duplexes or semi-attached housing.

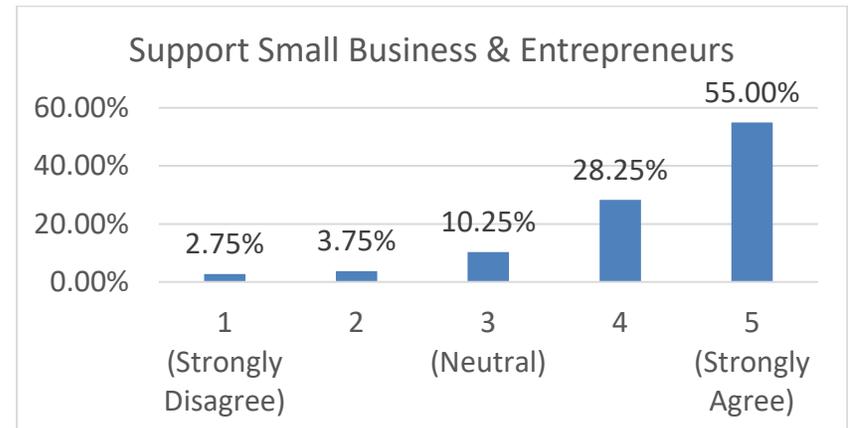
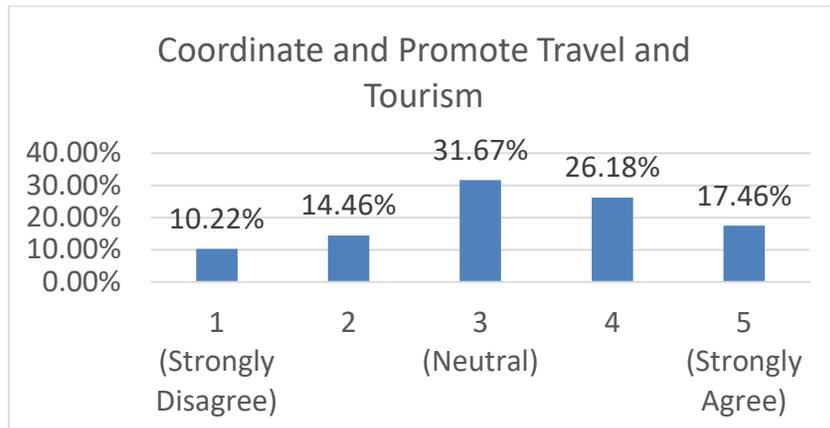
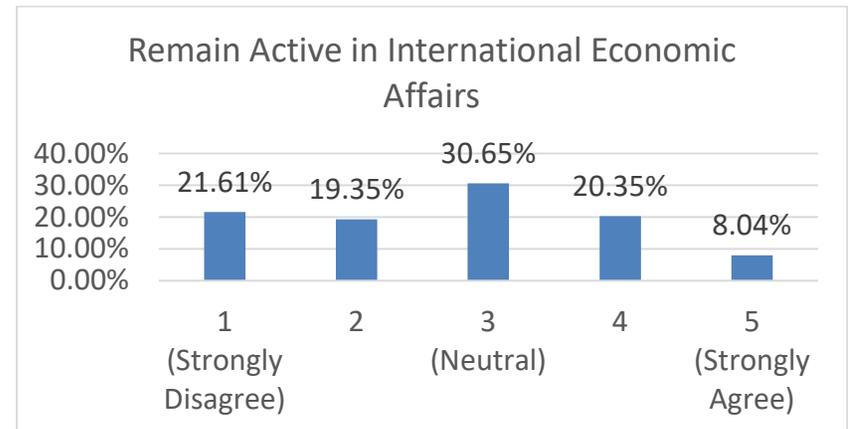
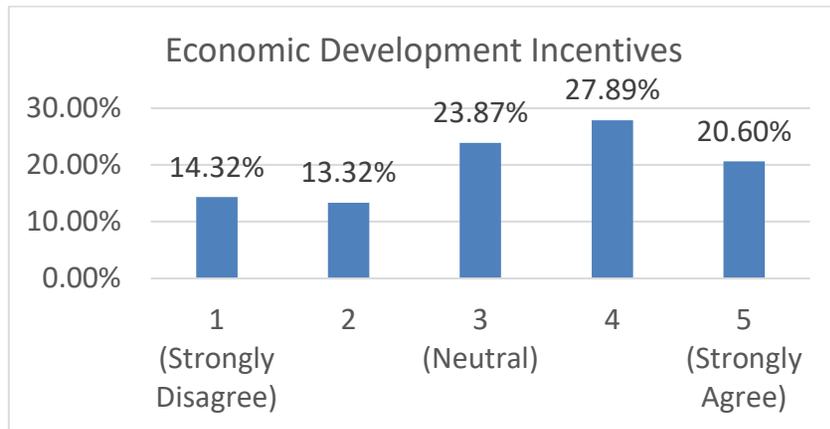
Are there other Housing needs that the County should consider?
The county should stay out of housing.
Affordable housing for most everyone.
Too much housing in Cobb County. The roads are not keeping up with the amount of people living here. Kennesaw Due West Road traffic backs up a mile every day. It takes 15 minutes every day to get through Kennesaw Due West Rd & Due West Rd intersection. Something needs to be done with that red light.
Again, you never state what direction you want these things to go? We don't want more high-density housing, we want low density, suburban-rural neighborhoods. You can create your mixed use developments in some places but you don't need to infill them everywhere you can fit one.
Illegal immigration
More affordable housing is needed.
Less apartment/condo complexes
Keep our area single family
Consider future housing as restricted to low density single family homes. Consider planned green spaces reserved for preservation and families to enjoy at no cost. Free or low cost access to recreational areas such as lakes. Allow more input from taxpayers.
Keep more single-family housing options available to encourage home ownership rather than transients.
families
senior transportation
Cobb cannot be all things to all people.
Leave the suburbs alone.
Affordable housing
Limit 55+ only residences
Enforce protections to tenants in subpar housing making landlords responsible for maintaining healthy places to live. Affordable housing and a big dream is to get large, corp interests to stop buying up real estate and driving housing prices through the roof. Encourage home ownership
Restrict large rental communities.
Housing for low to middle income individuals/families.
AFFORDABLE HOUSING. The prices are currently unsustainable; moving forward, we need more housing that is competitive in pricing and affordable for our residents. The working poor is the largest growing class in America, accommodate them!
Student dorms since KSU is growing and become a more prestigious state college.
NO more apartments
replace low income housing that was replaced by unaffordable housing.
More "in crisis" housing centers to aid single parents to get on their feet. Help rid children insecurities wherever possible.
We need affordable free standing single family homes with a yard for children to play. Investing in townhomes and condominiums does not give families room to move and play. It creates a stifling attitude of too many homes in one small area which can create tensions and pressures of neighbors.
Affordable housing that looks nice
Strickly limit multi-family homes.
Pricing of housing in Cobb is out of control. The average middle class people cannot find good quality housing in decent neighborhoods.
only to enforcing code to keep properties maintained

Are there other Housing needs that the County should consider?
In any new housing in my area, I'm hoping for HOA dwellings. Years ago I never thought that was important. Now that I am a home owner, I am shocked and embarrassed how my neighborhood has gone down. Trash, debris, junk cars...
Single family homes, not apartments.
We should continue to focus on single-family houses rather than townhomes/duplexes/apartments b/c housing is a huge part of what makes Cobb County the wonderful community that it is; townhomes/duplexes/apartments bring transient people who aren't invested in the community/that's what the city is for
Housing that conforms to the existing larger lot neighborhoods. Preserve trees instead of clear-cutting.
Keep Cobb's subdivisions, parks, low-density plan!
Median priced houses for middle income families
Obviously, people need a place. They also need to have a job in order to maintain a home. Options for low-income to high-income should be available for those who need it and are willing to work for it.
Single family R20
Afordable
Households are smaller and often single-parent, marriages come later, jobs are less likely to remain with one employer for a lifetime. Net result: Mobile population needs places where they can afford to live.
The missing middle. More duplexes, shared courtyards, etc.
Incentives without compromising quality
More opportunities for home buying
Allow Habitat more leeway on properties.
Don't ruin existing housing communities by building multi-unit housing nearby.
Work on keeping middle class affordable
Too many senior living communities being built

ECONOMIC DEVELOPMENT NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:





OTHER ECONOMIC DEVELOPMENT NEEDS

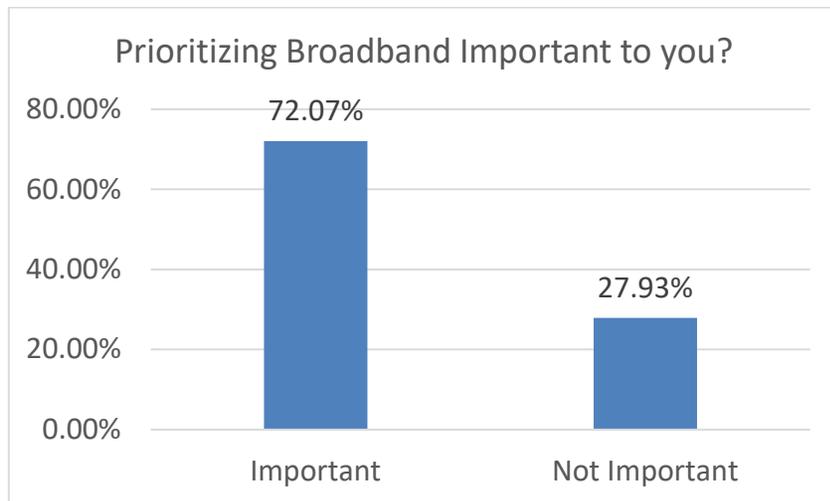
Are there other Economic Development needs that the County should consider?
Wouldn't a tax cut be super? Ah, forget it. I keep forgetting that we're run by a bunch of sniveling, cowardly RINOs and Marxist Demonrats.
Work at home conditions learned during the virus may radically change our needs for codes regarding home business
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
We can do with less fast food and junk stores [dollar general] and more independent small businesses
Utilize existing lots too small for a business building, and turn it into a renewable energy source to power nearby street lights or sell the power back to the energy company. The local community will receive half of the sale. If not that, then turn it into a playground, or dog park.
Transportation initiatives and land use that limits commuting by car. Diversity initiatives.
Transportation- both through and within the county... accessibility of transportation for ALL-
Training and technical schools that are held accountable.
Town square development like Marietta square with restaurants and shops
Too many franchise businesses.
This is how we improve growth in the county - educated, skilled workforce across the county.
There are so many empty stores and buildings- @town center & avenues
The real question is should Cobb remain a bedroom county or become a NW appendage of Fulton? I vote for bedroom -- nice homes, good schools, etc. But that requires keeping developers at arm's length. Do we have leaders with the backbone to be able to do that?
The county should concentrate on maintaining quality of life and county services for its citizens.
The beset economic development practice for the county is to have none and to eliminate the office
Tax breaks to local, small businesses
Supporting small businesses and jobs is important but growth regulation and responsible planning is equally as important. It would be a great thing to see the commissioners collectively and consistently promote Cobb County growth with beautification at the forefront.
Support small businesses that were impacted by Covid. Focus should be primarily on small businesses, not on incentives for major corporations.
Support small business without falling back on expensive safety nets that just drive tax increases. Give new business tax breaks on first years to get established. Establish opportunities for more work live play communities.
Support small business during pandemic...no closures but promote safe practices.
Support of more small businesses and stop letting the chain restaurants & businesses to overrun the small locally owned businesses
Successful places need people, not cars. Continuing to emphasize automobile throughput over human activity will create more blight in developed areas of the county. Existing community centers can be helped to thrive by incrementally improving pedestrian and cyclist access, and by SLOWING THE CARS.
Stop trying to make Cobb a mecca for the low income earners!
Stop the cash grab city hood shenanigans where city hood would NOT transparently benefit the citizens if the area (ex E. Cobb)
Stop giving tax payer money away to creat jobs that pay minimum wage. Stop wasting money on the Braves and Cumberland
Special outreach is needed to business owners new to this county or area - to help them navigate the necessary business regulations and learn how to widen their customer base. Businesses too small to participate in the Chamber activities need other avenues for education and networking.
Smart Garden communities can be very profitable. Offer membership, U-dig - We- Grow, School Internship, Agriculture Accreditation program(s), and Jr. & High School Automotive, Medical robotics Schools in Cobb County. MORE retail, NO more driving to Phipps Plaza/Lenox, bring it on Cobb County!
small makes strenght
Small businesses keep things personal and independent

Are there other Economic Development needs that the County should consider?
Skills training for low income folks.
Seek High Tech Industries
Save Shopping Malls.
Revitalize old buildings
Retraining centers as workforce skills change.
Retain high-quality and small businesses in our area.
resolve traffic issues before adding more large businesses that overwhelm the streets. Plan ahead first, widen streets first, then add the businesses
Remember who legally is paying the taxes!
public transportation
Providing more options for students who may not plan on going to college, offer more alternative options for students to learn skills to enter the workforce
Provide affordable housing and discourage investors buying in residential communities.
Promote small businesses. Attract unique restaurants to promote tourism.
Promote and maintain top residential and family position.
Planning for corridors to improve and revitalize. Adding CIDS when appropriate.
People at the top are manipulating and making tons of money for themselves. Driving the little businesses out and not planning for dislocated citizens. Shame on you. We see you.
Partner with KSIJ on incubators and on greater use of the airport and the Town Center area.
Opportunities for shared workspaces Incubators for small businesses
Open support for disadvantaged business owners and African American business owners
Only those that pay for themselves multiple times over.
None that I can think of
No.
No more housing
No business incentives.
No , not aware of any
Next time someone wants to move a major league team to Cobb, it should be done with full transparency, not in secret with zero input from the community.
Need to focus on quality of life rather than so much focus on attracting jobs. The people who work those jobs want to enjoy where they live, not just work.
N/a
More work from home opportunities. Be a friendly environment for small and medium sized businesses. Get government out if the way. Downsize government through attrition. The county is already one of the largest employers. That weakens a community.
More street-focused business aimed at pedestrians (a la the Beltline and the Avenue), mixed-use business space to replace old strip malls
More sportsFacilities
More sidewalks and bike lanes in urban areas, such as along Cobb Parkway
more grants for new nonprofits
Mental health care
Marta rail line as long i75
Lower taxes
Less reliance on public (tax payer) financing for stadiums, development, etc.
Less of the same stores per radius unless it is essential like grocery, fed up of all the banks around like Regions...provide a trash service and more recycling and picking up glasses and leaves for composting
Large malls had their heyday, but in their wake they left a lot of strip malls that are now underutilized. These should be revitalized to provide retail closer to where people live without everyone having to descend on Town Center or Cumberland areas.

Are there other Economic Development needs that the County should consider?
Jobs that actually hire when people apply. Jobs that have competitive pay and benefits for employees. We been to protect Employees as much as the employer currently is. Close the loophole of part time and no benefits for employees.
Increasing revenue to support low income housing, public transportation, medical assistance, food assistance and utilize parks and recs
Increase emphasis on true infrastructure, such as police presence, fire and rescue, access to medical facilities. Repair existing roads rather than unnecessary expansion of roads (like Macland road project); it's destroyed the charming community for that area- encourages moving outside the county.
If infrastructure, traffic, and crime are taken care of, economic development will naturally follow.
I work at a manufacturing company, so I wouldn't want any policies that would disengage business from the county. Jobs exist, just would like higher quality jobs
I think the county has plenty of economic infrastructure already in place. What needs to be done is use what is already in place. The Galleria is almost empty and it's sad to see it going to waste. Town Center mall is also half empty and maybe turn part of the mall into apartments.
I own a small business and have suffered through Covid, best thing Cobb can do is support small businesses, make Cobb AMERICAN, support AMERICAN VALUES. Support an infrastructure where small businesses can THRIVE! Get rid of big box stores!!! Keep Marietta Square exactly the way it is.
I love revitalization of under utilized buildings. Some of the high rise buildings on Veteran's Memorial Highway are delightful. Plenty of road to access. Keep up multiple use building. Keep the green and the animals. Don't take that away.
I like encouraging small businesses and unique restaurants, gift shops, retail, coffee shops etc. The larger chains always look for a headcount or income amount to decide if they'll open a business in the area.
How about NOT giving giant multi-million dollar corporations tax breaks.
How about letting entrepreneurs do their thing without government subsidizing their failures? That just transfers all the risk, and the onus, onto the taxpayers. You all should not be in the Angel Investing business with our tax monies. You all are sipping the Chamber cool-aid. Minus Corn. Gambrell.
Highly encourage small and medium size businesses.
Haven't given this enough thought to give an opinion
Have the county buy both Town Center Mall and Cumberland mall and turn them in to senior and assisted living communities and STOP allowing all these 55 and over communities.
Guidelines for small business should be clearer, inspectors should make a list of everything to be fixed on the first visit to avoid delays and unnecessary costs.
government should get out of the way of small business. stop making it difficult for business owners to thrive.
Give people a platform to speak
Get Jason Back
Focus on South Cobb. Let private enterprise thrive within Vinings, Marietta, Kennesaw, East Cobb without county interference.
Focus on less fast food, gas stations, \$ stores and more quality businesses/restaurants
Focus on Cobb Co, not international or regional issues. Focus on the people that live in Cobb county and their current jobs rather than bringing more jobs (and people) that may not share the same philosophies.
Focus on being a great place to live as opposed to rapid development, solve the traffic issue to improve existing quality of life
Fewer regulations on business to promote opportunity
Environmentally sound industries should be considered over polluters. Home ownership.
Employ more law enforcement officers and let them do their job!!
Education opportunities. KSU may have some paid resources but as a whole, Cobb County could really benefit from some more economical resources for business owners and entrepreneurs

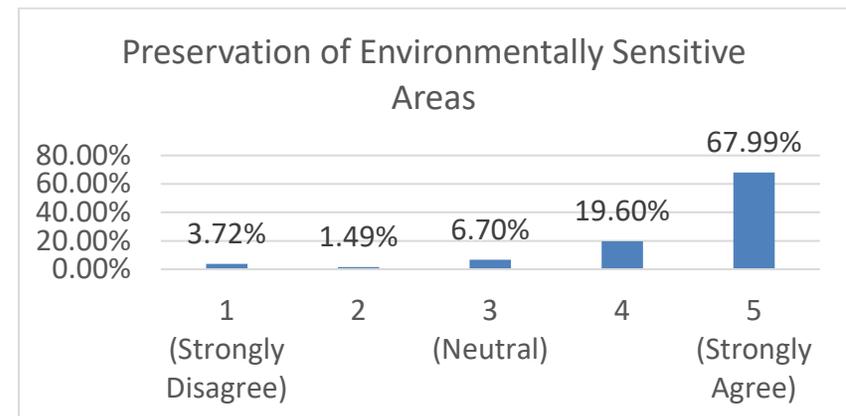
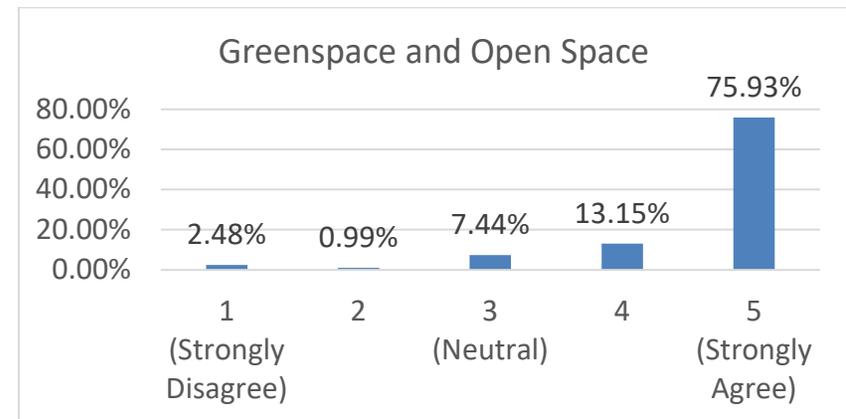
Are there other Economic Development needs that the County should consider?
Economic opportunity for mentally, emotionally, and physically handicapped people
economic development should focus on small business to not overwhelm the infrastructure and provide for localized growth and local sustainability
economic dev is double edge sword - giving incentives for businesses to dev means additional impacts to residence, burdens should be passed back to corporations to ensure infrastructure stability
Don't be so anxious to incentivize business. It may not pay off. It may have unintended consequences. It can be abused.
Don't feel qualified to know the needs that are not already being addressed
Do not allow illegal aliens to be delivered to, reside or work in our county.
Do as little as possible
Diversification of the industries that constitute the County's economic engine. We cannot afford over reliance on a handful of industries and need to remain a robust alternative and partner to surrounding counties
County should look at all areas that have 'gone downhill' and try to use these areas to rebuild the communities (ie Smyrna's Atlanta Rd area, Belmont Hills, etc)
Consider the economic value of wildlife. Workplaces where one can see deer, birds, etc are more attractive then sterile concrete. We need to make preservation of tree cover a priority
Consider how to attract investments without the traditional shopping center. Consider more projects that reflect transit and recreational activities like the Beltline
Cobb County zoning ordinance and NIMBY culture is an impediment to economic development. It's not so hard to steal the Braves from Atlanta. Real economic development happens in helping existing Cobb County businesses to grow rather than to use the zoning ordinance and NIMBY whining to stifle them
Business incubators for innovation
Build the Cobb Veterans Memorial. It is good for our community and for our future.
Bringing MARTA to the county. You got the Braves Stadium but did very little to address traffic or parking. You are building a dozen or more apartment complexes in SW Cobb but doing nothing to improve traffic flow or roads.
bring more tech businesses to cobb county
Bring business; all else follows.
Bicycle rental, outdoor focused shops, hiking and family outdoor areas with boat, bike, canoe rentals. Make Cobb a place for outdoor adventure, Azaia Road along the Chattahoochee needs UPDATING! New play park-Updated picnic/grill area! Better parking along the river.
better tax incentives for small business owners
Ban helicopters except at airports.
Avoid damaging effects of energy driven boom bust cycle i.e. spend wisely when the economy is slow don't buy the false narrative that sez wait 'til the economy picks up and then later when its busy suddenly it's too expensive ie don't try an time the market lest the market time you
Audit ever company that gets a tax break to ensure they are fulfilling their agreement
Audit companies that have received incentives and make sure they have complied with their contract.
Assistance to help low income families with home repairs, historic preservation of unique architecture, both residential and commercial.
Any redevelopment needs to also address patterns of crime so that people will actually want to do business or live in the area.
Any economic development that increases the tax base while NOT increasing the population and traffic has my support. Rent seeking by big developers had to end. County government is way to cozy with developers especially land developers.
Allowing alcohol pour permits at private venues
Again, say what you mean, and mean what you say!
Again these are sufficiently vague that they could mean most anything. We must always balance growth with available county services so as to not burden existing services.
Affordable housing that isn't an apartment or townhome
Affordable housing for low wage workers. Also for the elderly
Actually invest, help the residents with safety by investing on more street lights more surveillance cameras
* Job training and summer employment programs for teens * Small business assistance for Cobb residents

BROADBAND NEEDS ASSESSEMENT

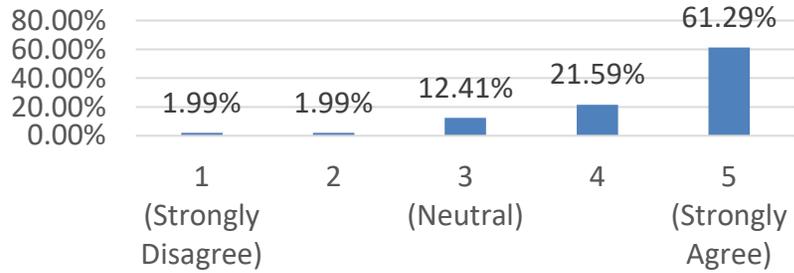


NATURAL & HISTORIC RESOURCES NEEDS ASSESSEMENT

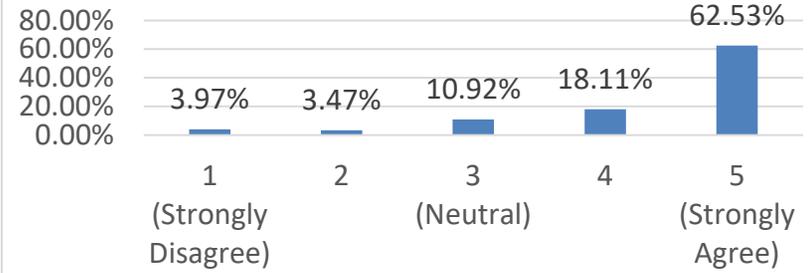
Cobb County Should Continue to Focus on:



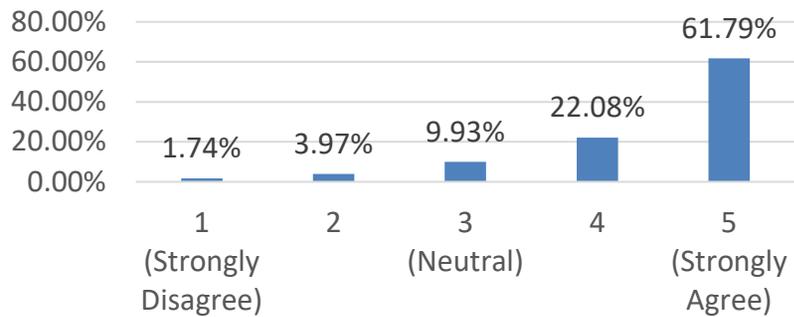
Preservation of Historic, Archeological, and Cultural Resources



Environmental Mitigation from Traffic Development



Wildlife and Plant Protection



OTHER NATURAL & HISTORIC RESOURCE NEEDS

Are there other Natural & Historic Resource needs that the County should consider?
Stop mud
County funding and attention is needed for the Historic Mable House. A plan needs to be put in place for stabilization and preservation. Community and philanthropic resources are available, but not without active, visible county participation.
Increase public awareness of green resources like the CRNRA, providing better sidewalks and easily-walkable communities to get people outside more
Even small flood plain areas support diverse wild life. Make sure these are preserved
better protection of Clarkdale Historic District from nearby industrial development by Austell and Cobb County
Preserve Aunt Fanny's Cabin. Preserve and enhance Johnstons Riverline, especially the shupades. Maintain the integrity of historic Vinings. Add greenways and trails including connecting the Silver Comet to the belt line.
More passive parks
Ban burning leaves as it is dangerous to breath, promote electric tool use among your own employees, reduce use of gas blowers overall...
Stop encroaching on public lands and create more parks.
Embrace the fact that we are not a relevant historic area and drive consideration toward being a 22nd century living area.
Stop selling any available land to the highest bidder! The Braves agreement took millions of money set aside for parks and we lost valuable land and options that are gone forever. The Braves are NOT priority! They have brought negligible money to Cobb at our huge expense!! Stop the lies!
Do not eliminate historical places and monuments
Bike and walking access from East Cobb 30062 to Kennesaw mountain
Focus on cleaning up waterways, such as the Nickajack and others.
Please look to the future. I am a 39 year resident and I am afraid my own children will not have a beautiful and natural place to continue growing up in. Development is inevitable and good, but it needs to be balanced with the natural beauty of our land. Work with nature.
The unseen water tables. Old septic tanks are all over Cobb County. They should be cleaned about every 3 years.. Most are not. The tanks themselves may need replacing and the county should set aside money to help those owners replace them. It could be bigger than anyone has considered.
Easy on the concrete laying.
How about making sure we apologize to every bug we step on in order to appease PETA? We can have a brownshirt army patrolling every square inch of the county who beat the snot out of anyone who violates this most-important ordinance. And if they see anyone with MAGA hats - beat them senseless.
Development of Noonday Creek Trail
As people move in, it changes the ecosystem to an extent. We have to make room for people while allowing nature to flourish. Being good stewards is the answer. Money/profit should not be the driver.
local sustainability
Water flood runoff
not enough big parks
more park space
I'm concerned about mass transit in Cobb County. It seems that some of this is code for high density housing and mass transit.
Protection of Natural and Historic Resources
Any available lake property should be converted to parks with walking trails and fishing opportunities.

Are there other Natural & Historic Resource needs that the County should consider?
Better balance towards the historical importance of our County. Present board dismisses historical reality and fact as disturbing or offensive.
Attention to impacts and consequences of climate change
walkways for people to enjoy the great outdoors!
Stilesboro too
Green space. Development of land from park bond land
Protect water sources
What is the threshold of Natural and Historic Resources? How can areas be added to being protected.
Partner with Life University for preservation of Pioneer village as it has fallen in disrepair.
Stop cutting down our historic hardwoods. Preserve historical sites.
Historic Marietta
Parks department is understaffed considering the acreage added in the last 15 years with park bond purchases.
What is the last one?
In all sections of Cobb.
This entire area should be Cobb County's litmus test on any other project they do.
Preserve the cemetery at Sprayberry Crossing and other small cemeteries across the county.
More parks
I was pleased to see that Cobb County is participating in the Chattahoochee RiverLands project, and I hope this project continues to be planned and developed.
Parks old farms
stop trying to develop every square inch of cobb county.
more parks and green space
Encourage more citizen / neighborhood involvement in keeping Cobb clean (adopt a mile, clean up waterways / rivers, etc.)
Wildlife in this area have taken major hits. Enough already. Flooding and greed is making this area look like a cement covered jail.. it is no longer a great place to live.. too any people jammed into this area
the storm sewer system is failing. developers must improve the infrastructure prior to building
We need to maintain green spaces and not become an urban environment. Still needs to be family friendly and offer recreation. But let's not go crazy on "saving the planet" either! I see blind economic development as the greatest threat to the environment. We need balance!
No, any one of these would be welcome.
It is so much harder to go backwards to making adequate green space. Please plan generously now. Please consider the bigger environment and what role is even going to be healthy for people if we don't preserve the living things around us.
Don't let Amazon come in. Preserve the peace....that's why people like it here. The beauty..they didn't move here to have a warehouse in their backyard
too many trees are being taken down for development
This should be high priority
When I moved here (2011), I felt so lucky. I felt I lived in a national forest but had access to anything I possibly needed in 5-8 minutes. I wish it could remain that way. The development on the Barnes property at Glore and Floyd is horrible. I am seeing so many parcels of land stripped. Awful
Destroying wildlife areas such as areas near Noonday Creek
Try hard to preserve the first three above (while there is any left to preserve) and worry less about aggravating developers and big business.

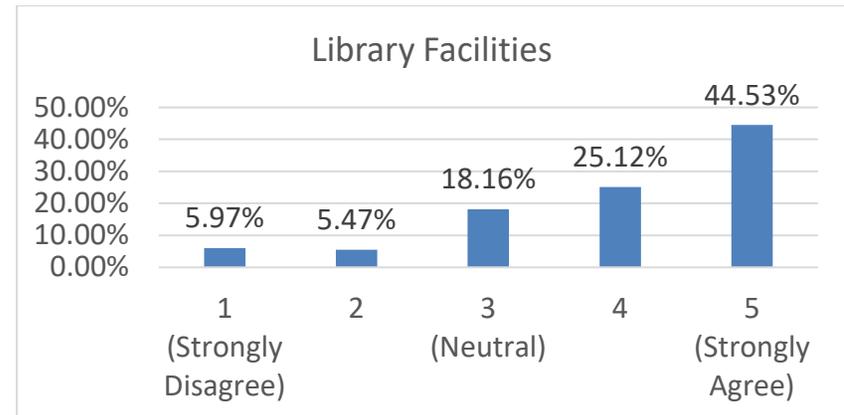
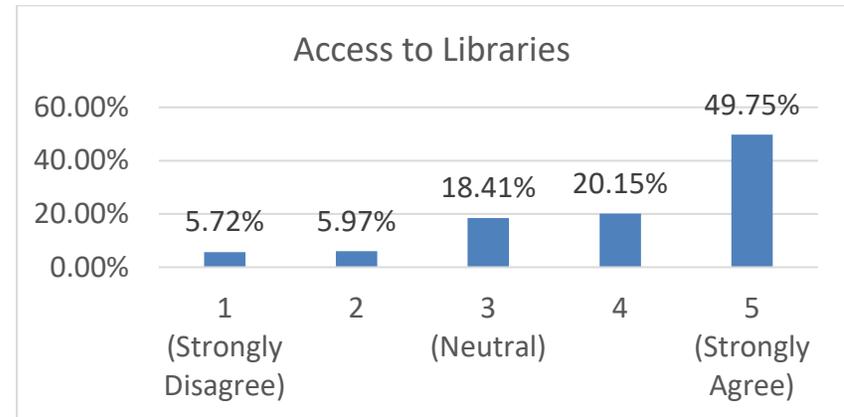
Are there other Natural & Historic Resource needs that the County should consider?
We added many green spaces in 2018, but the PARKS Dept needs a few more employees to start maintaining the new properties. People love having trails to walk in the peace and quiet of nature!
Sprayberry Rock oldest artifact of ancient civilization in area has a County Plaque Anthropological Significance is sitting out in the weather at Old Wachovia Bank also the Trail of Tears signs that have disappeared over the years near the site of an indigenous Settlement there at Sprayberry Corner
Lake Allatoona watershed is largely ignored by local gov't, it must be protected.
Sufficient Energy and water sources
Fund all the SPLOST sites and preserve more green space! Listen to the small nonprofits.
Less pavement in parking lots and for streets would be helpful. We need compact neighborhoods and neighborhood parks. More places we can walk to so we don't have to get in our cars.
Preservation of Black and Native American cemetery sites, tribal grounds, and Black churches
Don't try to change history. It happened the way it happened! Focus on doing the basics instead of this
Increased greenspace
Maintain historical sites, even if they are politically correct
Community parks have become a major part of many peoples lives continue to develop these spaces
Actually follow the natural resource plan which doesn't really happen. Quit dumping directly into Noonday Creek.
"Parklets," clean energy, pollution, public seating, community gardens, tree cover, walkways and traffic safety
"Parklets," clean energy, pollution, public seating, community gardens, tree cover, walkways and traffic safety islands in highly trafficked areas,handicapped access, library fines used for book purchases rather than general fund, noise abatement
Sope Creek is in desperate need of help where it begins in the Marietta Square. There is so much trash and safety hazards, the creek should be a value add to the area and it's treated like a dumpster. Many wild animals call it home.
There must be a balance/harmony between nature and man. In general I'm in favor of protecting our environment but not to the point of onerous restrictions, mandates & costs to developers and homeowners.
Build wildlife bridges to connect larger green spaces - Dallas Highway and Burnt hickory roads at Kennesaw battlefield would be a good start
All the creeks, lakes and rivers in the county need to be protected. Anything of historical value needs to be accessible to the public and the public needs to be made aware that these venues exist.
Procure LARGE greenspace areas for the future.
Stop intense developments which cause runoff and destroy trees. Resources are limited. Consider a moratorium on dense development.
There is so little left in East Cobb, we need to protect what we have
Stop removing historical statues just because someone thinks its offensive.
Make protection of stream buffers a higher priority. Have a total ban on building in flood plains. Take more action on noise and light pollution.
Have less traffic clusters on regular roads, make drivers obey traffic laws, force drivers to watch out for children and pedestrians near asphalt
Preserve undeveloped land. Cobb is already over-built. Stop clearing huge swaths of land for new developments and more impervious surface. The undeveloped land and wildlife were what brought Cobb it's charm and peaceful quality of life.
Creating or preserving historical sites like the Indian mounds in cartersville, ga

Are there other Natural & Historic Resource needs that the County should consider?
The county's creeks are not able to withstand the runoff from new construction, and they are being polluted with petroleum runoff.
Overdevelopment has a direct impact on this
Consider climate change issues like increased risk of flooding.
Preservation and Growth will always be in conflict. Decisions should be carefully weighed, not "sold out" to the highest bidder.
Protect areas that express the history and character of Cobb County
Stop allowing human feces into the stowage river and Lake Allatoona
More bike/walking routes
Stop allow every multi-acre property to be turned in to a subdivision with houses right up on each lever
Need more green space and wide open space. No more housing!
preserve what we have.
This area is of my utmost concern. I'd like to see more true bike/walking paths; not little spaces added to the edge of a busy highway.
But focusing on greenspaces doesn't mean destroying the current nature to put up a "natural" park. Don't destroy our wonderful trails at Kennesaw Mtn Park with backhoes to put up a eye-sore of a concrete bridge. Don't destroy nature to put in a monstrous sidewalk no one will use.
Stop destroying green space! There is less and less rural property.
Air quality
Maintain open spaces and passive parks.
Don't put plants before people, but balance new communities built to include public access green spaces. Any way to increase parking/access to Kennesaw mountain? Consider a low cost annual park pass for county residents. Maintain historical sites.
We need to protect our tree canopy. Strict laws should preserve more trees by ending clear-cutting and requiring developers to prove a need for removing trees.
Yes, County Management should aptly recognize that removing historical monuments and/or names will result in voter organized dismissal !
Any industrial development that requires clear cutting large swaths of forest should be discouraged. Subdivisions that clear cut large tracts of forest need to be reined in.
Keep Dobbins Air Force Reserve Base and Lockheed-Martin operational.
Wildlife preserves, with green space pathways for people to enjoy a walk in nature. Preserve more historic structures and stop tearing down older homes for new construction. Keep older trees in development areas instead of raising the whole lot.
Update the Chattahoochee area along Azalea Road. Bring it up to date. This is what Cobb County needs the most.
Maybe state run rentable Yurts in the forest areas of the nature preserve; not near neighborhoods or residential areas, though.
The deer need to be considered when development occurs. They have certain corridors in which they travel and developers should have to allow for such when carving out sites for their projects.
do not continue to over build
Not to my knowledge.
Do not encroach on creeks, rivers, lakes, parks.
NO CITY HOOD!!!!!!
None that I can think of

Are there other Natural & Historic Resource needs that the County should consider?
A comment about "trails." Just because you paint a broken yellow line down a sidewalk doesn't make it a recreational trail.
Keep the trees, stop clear cutting for development.
Budgets for advertising these resources that will ultimately bring additional revenue and SPLOST dollars.
Connect the parks with natural paths when possible. The way Oregon Park connects to Green Meadows
Keeping Cobb beautiful involves keeping some of Cobb natural
Reality - once you rape the land, that's it. Stop overdeveloping and try to preserve the little bit of nature left. It should be a major wakeup call when half the county wants to create cityhoods

LIBRARY NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER LIBRARY NEEDS

Are there other Library needs that the County should consider?
More Tom Clancy
Libraries need to open more hours, and somehow their physical resources need to get to smaller communities. Bookmobiles are a start, but more is needed.
Increasing public awareness of library resources like special events and available technology, increasing library hours
Enhanced electronic resources and modernized access to more ebooks with fewer issues logging in than current Libby System.
Every library should have computers the public can use.
Encourage children to read.
Outreach to underserved communities to allow them access to all the great resources the Cobb Library System has.
Improve online options for Kindle books, renewing cards and making smaller libraries like Vinings a place to come for more than just checking out a book. Promote activities, speakers, classes, etc.
Embrace the fact that we are in a digital world and that print based institutions are no longer an important (or at least prioritized) concern for local governments. If anything, focus on how to make these institutions relevant in a digital age.
Public art initiative to purchase art from local artists to be displayed throughout the library system. A call for Art should be issued to the public.
I do not know enough about our libraries as I should. Perhaps they could set up free access to university libraries or libraries from major cities. (NYC, Chicago)
Cobb libraries are awesome.
Maybe purging them of Communist propaganda? Just a thought.
Keep them open more hours per day
Continue access to online resources
I wish you would consider access to libraries for those who don't drive. The large, centralized libraries may be efficient to run, but I can't walk to one. Using Rideshare to get to the library isn't cost-efficient.
Provide more funding for expanded staff and budget for programs. We love the programs our library offers for all ages, but we'd love to see what more they could do with better funding! I think our libraries would also provide extra benefit to the community if social workers were on staff.
more classrooms
We need to keep reimagining these facilities and take advantage of some cost-savings associated with technology. Libraries help low income families especially and help raise their standard of living, but we need to repurpose them to an extent (job training/home economics courses, etc)
Easier access to library resources for all outside the library (internet access etc)
In the age of the internet, libraries are like newspapers.....obsolete
Library system here is great.
Cobb County has a wonderful library system that is underutilized. The system needs better PR.
pc& phones are replacing it
buying a broad range of books - fighting efforts to censor
The county should collect data to determine which areas have a demand for Library Services.
Increase the number of Audiobooks available at the library.
More Spanish books in libraries
Satellite locations should have access to ALL main library (Marietta) subscriptions (at least on line).
Libraries don't have enough resources for Spanish speakers
Nope there are enough library.

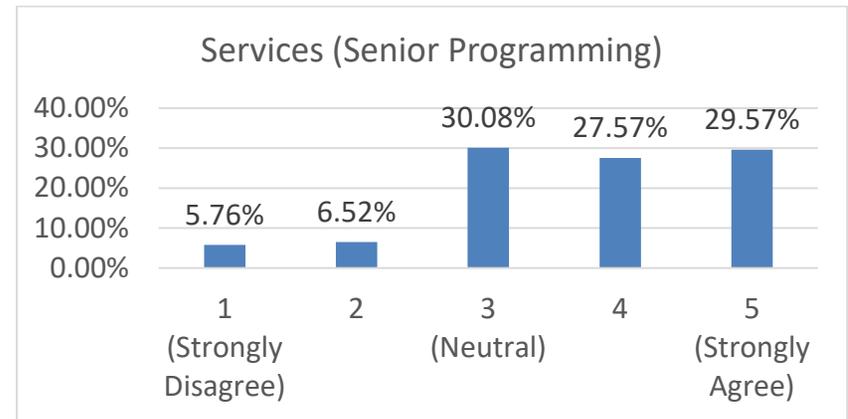
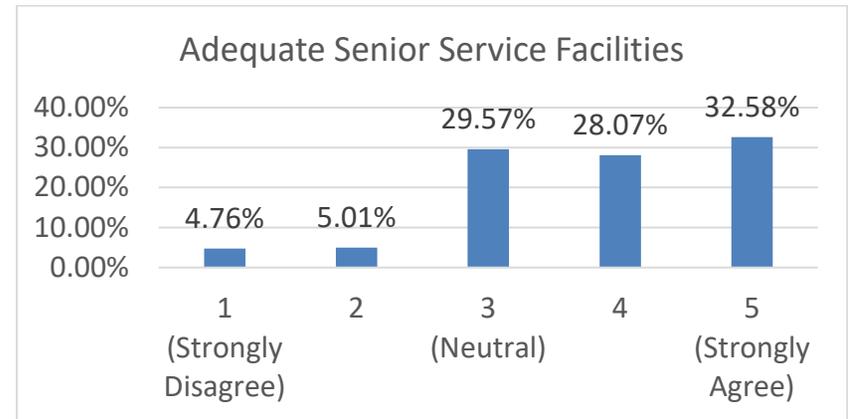
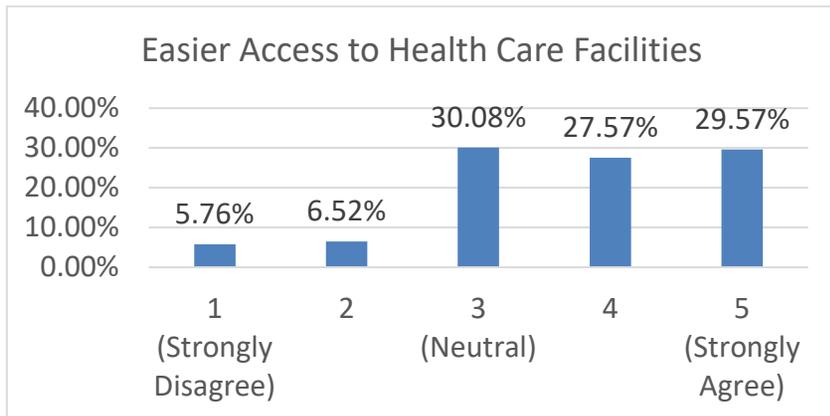
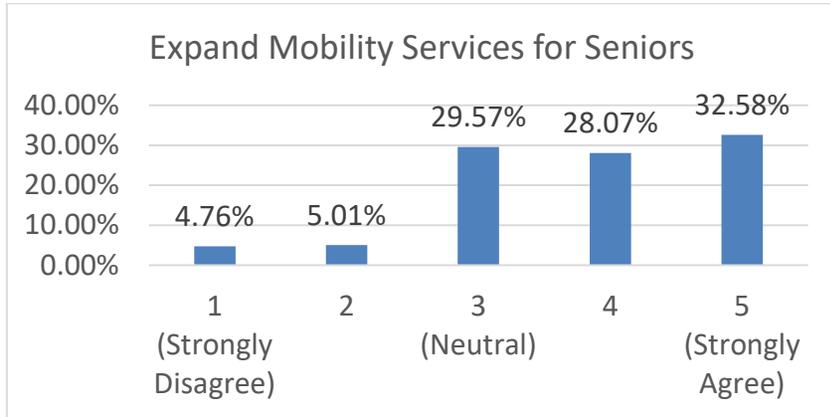
Are there other Library needs that the County should consider?
I just signed up for adult drawing with the parks and rec at sewell mill. I really use the library A LOT. I feel like the access to the libraries is currently fine. However, I'd like one or two in the county to be open on sundays
I LOVE THE LIBRARY! The new Northwest Library is amazing and a cornerstone of the community! LOVE, LOVE, LOVE!!
I do not access my library because seating is taken up by sleeping vagrants.
The need for libraries is declining.
Stop spending funds on fancy buildings and spend more on reading programs, tutoring services, education classes on home ownership
Multi-purpose opportunities
Integrate further with the new electronic world and home computers
Passes to attractions.
They seem fine as is
No. Traditional libraries have been replaced by the internet. The county should consider selling and/or repurposing the land that host these outdated facilities.
I cannot express how much the libraries are important to communities and should be supported as such.
They should all be updated like Sewell Mill
We are in a digital age, no going back. Make books available digitally.
Push for FIBER connections in all Cobb neighborhoods and businesses.
High speed connectivity is the future of libraries.
Improve existing libraries and access to them is cheaper and easier than building new ones.
Hello virtual world. Libraries and books are not being used the way they used to be. I am a book lover. I think technology access needs to be greatly increased. I see the libraries evolving and hopefully becoming more like community centers. For sure, do not close them down. Add community services
Libraries need to be funded in a way that says they are essential. Libraries serve every single citizen in the county. They are central to a community.
There should be a focus on digital libraries, not all Brock's and mortar
Libraries have see there day in the classical sense, however they definitely could be reused as something else, not sure what but it should pay for themselves. Otherwise close them. Never understood why we have a library in every school and a county library system.
Extended hours, increase borrowing materials and programs, information available at the library should be on PAPER, not just in electronic forms
They can be wonderful hubs for community involvement- which enhances mental health and strength of community...
Update the facility - variety of activities and electronic devices
Libraries are so important. I wish more people took advantage of them.
Larger availability of all types of Books and Reading Material Allowing magazines to be checked out.
Seems to be doing a good job.
Don't close any small libraries just to build more mega libraries. People should be able to walk to their library!
While I believe in the Library its about access and the digital is increasingly more important than the physical brick and mortar so consider more creative remote access capability vis local media outlets
libraries are good now

Are there other Library needs that the County should consider?
Please make sure there is not censorship of HISTORY. Real history, not "Revisionist" history. And also, the ultra woke stuff that pushes children into normalizing pedophilia and nudging them into questioning their sexuality, you might want to not have that sort of child abuse available.
Libraries are dead, much like newspapers. Time to stoppurting resources into them
County should fully fund libraries rather than needing private donations to support. Libraries are a treasure.
Continue to promote literacy and have libraries parter with coffee retailers to draw the community in and create a space for literary growth, community connection, and arts.
Providing access to the internet for library users is becoming more important as time moves forward.
Libraries are no longer needed.
Ensure that our libraries are up to date from a technology perspective
More technology
Use library fines for book purchases, further seating/mobility scooters for large libraries, extended library hours, outside seating
Use library fines for book purchases, further seating/mobility scooters for large libraries, extended library hours, outside seating
More after school and family programs for kids
Maybe time to reimagine them in a new way?
Make more books digitally available
Everything is going online, the libraries should also
What is a library? Have one giant library and make the rest pocket parks
Everything will be digitized in the future. Very little need for structures.
Stop building government facilities. Use the ones we have. The General Fund is already strained with personnel, operating, and maintenance costs.
Library hours - extend slightly
More hours
Focus more on making services available online.
Branch libraries need more books. Switzer gets the lion's share of them. More internet access for low-income patrons.
More locations within 1 mile in areas that lack many resources
Library workers should not be the "mask police".
Using our libraries as hubs for community activities is valuable. Library resources should also be enlisted to help fill learning loss/gaps for our students caused by Covid.
They should consider using libraries for various classes, community learning, continuing edu, Cobb Co employee training classes, rent out conference rooms for income, etc
More live children activities online
Libraries are almost obsolete and are searching for a mission.
funding
THE COUNTY SHOULD CONSIDER USING PUBLIC LIBRARIES AS A CENTER WHERE RESIDENTS CAN RECEIVE KEY BASIC GOVERNMENT SERVICES SUCH AS TAG RENEWALS AND TITLE PROCESSING. THESE SERVICES ARE ALREADY DONE ONLINE (THE LATER WITH CAR DEALERS) AND GIVE FOLKS AN IMMEDIATE MEANS TO HANDLE THOSE
better online access to library resources. The Cobb Co online library system is poor and could easily be revamped to provide a wonderful source to kids and adults alike
Actually have one that isn't from the 1960's!

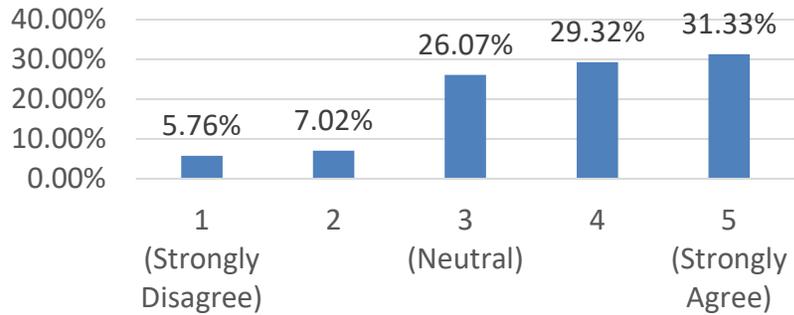
Are there other Library needs that the County should consider?
With the advent of the internet we simply do not need as many libraries. Having said this we do believe libraries serve a valuable function.
Don't close down libraries.
Golf cart trails could increase access to local libraries in ways rapid transit can't. Allow safe lighting, expanded hours and services. Continue with free access to computers & mixed media. Relax the restrictive policies for small groups to use the conference areas. Public input for subject matter.
Library use should be more accessible. The one in downtown Powder Springs was closed for so long compared to others. They almost never answer the phone. I called for months only to be told children could not be issued a card. Ridiculous.
I disagree with the design of library/community center that seems to be taking place in some locations.
The world is transitioning to the internet instead of physical books. Brick and mortar libraries will be obsolete by 2040. What ways can Cobb benefit from this change?
Support childrens programs to promote kids reading
Public transportation direct to libraries. Hold author signings at our libraries to encourage people to visit.
More libraries with town hall meet up buildings that are attractive.
Solar panels, water filter refill, lots of windows, colorful and happy with kid friendly sitting areas. I like what down- town Milton did with their library. Walk to pizza and coffee shops across a pedestrian friendly crossing.
I fear that they will become obsolete because the wealthy can buy books and those who use the library most have the least capital to be heard. Their service as a shelter and providers of the internet is a resource for the community that should be preserved even though it's not profitable.
think outside the box for what the libraries can do and be for the citizens
Stop introducing children to deviant lifestyles such as LBGQT& transgenders. There will be consequences for that!
There should be one closer to the intersection of Barrett Parkway and Dallas Highway. The county should also use its leverage to have a Post Office built near that location.
We do not need any more library buildings.
In today's world, we need less brick and mortar and more online.
None that I can think of
I like our library system a lot. I know people might object, but there are some things that could be done to raise MODEST revenue to help meet its costs. I'd favor a small fee (\$5 or \$10) for card renewal. And maybe a \$1 charge for reserved books to be transferred to branches other than Switzer.
More libraries near KSU
Messaging that highlights the many services that are underutilized.
Isn't library usage down due to internet availability?
More programs for children
Talk to Gwinnett. Their system is doing some cool, innovative things.
I think the widespread use of computers and the internet is diminishing the overall use of libraries.

SENIOR SERVICES NEEDS ASSESSEMENT

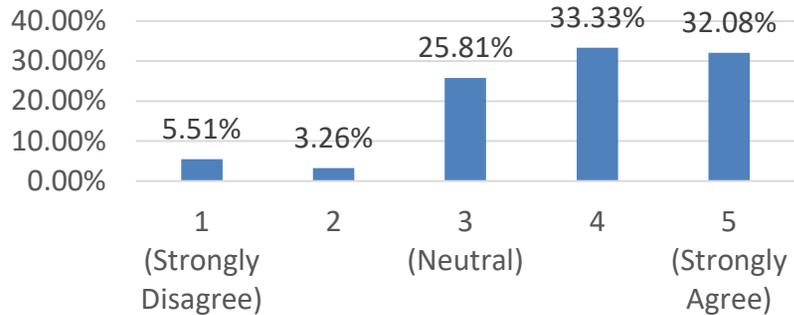
Cobb County Should Continue to Focus on:



Advocacy for Senior Services



Programming for Volunteerism



OTHER SENIOR SERVICE NEEDS

Are there other Senior Services needs that the County should consider?
Prepare for more Boomers retirement
Affordable Housing for Seniors
No Brainer- Pay it forward! they are retired teenagers, tax payers, that are in need of life-long activities in communities that has exciting challenges.
Invites to schools, Educate students about seniors (course)! A technology School for Seniors 55 & up.
More mixed-use/mixed-age housing to facilitate senior care and interaction as opposed to senior-only living
Affordable senior homes. Not apartments or low income just homes in the more affordable ranges. Most in our area are \$400,000 and up. Need more in the \$250,000 range.
Regular bus routes - not paratransit, simply more bus routes so Seniors, students, handicapped people, and more can easily and regularly - 2-4 times per hour - catch a bus to get wherever they need to go.
Remove the tax exemption for seniors. Our schools are falling apart and seniors benefit from the property value associated with their schools. It is not fair they don't contribute. We need new blood and families to move in, so hard to positively discriminate seniors? It makes the area less dynamic!
USAA had an article on creating "Communities" to support seniors. Offer more tech classes to use their phone, services to help them age in place and stay in their homes. Tie the high school mentor programs to supporting this initiative.
Just a reminder that while our Senior Service reputation is an important facet of the County, we need to balance resource allocation between this and things that service the single and family demographics.
Help convince the board of education to tax seniors that move into the county to avoid helping pay for schools. People that have paid in for 5 or 10 years can be exempt, but more needs to be done to help schools. Helping schools benefits all!
I'm a senior and I don't need your damn government intervention, which of course will be done with taxpayer money.
Leave all of this to the private and nonprofit sectors
Free education, student loan forgiveness.
Provide transportation for seniors and disabled people who don't drive regardless of where they live in the county. If they are residents and taxpayers, they deserve equal services. I am a 37-year Cobb County resident and can't drive. I can't get para-transit service at my address.
Cobb senior services are great! Keep up the good work. Not sure we need "more" but definitely want to keep up the good work.
The most important service for Seniors is having enough affordable decent housing that they don't have to decide between food and housing.
One story housing
partner with local schools, police, hospital, daycares businesses & libraries for programs.
look into ways to make retirement care more affordable & accessible especially memory care.
Meals on wheels.
Need more handicap availability
I think these needs are better serviced by the private sector but realize that people do need some assistance
The county should collect data on the usage of existing Senior facilities before adding more.
Senior services are generally not a government function----leave that to private enterprise and not government bureaucrats
Small fees were a dispute/concern. Any program/service should be at least cost neutral. Basic for any

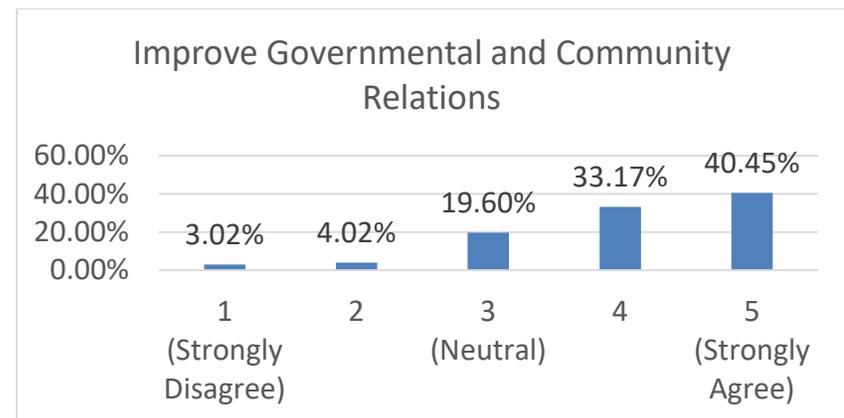
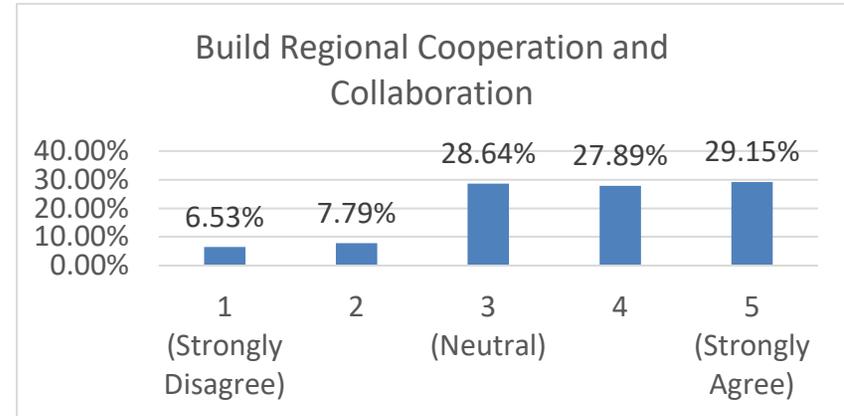
Are there other Senior Services needs that the County should consider?
have someone at each Sr. Center well versed in the VA benefits so a Cobb resident can come talk to them to make sure they are filling out VA paperwork correctly for Cobb residents!
I think a LOT of people are growing up single (with no kids or family), so we will need expanded services for our seniors.
Senior programming needs revitalization. Senior centers have become essentially Adult day care!
Better flex transports, more meals on wheels, more respite care services, free services needed for veterans and low income
Better transit
Further engage of the churches of the community. They do a better job than government
As someone who would gladly volunteer, it would really help if there was more outreach/recruitment of volunteers. We do not have enough of a safety net for seniors or their caregivers in Cobb or in Georgia.
More community centers
monitor senior living facilities to be sure our seniors are not being abused. many seniors don't have the luxury of having a family member as their advocate. those seniors are often forgotten.
Provide seniors more opportunities to contribute to the community and schools. Japan does a wonderful job involving their seniors as a national resource.
Schools should have adopt a senior program.
Reasonable cost housing; the Shallowford/Johnson Ferry church approval should have been all 55+ cluster homes
Good public transportation could fulfill the mobility need of most.
I really don't see a lot of added value in what seems to be available. Need to look more at what Active Seniors enjoy and what is needed to help transition to old age. need to add a lot more technology. Current programs are for really old or disabled seniors.
None, these are not the function of government.
Consider the number of senior living facilities that are popping up and regulate them so that pricing remains within reach.
I'm nearing 65 years of age. I don't need special services. I just don't get why we should be considered a different class of people. If we planned right, we should not have issues that your survey seems to insinuate.
Incentives for companies to build and operate reasonably priced senior care facilities. The trend toward top echelon facilities in the county does not address the needs of seniors who have limited or modest assets which prevent access to these high end facilities.
Transportation Lyft and Uber are available but can be costly Alternatives need to be in place.
I am a senior and don't use the senior facilities.
Don't know if I ever will.
I've been told Cobb has a good system to support our seniors. But a very bad system to support our Veterans.
Maybe expand opportunities for seniors to apply life skills and experience to contribute to community development
These should be private concerns not county concerns.
Stop trying to wedge senior living inside residential/single family home neighborhoods
Transportation
Need more focus on schools and young people
Affordable senior housing/rent control provisions for seniors

Are there other Senior Services needs that the County should consider?
Seniors are a growing population so their services should grow as well.
Affordable housing
Help with home repairs
Transportation and Healthcare needs
More affordable senior housing. Prices are exorbitant
Home repair assistance, equipment "libraries" for loaning/sharing resources, cross-generational social programs (mentoring, child/teen and senior social programs in libraries, recreational centers, part-time work and shared housing listings/services, "parklets"
Home repair assistance, equipment "libraries" for loaning/sharing resources, cross-generational social programs (mentoring, child/teen and senior social programs in libraries, recreational centers, part-time work and shared housing listings/services, "parklets"
No more overpriced senior communities- there should be more affordable options for the middle class of seniors
Cobb County has plenty of services for Seniors. We have plenty of hospitals which do not consider real science or actual health anymore. We need to encourage more naturopaths, natural health, functional medicine services
Rebuild the Cobb Aquatic center. Make it something someone would actually want to go to. Hotel & tourism dollars generated by swim teams & visitors to large swim meets would go a long way, the impact it would make to clean up the area at the civic center & help the businesses on the square.
Transportation services for seniors who must stop driving but are safe living in a family home alone.
The county shouldn't be in the charity business. Attract people who are makers not takers to live here. Those people will contribute to help churches and charities thrive. They will provide services to existing populations who need them. Tax dollars should NOT go to charity.
Low income seniors need assistance with essential home repairs and possible modification to help with mobility issues.
Expand mobility, volunteer and advocacy service for disabled to be included with seniors when over age 50
Removing property tax break
Support for seniors who have no family nearby. Help connect seniors with the community. Pair up schools with senior facilities/programming so that both generations can benefit from each other.
Teaching senior citizens the options they have for housing
WE have a lot of seniors in Cobb maybe a place that single seniors could get together.
I don't know about the rest of Cobb, but West Cobb is all set on senior centers. As a matter fact I think it's a weasley way developers are trying to force density into the west Cobb area
Any programming for volunteerism is a plus. Maybe the "library and senior services" spaces could be seen as a mixed use setting. Interaction of Seniors with youth, could be expanded in that fashion. I'm a senior and have always wished for getting the seniors and youth experiences to evolve.
Encourage mutual assistance.
Transportation
Expand the hours and offerings at the senior centers. They should be open on Saturdays.
Do you want to be a retirement center or mixed development tourism center? You can't be both.
No more building of assisted living facilities it's ridiculous!
Survey the needs that Seniors in the community have and are asking for rather than assume they have the same needs as seniors in other counties.
Privatize these services. Stop spending county tax dollars on activities that only a small portion of the senior population utilizes.

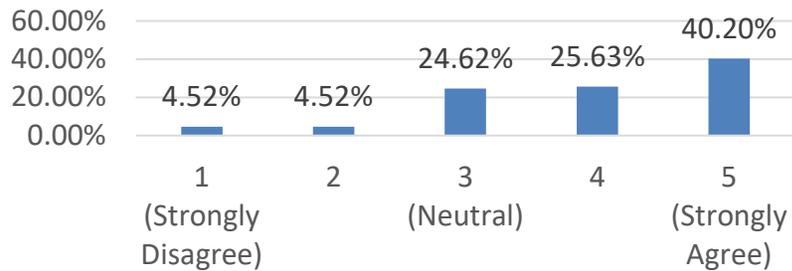
INTERGOVERNMENTAL COORDINATION NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:

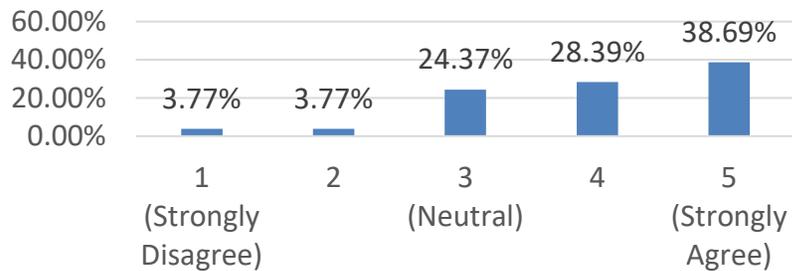
Are there other Senior Services needs that the County should consider?
consider pairing high school programs with seniors for companionship
Senior Services should be focused on where 55+ communities are located. Why spend money to provide services to the general population when you can focus where the folks where the needs are actually located?
It seems to me that the county actually does a pretty good job servicing its senior citizens.
Cobb County does not want to encourage excessive senior growth since we do not pay school taxes putting a huge burden on young people. I am a senior and I have real problems with seniors be exempt across the board from taxes supporting schools.
support over 55 communities they should have amenities - not just large blocks of housing that bring nothing to the community. Support golf courses, swim/tennis to encourage an active senior lifestyle, and to provide a draw for seniors who are active and are going to spend money in our communities.
Why does a VAN driver need a CDL in GA? Transportation companies can't hire enough otherwise qualified drivers for Sr Citizens and Handicap riders without absurd restrictions and licenses. They are not driving full size busses after all. Can we develop a licensing process that's fast tracts hiring?
Fully staff and better wages for senior services employees. Get rid of some of the excessive layers of management. The bloat.
Senior friendly parks with plenty of easy parking for access. Lakes for ducks and swing benches. Dog parks with shaded areas for sitting and watching their animals play. Water fountain displays. Flowers. A public indoor pool with an up to date, cheerful facility.
protective services will need to be increased as this community continues to grow
Not qualified to say as I use very few of the existing ones.
Social Services are better left in the private realm. With the exception of Case Management and aid for low income seniors, the rest of Senior Services tax dollars should be saved in our tax system. So few people use Senior Services Centers, they absolutely should close
Yes. Focus more on our seniors. It seems that so much talk is on the teens. Our seniors deserve adequate places to work out, shop or eat without the negative actions and verbage of our teens. I have noticed this on numerous occasions.
Encourage companies to hire seniors who still want to work.
The senior population is growing - people are living longer than ever before. Let the private/non-profit sector handle the programming for volunteerism while government can focus on programs to assist the elderly with mobility and public health care.
We need to care for seniors through advocacy and volunteer programs. Limit the number of retirement centers and 55+ communities. This must be balanced with single family !
Programs at senior centers to acquaint seniors with various types of services they might need are more valuable than ever. Classified ads that used to be in a few places are spread all over and often out of date. Telephone customer service is awful. It's just gotten harder to find information.
Senior services are one of the few departments that is robust with exception of mobility services.
A service that provide "well-care" checks.
Cobb generation is getting older— if we can keep them here as seniors, we can keep their kids here for next generations



Improve Coordination with Cobb School District



Maintain and Improve Intergovernmental Relations with Cobb's Municipalities



OTHER INTERGOVERNMENTAL COORDINATION NEEDS

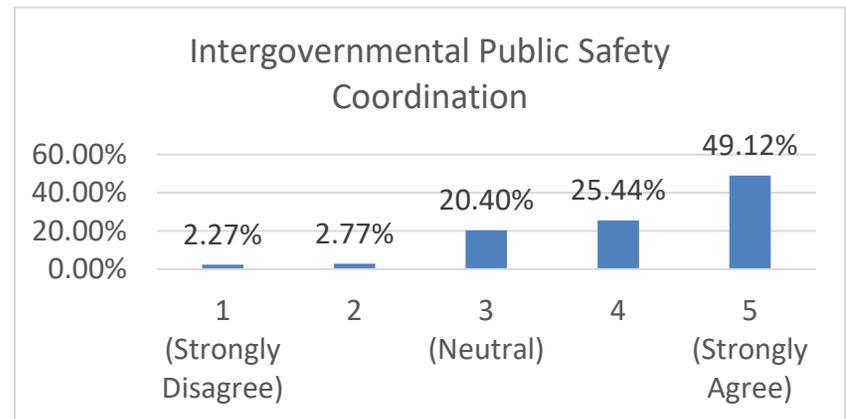
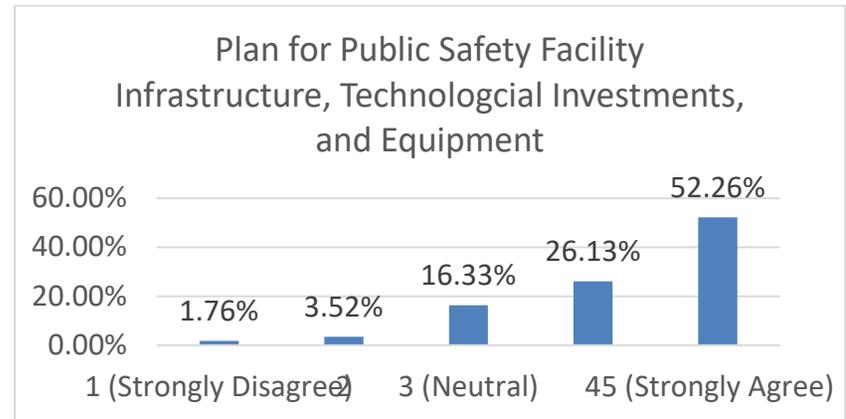
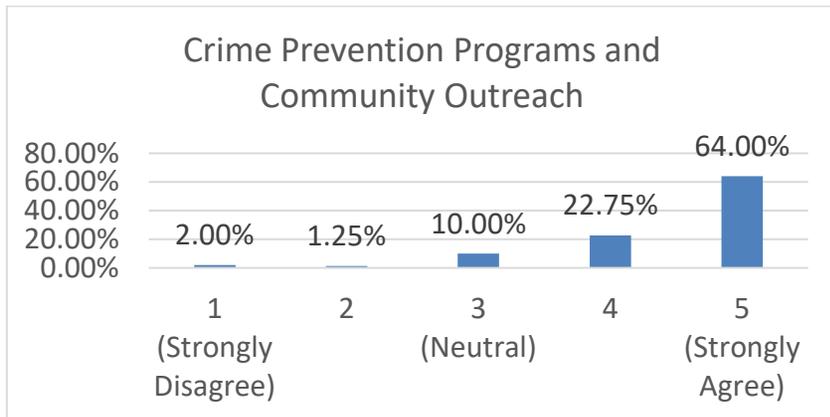
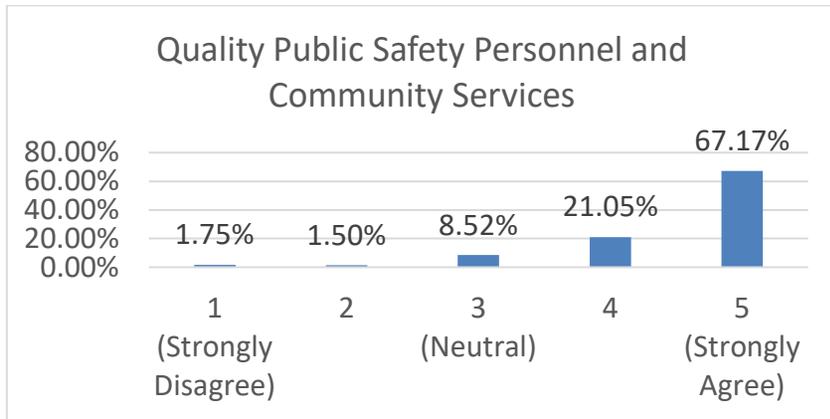
Are there other Intergovernmental Coordination needs that the County should consider?
Coordinate zoning and Future Land Use plans between Cobb and municipalities (the UCD is a good start!)
Connect seamlessly and frequently with MARTA.
It is shameful that the CCSD can go against the guidelines of the county. Lisa Cupid has done an excellent job with COVID mitigation strategies and CCSD has majority members plus the Superintendent who spit in the face of the guidance, endangering the lives of every student, teacher & CCSD employee
Drive towards a fully incorporated county. I believe local government works best when every area is attached to and managed by a city government with the county singularly focused on coordination of and planning for shared services.
Coordinate land rezonings with Cobb Schools to assist with school buildings and expansions at reasonable costs.
Consider long term residents wants and needs before pandering to newer residents or want to be residents
SPLOST funding for roads should be based on need not cities population.
Sure. Let's just sign up for the New World Order, and take our marching orders from tyrants who live in luxurious mansions 10,000 miles from here.
Treating all people equally with respect and dignity.
Coordination is important but we don't need to have everyone getting a vote on every decision. We need to hire/vote for good people to lead in their area and ensure they have the resources and tools to do it effectively.
Cobb should only coordinate within Cobb. Please don't coordinate with Fulton and further the Atlantaisation of our suburbs. The majority of voters want the suburban feel, making us urban will mean the BOC will all be voted out of office.
Need more hands training on for students schools
I would like to understand what daily functions would be included in the above categories.
School system seems to be in a struggle. Maybe Cobb government could help with that?
Coordinate any thoughts of Social Services with existing community organizations and help them do projects.
The School board need major help.
TRANSPORTATION
Communication and coordination needed but each should be run independently.
ARC & Cobb County
Get going on studies about unincorporated Cobb combining with the new cities that will be on the ballot
The BOC needs to look closely at how they interact with the entire county. It appears they are only concerned You should be concerned with your residents, first. If you are going to cooperate and coordinate, do so with counties that are successful and are run well (Not Fulton).
Fight Cityhood
Not that I am aware of
we need less government, not more. city of east cobb is unnecessary.
We do not want to turn into another Atlanta and Cobb has faired well keeping Atlanta at arms reach. Look toward greater cooperation with Cherokee and Bartow counties for the future. North Fulton as well.
veto any action to move forward on the city of east cobb

Are there other Intergovernmental Coordination needs that the County should consider?
MARTA
Try to take the politics out of things. It really diminishes the process.
Of course Cobb should focus on governmental and community relations, that is a function of governance. Unfortunately "Lip service" is not focusing. Representative government for its citizens is what Cobb leadership should strive for, not rubber stamping big developers needs.
Public Transportation, Affordable Housing, Social Safety Net Services
So many programs and so little coordination of efforts= lots and lots of wasted time and effort. Plus it makes it near impossible for the average person to find and access the help they need- which is often being funded but too hard to find.
I think it is vital that governments work together. Too often we think of "ours", when we are only one part of the larger.
Coordinate with School Board etc. KEEP COBB SENIOR DISCOUNT ON PROPERTY TAX
transit
The government should be getting smaller NOT bigger, control be in the hands of the PEOPLE who pay salaries of those elected not do what they want to do, example is this 2040 Comprehensive Plan which has already been decided and the gov't is trying to pacify people through this survey!
For instance airports can share expertise and ideas and also potentially use of equipment & personnel same principle for Utilities PRC Transport etc. ala Centers of Excellence
If by "Improving" you are implying more Government overreach, then I'd say no. If you want to play nice-nice with BOCs of Fulton, Gwinnett, Dekalb, etc., stop doing so on our dime. This 'coordinated effort' just means we subsidize MARTA and other money sucking endeavors that DON'T WORK.
City of Acworth and it's BOA must be kept in check
Achieve and Maintain High Tech communication among all Government enterprises
Back off of our schools. Put parents in charge without government interference
Make CCSD non partisan
Why not have one transit agency for all of Metro Atlanta and get rid of Cobb's own bus system?
Waste management coordination will become a pressing issue in the upcoming years.
Return Public schools to teachers. Charter or private school for those opposed to teaching history of slavery and Holocaust. No more banned books in Public schools.
Stop trying to be Fulton co
Government works for us. Term limits and recalls
Bipartisanship
Bipartisanship
Mountain to River Trail collaboration efforts
Keep Cobb Commissioners away from Cobb Board of Education
There should be clear communication between county and city governments and the school district should not be allowed to function as it's own little Nazi state. They should consult the county when they want to alter school schedules to avoid problems like snowmageddon.
Regionalism such as the ARC making decisions instead of taxpayers must stop. Stop taking grants with strings attached. The taxpayers should mske such decisions not unelected butracrats.
We need a better link to regional transit agencies, including rail. Not everyone wants to go to downtown Atlanta. Let's coordinate a rail line across the top end of the perimeter and from Marietta to Roswell.
Transparency among all government agencies or organizations

Are there other Intergovernmental Coordination needs that the County should consider?
I am VERY glad that CCSD operates separately from Cobb government! Thank goodness we didn't have Lisa Cupid's mask mandates affecting our school children this year! The interests of school children is different from the interests of the county as a whole and their governing should be separate.
ways to reduce cost of services
More areas are going to become cities in Cobb. We need to utilize technology to create a great system of coordination between what services the County provides and which services the City provides and leave no gray area for residents
Any community communication between entities has been historically a plus. Today, so many layers of lines crossed in the sand, diminishes the opportunities good communication affords human beings.
I don't believe we need more government
Redevelopment/zoning variances/land use plan to consider impact on schools and other services
YOU NEED TO BUILD BETTER CHECKS AND BALANCES SO THAT CITY MOVEMENTS DON'T END UP PUTTING THIS COUNTY INTO FINANCIAL STRAITS.
Of course the county should play well with everyone. That is expected.
Less government with more input by the taxpayers within the county. Allow for areas to determine what there needs are. Bigger isn't usually better.
There's no intergovernmental coordination now. The Board of Commissioners pays no heed to how their rezoning decisions affect schools.
We are gonna get this done by way of forming our own City, because you have shown yourself to have no capability or interest by your past actions.
This all sounds like it was added to the plan to sound good, but not based on an actual analysis of need. You'll have to sell me on how Intergovernmental Coordination improves life for anyone who doesn't work for the Government.
Everyone needs to be on the same page regarding development. Otherwise everyone gets the notion that they can just cut off large swaths of land and people to go their own way and new cities. Meaningful and thoughtful growth strategies benefit everyone.
Overreach is getting tiresome. Not wanting to take responsibility for an area (City VS County) and leaving homeowners with runaround and a problem unsolved (ex: watershed management) Who is responsible for maintaining what areas (roads, watershed, etc) clearly define whos responsible so we know.
City of Marietta/ Cobb need(s) to better communicate with the parents.
The school board needs to assemble with parents on a monthly bases, in a meeting hall environment, to go over all text books and new learning proposals. No political signage.
A CAMERA IN EVERY CLASSROOMS.
getting on the same page helps and that starts with TOP leadership
less bickering, more concentration on the best interest of the county and Atlanta as a whole. If Atlanta dies, we will all feel the effects, directly or indirectly. Cut out the political crap.
None that I can think of
Improve coordination between Cobb County and Cobb County School District - I am not sure what you mean by this. The CCSD already has a governing board and authority.
I have a negative view of the current cities movement in the county. I perceive the goal is to seize control of zoning to keep new people and business out, while continuing to sponge off the county for many essential services.
Transportation coordination would be unavoidable and should be a priority.

PUBLIC SAFETY NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER PUBLIC SAFETY NEEDS

Are there other Public Safety needs that the County should consider?
E911 coordination- standardize addressing (looking at Austell)
Increase patrols in high crime areas. Increase maintenance and upgrades to lighting and sidewalks. Liberalize gun laws to increase lawful gun ownership. Add more public firearms ranges for public training and recreation.
Better pay for police officers AND development of better social worker support for domestic issues so police don't have to be social workers and so that mental health services are delivered to people who need them to prevent those people becoming folk who need police intervention.
Weed out insurrectionists from all public safety depts
Extended training for police officers and a behavioral health department within the force that has the education and training to handle behavioral health problems both within the force and with the people they protect.
Tracking vaccine rates and Covid issues
Community focused policing. Let's set a nationwide standard for how our safety services (fire, police and code enforcement) engage with our citizens.
Pay and staff our county first responders adequately. We are losing staff. Fill vacancies! Push for Backing the Blue!! Our police, sheriff's, etc are critically important to public safety. Add more positions at competitive pay! Give them the technology they need!
Focus on crime issues, noise issues such as loud exhaust and reckless driving conduct.
Monitoring cameras in every room of every house, to ensure the pesky free thinkers don't get any radical ideas about freedom, the Constitution, individuality, that kind of disgusting behavior.
Prosecute perpetrators of traditional crimes to the full extent of the law.
Do not dumb down or redefine crime.
Increase training and education opportunities for public safety workers.
Definitely would like to see more community policing. Neighborhood watch and crime prevention should be more important than writing citations. Policing has become to entwined with the legal system and less with the community. We need to change that.
Improve training and increase training for public safety personnel (implicit bias, developmental disabilities, de-escalation strategies, safer restraint and transporting procedures)
pay police more to attract better candidates, provide better mental health resources
cops need to be more respected
community based policing
As long as we have lived here, Cobb has felt safe. For that, I am grateful.
Crime seems to be increasing in Cobb. Why? What does the data say? What other similar cities have made improvements? Can Cobb follow their lead?
More police on the streets where they belong addressing crime and not doing social work.
More protective services officers. A Northeast Cobb station has been promised and decades overdue.
Non racist cop
Support police with improved benefits and increased salaries.
Increase compensation for Public Safety employees. Develop perks to recruit and retain employees.
More safety officers in low income areas, school zones, shopping areas to keep crime down.
Bicycle safety
Gangs drugs and services for the mentally handicapped
retention of high-performers.

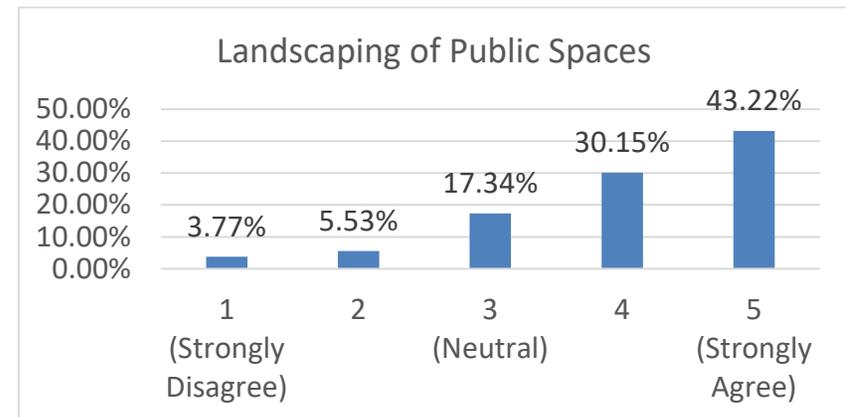
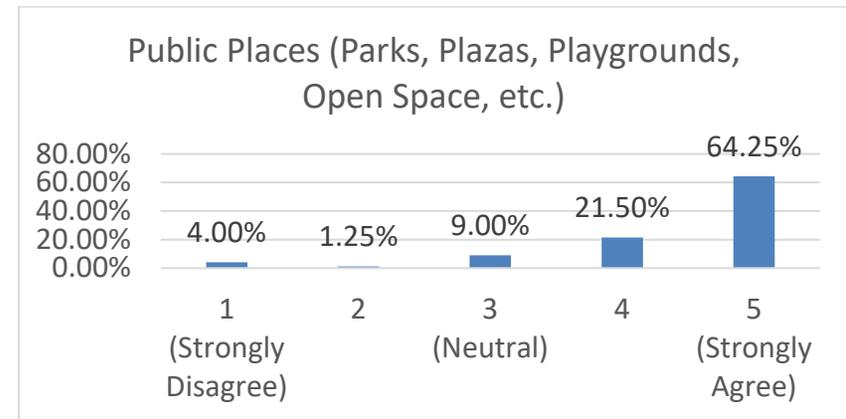
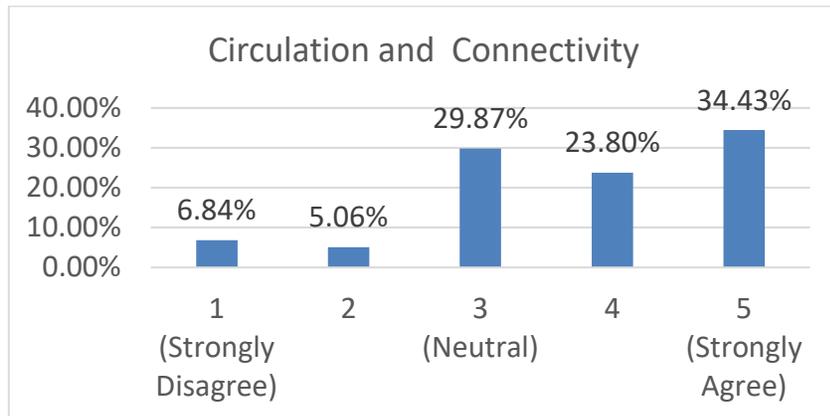
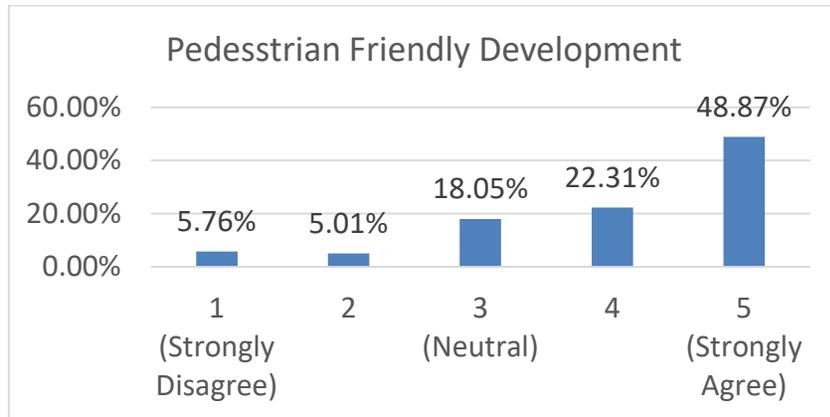
Are there other Public Safety needs that the County should consider?
You should stress all laws should be enforced, whether it fills the jails or not. Residents over all the county should be safe, and live peacefully. Grace should be applied when applicable. However, criminals that have continually broken the law should be held accountable.
We have the best!
NO. keep up the great work. Support Blue
Hire and attract more police and law enforcement personnel. I have noticed that speeding/traffic violation enforcement has practically stopped since the pandemic began. The streets are not as safe as they used to be because scofflaws know that there is nobody paying attention to them.
Back the police
Curtail debris burning especially with homes close together.
make sure our officers want to stay with cobb county. pay them so they will stay here.
Remove racist cops, of any race.
Focus on protecting Cobb residents and businesses.
Do not allow DA or Solicitor go soft on bail for violent offense and crimes against children.
Treat responsible gun owners with respect and focus on criminals that use guns in crimes. Removing gun rights is no fix
There are zero cops in our area. I maybe see 1 a month. Speeding is ridiculous here. You can easily pay better salaries and add cops if you actually USE the traffic light cameras we bought and have speed traps set up.
keeping crime at a minimum helps every aspect of life
Always support the BLUE!
Police and fire professionals and their facilities are most important
No, if Cobb leadership would just focus on the above, that would be good.
Social economic challenges pushes crimes up. Please provide easier access to affordable housing, food, and medical assistance as a prevention to crime vs. increasing police presence, etc.
Traffic crossings (pedestrian) and bicycle- more people walk and bike as areas become congested and they literally have to risk their lives to do so. Please protect them! And recognize the ENORMOUS health benefits of walking and bicycling versus automobile use.
Coordination for public safety is a must.
Enforce existing laws
Too many investment properties are creeping up in residential communities. Landlords do not care who they rent to just as long as they get their rent. Have caused problems in the community for long time homeowner residents.
Apply Uniform Federal Safety Standards for weaponry
Use of latest technologies to insure public safety
We will need more police as Cobb becomes denser with "workforce" housing. Crime is already on the rise in the once sought after East Cobb, slowing becoming East Fulton
Support our Public Safety unequivocally and unconditionally
Give the schools whatever resources they need to make them safe places for the children
Cops need to arrest people who speed. Roads are out of control.
Public safety should also include the needs of the Cobb Fire Department, not just the police. There should also be more focus on community-based policing, and youth leagues.
Emergency management response coordination should become a higher priority,
Stop begging and pandering on public areas
Hire more police, stronger crime laws

Are there other Public Safety needs that the County should consider?
Adequate funding for livable family incomes
Adequate funding for livable family incomes
I recently attended the public safety citizen's academy and it was a real treat to see how the community works. I was very saddened to hear the lack of employees is becoming a threat to keep our community safe. More incentives for senior employees and retention should be priority over hiring new
We certainly do not need any more technology and equipment to monitor every stop light. We have spent way too much on traffic cameras. I have no problem w providing equipment for police and fire fighters to do their jobs but not that it should be used to harass law abiding citizens.
Get rid of all the riff raff. Stop with the woke political agendas that trickle down to decriminalizing drugs and traffic stops.
I think police officers are still the best defense against crime therefore we should offer compensation to attract quality law enforcement personnel but be wary of them becoming arrogant with the law abiding population.
Stop building mixed use developments with more renters. Crime increases, schools get worse, and taxes go up because the law abiding productive taxpayers will choose to leave such communities. Traffic worsens.
increase programs to reduce recidivism and provide alternatives to incarceration.
Start checking immigration status when a person is arrested.
Put an end to street racing and enforce a ban on exhaust systems modified to amplify noise.
More police and ensure adequate funding for police and police salaries
Transparency between all with safer protection, video camera instant office feedback and communication
Crosswalk safety. More sidewalks. Make walking/bike riding safer in residential areas.
Crack down on sex trafficking. Shut down massage parlors. Protect children online - CCSD should have content filtering on the devices they send students home with. Help parents filter internet content at home.
If your citizens aren't safe...rest of it is pretty meaningless.
Manpower. Cobb P.D. and S.O. under staffed by the hundreds. Need better vests, tasers, vehicles, etc.
I would like to see more community policing throughout Cobb County. Store front police stations--walking in communities. When Police are a visible presence on a daily basis communities respond favorably. People feel safer when they know there is a Police presence.
You need to crack down on gang activity.
Spend less on administration and more on boots-on-the-ground. Stop wasting money.
Not sure if this is the place for this but cybersecurity needs to be an important part of our country's security.
Retain and hire quality Public Safety personnel
Increase numbers and visibility of police, especially in high density areas. Encourage mass communication outlets to highlight civic contributions of law enforcement personnel in our community. Encourage public support for our police officers and other first responders. Police could monitor trails.
Cobb county has been known to have one of the most racist police departments for years now. That should be addressed.
Cobb should have one police force for the entire county, modeled on the State Police. Municipal or other police forces should handle parking ticket level issues only.

Are there other Public Safety needs that the County should consider?
Making sure our public safety includes investment in mental health strategies to reduce police involvement and incarceration for mentally ill people. Smarter policing would help reduce crime. Better pay for police might attract better people. Beat police where possible.
Reduce poverty/low income stress, and you decrease most crimes. Behavior Health services need to be accessible, too, and reduce the stigma of seeking help. We also need more sidewalks, a safe area for pedestrian traffic. More Street Lights, too. Hard to do crime when visible
Schools should all have clear crosswalks and guards (if needed). I feel that children in Cobb are not safe walking home due to lack of cross walks and side walks. Look at West Side- Polk Street. No cross walk on busy street. I've seen parents "making a run for it." This shouldn't be.
Public Safety is the backbone of our community and they should be compensated as such.
More non-judicial/non-criminal justice resources for dealing with homeless, mental health issues and drug addictions. Let's use the police to serve the citizens and protect us from those intent on malfeasance and not as a means to batter those without resources. Like Norway
increasing their budget, if we cannot keep crime down then the previous ideas are worthless
Cyber Security
A focus on gangs...how to prevent them and how to address them from a criminal standpoint and the destruction of our community.
A focus on gangs...how to prevent them and how to address them from a criminal standpoint and the destruction of our community.
Hopefully, we are making lawbreakers accountable for their actions. A lot of the them are underage, and just receive a slap on the wrist. Crime is rampant in Cobb County. I'm appalled and angry when I look at the Ring cameras of my neighbors and see exactly who is doing the crimes.
Maintain the highest quality police force and fire department.
MORE POLICE COVERAGE IN EAST COBB !!
I liked the program, breakfast, lunch or dinner with a cop
I see police cars on the roads all the time. But I don't know much about what else they do, other than investigating crimes that have already been connected. Maybe the police should take a more active role in community relations and rely more on electronic devices for traffic enforcement.
Work with ICE to get illegals out of Cobb
Stay ahead of rising crime in the county.

PLACE MAKING NEEDS ASSESSEMENT

Cobb County Should Continue to Focus on:



OTHER PLACE MAKING NEEDS

Are there other Place Making needs that the County should consider?
More pools
Yes!
PLEASE consider Mableton Parkway, between Discovery & Veterans Memorial.
Sidewalk are being placed on the west side, But NONE on the east side of the street.
Traffic, moving fast, accidents can be located in the records. Schools buses are being passed and everyones in a hurry! HELP SPLOST
Public transportation!
Street trees (trees in sidewalk and other hard surface area)
The County should become more cycling friendly as an alternative to automobiles. The current network of bike lanes and multiuse trails is a good start, but its obvious that the automobile remains king when conflicts occur.
Consider developing public firing ranges, increasing and improving county softball and baseball facilities. Invest in facilitating public sports leagues.
Pedestrian access and connections between areas
Keep up the initiative to connect different regional trails to the Silver comet trail. Focus on the Cobb Co "Riverfront"
Public transportation and bicycle friendly improvements.
More parks!!!! Keep Cobb beautiful! Teach respect for the environment. Model that behavior!!
buy what is left undeveloped on Blackjack Mountain
SIDEWALKS!!!!!!
Parks and trails that are family friendly! Walkable downtown areas!
Make sure the county pays for the most expensive, intrusive actions, using our money. A commissioner's contractor friends can never be too rich, right?
The questions are so broad that the answers are near-meaningless and any reliance on same gives county government far too much leeway in interpreting the answers
More pedestrian crossing for public. Roads
All of the above!! This is definitely where we need to improve and focus.
spend SPLOST money to complete sidewalks on Hurt Road, between Merry Oak Lane and Powder Springs Road, as promised
More parks & open space, especially with all these apartment complexes and townhomes without yards you've approved. There's no space for family raising or outdoor activities.
keep in mind suburban character of most of cobb county
less development more open land
While pedestrian friendly development is a laudable goal, I'm not sure where it would be built and how that would work since much of the area where I live is rather spread out.
Sounds like Social Development! Not a County Priority.
walkways!!
Please, please, please budget for a swimming facility in Kennesaw or Acworth. We must travel very far for a Cobb County pool facility. Our low-income residents, students and seniors are particularly impacted by the distance.
Check out a Cobb map of facilities and it is apparent we are underserved.
Don't know
Put more playgrounds in neighborhoods with apts and low income section 8 housing.
Redevelopment of Cobb Corridor (US 41)
How to improve accessibility between handicapped and senior populations and existing county places
ALL OF THESE!
More natural areas.
Support the Town Center CID

Are there other Place Making needs that the County should consider?
Don't be Sandy Springs
Support our CIDs
Incentivize the conversion of large, underutilized parking lots into more space for people, and require new developments to locate parking behind buildings when feasible. Historical markers, wayfinding signage, and beautification projects could be completed utilizing public/private partnerships.
Dog parks
Focus on maintaining public land on our roads (large or small). Cut the grass before it is 2 ft tall, edge curbs, and weed eat around signs and guard rails. Well kept areas is a benefit for all in Cobb.
design easily maintained public spaces. trees and gras
Just a nice place where I can walk and feel safe anywhere in Cobb.
Bike paths, trails, walkways, more bike paths. Almost anything that keep Cobb green is a worthy endeavor.
Organized, controlled and accessible recycling centers should be initiated immediately.
Indoor aquatic center with slides, lazy river, splash area, deep area, hot tub, sauna to replace the aging Mountain View Aquatic Center.
See all previous comments...
I'm not exactly sure what circulation and connectivity mean.
Find economically feasible construction material for medians. The current red brick materials used in medians deteriorates and gets weed infested and needs "refreshing" and even replacement too often. Something aesthetically pleasing and longer lasting would better use of road funds.
Utilize derelict lots as research spaces for universities conducting arborist and plant research.
Where there are clusters of neighborhoods and a NAC activity center, try to ensure a good mix of business that actually serves the residents and is neighborhood friendly.
Limiting commercial development to nodes rather than miles of linear sprawl makes more sense for residents, business and traffic.
What is 'circulation and connectivity?' Terms used here are not easily understood, intentionally so.
I would advocate for Due West Corners to become a destination place with more small-town, pedestrian friendly restaurants/businesses. The Allatoona Creek Greenway is on the plan for the PARKS Dept., which could eventually go from ACP to Kemp Park, to maybe Due West Corners and Green Meadows!
Consider sensitive habitat and historic and meaningful cultural sites as focal points for close community
Oregon Park and similar parks in west and south cobb need more room and more updated facilities
Continue to redevelop community gathering areas ex. Downtowns and parks to ensure they stay relevant .
Stop building gigantic roads. You could build 10 houses in most Cobb County intersections. Build a street grid of two lane roads. Stop the current model of a million cul-de-sacs emptying onto a six lane highway.
Signage. The signage is improving, but needs a lot more work.
Minimum requirements for strip malls and other commercial buildings to be aesthetically pleasing and landscaped.
Trees in parking lots.
You can't even do the basics first so no
Keep Cobb nice
I would love to see more parks and green spaces. As noted earlier we have a lot of natural water systems and they could be converted into parks. Think Peachtree City Nature Trail- we could have that!
more bike friendly routes
MOR PARKS MORE PLAYGROUNDS MORE PICKLEBALL COURTS
Mixed use development for the county should be a top priority.

ADDITIONAL COMMENTS

Are there other Place Making needs that the County should consider?
The county needs to stop such nonsense. Get back to the basics of public safety, water, sanitation, keeping roads in good repair. Stop wasting our tax dollars on sidewalks to nowhere and on hiring landscapers. Stop competing with the free market
East Cobb is not pedestrian friendly at all. It should be made more so.
Require native plants in the landscape design.
Shopping mall near South Gordon and Mableton Parkway down towards Fulton Industrial
Families want fun places to gather, as do teens. Teens want to go long distances by bike and need safe paths to do so. These "Place Making" issues are key to making this area so appealing to families.
These options consume resources badly needed for real transportation uses.
Very important for a place to feel like a home and community to get involved in
Again, leave nature to be nature. That's what some of us love about nature. We don't need benches and mulch and paving. And if you want sidewalks, make them minimal and stop tearing down 30 feet of shoulder for a 3 foot sidewalk. That's dumb
Again, consideration of multi purpose golf cart trails linking neighborhoods with businesses, schools, libraries, and parks (including dog parks). Bridges can be built over existing intersections to facilitate use of multi-purpose trails, which would also decrease traffic & encourage local business.
Cobb County puts expensive sidewalks where people don't walk. Cobb County plants in medians but doesn't maintain them.
We will be our own City soon, because we have zero expectations in this regard with Lisa Cupid and her 'KRONIES' in charge. Goodbye to them!
Based on my age, I am not so much interested in whether developments are Pedestrian friendly or not. I consider getting to the mailbox and back "pedestrian friendly".
Keeping Cobb clean from trash and making sure public places are safe is important.
Use native GA plants for any landscaping needs as much as possible. Need more sidewalks for pedestrian traffic.
Keep pedestrian-only areas safely away from vehicle traffic, less confusing this way, when creating an outdoor event area.
Make Cobb beautiful! More flowers, flowering trees and water fountains.))
Native plants, promotion of pollinators, and wild meadows instead of traditional landscaping.
More bicycle trails
The area around Truist Park.
Fewer shopping centers. Less multi-family housing construction.
KEEP IT CLEAN!
By circulation & connectivity, do you mean more ways to get around? I think one factor in traffic congestion has been too few alternative routes. As for pedestrian-friendly, sidewalks are nice, but when there is little density, destinations are often so far away as to render them of little use.
More pocket parks and community parks. South Cobb pocket park should be completed. More focus on public-private partnerships.
The south end should have more landscaping curbside, more lush green and florals where possible.
I should be able to walk to parks
PLEASE provide more parks and open space

Any additional comments as it relates to future growth and development or services in Cobb County?
Coffee Talk
Please keep West Cobb more rural.
Can we have a bike lane for Mableton Parkway and sidewalk bumpers for next Christmas! Oh, and the LED street lamps!
Thank you for having this survey! We love this community. Happy New Year's
Cobb's biggest issue is connectivity. We have lots of great resources (the Battery, Town Center, etc), but the only way to get there is by car. For mixed-use development to work, to increase equality, and in order to create sense of place, we need more Transit and Pedestrian-Oriented Development.
More stringent law or better enforcement of current law to prevent clear cutting of property to build houses. Replacing a huge old oak with a sapling keeps the same number of trees but is just not right.
Cobb is going to have to reinvent itself from the sleepy bedroom communities and small towns of the previous generations while maintaining its high quality of life. We don't want to go the way of Fulton County and the City of Atlanta with its ongoing class and race warfare where everybody loses.
Cobb County is full. We need to focus on maintaining and enhancing quality of life for residents. Increasing the attractiveness of existing neighborhoods with improved broadband and public parks and trails can attract more telecommuting residents.
If Cobb improves mental health services, police officers will be able to concentrate on traffic and crime, better mental health care involves housing, transportation, and job opportunities for people with mental health conditions and/or mental handicaps. All of this benefits the entire community.
Cobb doesn't enforce any code requirements in OSC props. Just get rid of that category.
Stop the progressive push for high density and low income housing putting home equity at risk for those of us that have put in the work to get where we are at. It wasn't handed to us, we worked hard for it.
Be environmentally friendly, more parks, a healthier environment for all, care about people and not politics, terrible behavior and inflammatory comments and untruth made by the Cobb county school board members... think less about money and more about sustainability for the human race and nature
Many people with school-age children are reconsidering their decision to move to Cobb based on the schools. CCSD leadership is backwards thinking and does not want to accept the reality of our changing county. This must change or families will leave - and are leaving - Cobb. Sad to see.
Just that when you are doing it be fair and consider ALL of Cobb not just certain areas. There are areas on my side where I have to follow up for sidewalk repair and tree cutting and upkeep of land unused. However, 3 miles around the corner the sidewalks and streets are perfect!
Suck it up... we need rail transit. Bus service will never be an alternative to drive into town or to the airport.
In all things Cobb, let us not settle on anything less than being the best example of how county government should be run. We have beenix need to remain a county and put family values, safety, quality education and leadership as servants to their electorate. County commissioners seem focused on liberal views and lining own pockets. Watch Cobb become another downtown Atlanta, DeKalb or Clayton if you keep this up.
Limit growth!
So as not to foster as nimby policy development must be allowed while realizing overcrowding will lead to a decline in quality of life. Developing a civic pride in the diversity of community and its contribution to quality of life needs to be pursued and passed to future generations.
I'd like to see less development, more preservation and more police, fire and EMS. I fear Cobb county and becoming more like Gwinnett county if we don't see more positive changes and less wasting of tax payer dollars.
You need to stop letting builders build more and more homes on every little remaining square inch of land!
Don't assume that its easy to get from East Cobb to the Marietta Square or West Cobb is easy.
Waited for 10 years for sidewalks to be completed on old concord so people don't have to walk on the street...hasn't happened yet.
Excited for it!
Keep the density down. If people want more density, townhomes, people, and traffic, they should move to Sandy Springs.
I want to keep Cobb a suburban destination and am very wary of over development.
I can't wait to move from this, my home county. What used to be a wonderful place to live has been completely decimated by the actions of the commission, zoning board, Chamber of Commerce, and all the other rotten players. But hey - at least they're all getting rich at our expense! I'm gone soon.

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
Maintain suburban environment by restricting high density housing. High density housing breeds traffic, school & public facilities & infrastructure challenges. Affordable housing may not be a realistic goal for the BOC. Establish commercial/business zones and restrict those usages to those areas.
more cultural events
working together does not mean finding ways to pay people's bills. Our pooled resources should be focused on better infrastructure that supports good homes, good jobs, good transportation and efficient energy management. This will help people pay their own bills.
Beautify West Cobb with sidewalks, plantings along major street and sub-major streets, specifically Austell Road up and down Windy Hill to East West Connector area
We need more family friendly development. We need homes with yards, even if small. We need more parks, basketball courts, well lit walking paths, recreational fun.
Why spend so much time on doing a Comp Plan that is not followed by the BOC in zoning and has no legal authority, per Court legal. It's a dog and pony show for Covb to pretend it is doing what its residents want.
The people of Cobb County are the reason that a Cobb County exists, and the wellbeing of the people is the duty of Cobb County government to serve us.
type of growth in our county needs to be controlled
No more paving paradise to put up a parking lot
watch rent & home buying trends when making decisions on zoning, improve stormwater, push commercial green initiatives, maximize greenspace, promote sustainability thru local small business.
Elected officials appear to ignore these plans. Make them binding and prevent special interests from doing things that are contrary to the plan
Stop wasting money.
doubt if Cobb will become better probably like other counties more crime& politicians stealing/ sorry my Cobb is dying. Hello "burr" ecrats
I am very concerned about zoning and the push to get rid of single family homes. It is masked with language that tries to disguise the intent. We should strengthen families and communities by facilitating land and home ownership.
Cobb was a great place 15 years ago, but it has gotten worse----stop more density, fight crime, and then leave us alone.
Support the wishes of residents and keep a single family community
Avoid high density zoning approvals. There are enough people in the county now.
Concentrate on protective services - it impacts everybody.
Library services, Senior services, and it'd be nice to take advantage of technology where it makes sense.
I am a happy Cobb resident. I generally feel I get good value for my tax dollar. My most important issues are lack of sidewalks and a swimming facility in North Cobb.
High quality diversity of school leadership/teachers.
Keep the vision and considerations intact that made Cobb desirable. "bigger" is not better, quality of life is more important that quantity. A strong foundation and infrastructure will outlast the quick and easy.
The county must come up with a plan to address vagrancy and homelessness. "get your head out of the sand" as it is getting worse and no one has a plan.
Keep up the good work. I trust you.
Stop cutting down hardwoods. Fix up old abandoned developments before building new ones. Keep buses in city areas. Use flex pickups for suburbs. Rail along expressways.
Transit, trails and pedestrian connectivity
Please don't destroy our neighborhoods with poor zoning decisions and Code Enforcement. Figure out what to do about electric automobiles and their service needs.
As a home owner who also served the South Cobb community for ten years professionally, we need to do better about assuming that all parts of the county should support one area. We have these divisive cityhood movements because people don't support that idea. There should be a middle ground.
Just do right by our community and do for our community in need especially the elderly!
Consider a cost analysis of the public transportation system. What is the cost per rider?
Better money management and auditing for oversight.
Preserve Cobb County as a great place for families.
No new code needed.

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
My home over my house on construction from the Cobb County International Airport is making my life more miserable every year. I bought my house in 1993. The volume and noise has increased dramatically in recent years. The airport benefits the super rich and not the average citizen.
Continue our focus on community, green space, safety, and saving tax dollars.
Rethink! Is Dobbins ARB as vital as it once was? Why do we continue to purchase giant buses for CCT/Linc when they are never full? Plan for growth up I-75 and I-575 to include better utilization of existing rail lines
The public should not be limited from commenting or attending planning meetings
Demographically the County is getting older and grayer. It would be nice to attract more young families. In order to do that we need affordable housing and strong public safety. Beware of crime moving here from Atlanta.
Cobb County is a great place to live. More transportation choices, easier access to everyday destinations, and more equitable housing opportunities would make it even better.
Public officials should listen to the homeowners
do not destroy single family zoning in east cobb
We need rail transit from KSU to downtown ATL with stops along the route - especially the Battery.
Good schools = good property values = good tax income and good for our children's future. Focus on efforts to improve the performance of student in our lowest schools. Offer free after school tutoring (use seniors!) and other after school programs.
But do not neglect our best either. low crime is +
Let HOA's Dictate how a neighborhood governs housing issues
veto any city of east cobb proposals
Be careful of development where Cobb County doesn't get taxes (religious institutions) and other tax credit incentives
This County is way too political. We are also changing. All the farms near me have disappeared. But generally Cobb has a reputation as a good place to live. Let's keep it that way.
We need leadership that cares about Cobb and it's character. Otherwise we will see sections of Cobb become their own city and the county's problems and challenges will mount.
Public transportation - how are folks going to work lower wage jobs if they can't afford to get to and from their work and home?
Concentrate on real needs, not wants while limited county income to a fixed percentage of county income.
Future growth should mean maintaining a good quality of life for the people who already live here and pay taxes. Not trying to develop facilities to bring in workers who will not live here. Preserve what is left of the woodlands and stop giving tax breaks and zoning changes to people just want \$\$\$\$
Stop trying to be more urban and industrial
I understand that East Cobb has no houses from Habitat for Humanity. Shame, shame, shame.
I personally only have two concerns: transportation for the elderly and problems with investors not caring if the property is maintained and if renters will add to the community.
Enact tree preservation legislation for new developments, private and public.
Some areas of Cobb are quite lovely and have been tended and zoned carefully. Middle/ moderate neighborhoods like mine continue to struggle with inappropriate spot zoning and lack of attention to aesthetics. There are many more like mine in Cobb.
Too much pro-business zoning. Good zoning needed.
Cobb County should not grow, we need to support what we have and build upon what adds value and remove what does not add value to the PEOPLE and small businesses by educating children, support services for those IN NEED, seniors, veterans, homeless. GOVERNMENT SHOULD BE SMALLER, SUPPORT PEOPLE.
Expedite Sustainable Infrastructure Planning & Codification effort along with established Community Development standards and process as tailored and implemented according to evolving needs and in concert with local citizen driven criteria
stop high density
Instead of spending Cobb Taxpayers money on a bunch of "Experts" who you've already communicated to them that we want to look like MetroAtlanta, perhaps get real and transparent and listen to your constituents. Your constituents ARE THE EXPERTS.
Maintain integrity, transparency and confidence in government
I have lived in Marietta for all my life (65 years this April) and I am concerned mostly about the traffic, crime and gang related issues I hear of in the schools. I am most concerned for the children. The old part of Mableton along Old Floyd Rd and up and down Veterans Memorial needs revitalizing

2040 Comprehensive Plan 5-Update Survey

Any additional comments as it relates to future growth and development or services in Cobb County?
I'm very interested in this work and would love to volunteer my time in community development and planning for the county. Please contact me if I can help. Nadia F. 470.663.1046
Stop using South Cobb and West Cobb as "dumping grounds" for warehouses, car repair shops, tire stores, and public storage units.
Traffic around Intrust park, and a comprehensive redevelopment plan for the deteriorating Cumberland Mall should be more of a priority.
Stick with science and avoid conspiracy theories. Do not give in to those that want to send us back 70 years.
Stop trying to change things and fix what is broken. My neighbor is about to loose their house because of the flooding and you can't even fix the damn pipes. Fix the basics and stop all this none sense
Increased density housing will lead to lower property values and unbearable traffic. People will move further out, especially as telecommuting becomes more commonplace. Current proposed changes to zoning will decrease desirability of Cobb. Residents do not want more growth associated currently.
Consider sustainable growth in a diverse environment.
More food And entertainment in West Cobb
Keep Cobb a community people want to move too
The expresslane has definitely helped with some congestion but it's not an affordable option for daily use, my husband spent \$80 in 2 weeks from Marietta to Vinings. That's not an expense many can take on.
assure fast removal of radio towers as 5G mini cells and fiber optic transmission lines take over
Don't raze taxes.
Thank you for this survey. We will be attending meetings.
Avoid socialistic programs and Governmental interference. Keep developers at bay with strong zoning laws that resist mixed use communities.
Make Cobb livable circa 2000s. Stop trying to appease an, if someone can't afford to live here, fine, they can live in Paulding or Fulton. if you don't have a car, please don't live here. CCT is a complete money suck & a joke! No one rides it. Quit dumping money to change the name & paint schemes
CCSD is too large and powerful. There needs to be more incentive for independent and private education.
Stop trying to attract growth and realize there are limited resources. Focus on the purpose of local government which are the basics roads, public safety, water, sanitation. No to ARC. Protect our suburban neighborhoods. No insertion of multiple zonings within neighborhoods. No UDC zoning.
I reject the notion that population growth is good or even inevitable. We should consider all regar options to put a cap on our county population such as a moratorium on sewer tie ins to maintain general quality of life, green space, water and air quality and traffic reduction. Plan for green belts.
Stop the decline, I wish I was in one of the areas that's trying to become its own City. I'm worried about the direction the County is heading.
Better overall state connection as a whole family
Stop over-development. Preserve natural land. Protect our youth through improving walkability, addressing learning loss, filtering internet content, providing mental health services, and providing safe spaces to gather for healthy entertainment.
More spaces and activities for children to play, open support and rear opportunities for business owners, better access to capital and funding for all business owners including fair access to capital and funding for African American business, helping senior citizens get and keep housing
Leave COBB COUNTY housing as single family only!!!!!!!
Cobb County has been a great place to live, work, and raise a family. Unfortunately we are losing that great quality of life due to the BOC allowing unnecessary development when there are buildings standing empty. They seem to only be focused on taking care of their developer friends. Not good!
Overall satisfaction with Cobb is high. Cobb is a very good place to live and Cobb is financially sound and needs to stay that way. Thank you for your stewardship!
Development is part of land ownership. Every property owner should have the right to sell to the developer. The developer however should not have a bag of tricks to be able to manipulate the zoning codes in place. Too many commissioners have manipulated the system to deepen their pockets.
Protect our residential areas from business ingrowth.
Limit industry, avoid high-density housing, develop and maximize green spaces, continue improving the reputation of our schools, make Cobb the best place to raise a family and participate in a neighborly community!

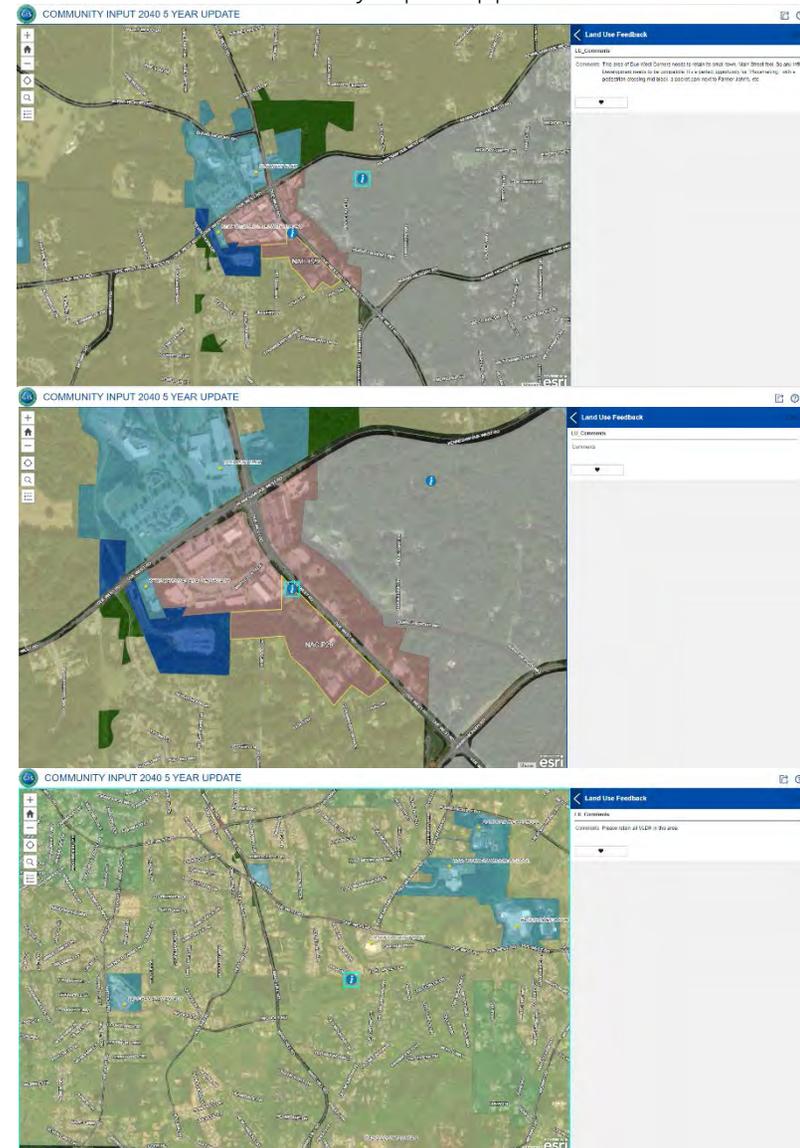
2040 Comprehensive Plan 5-Update Survey

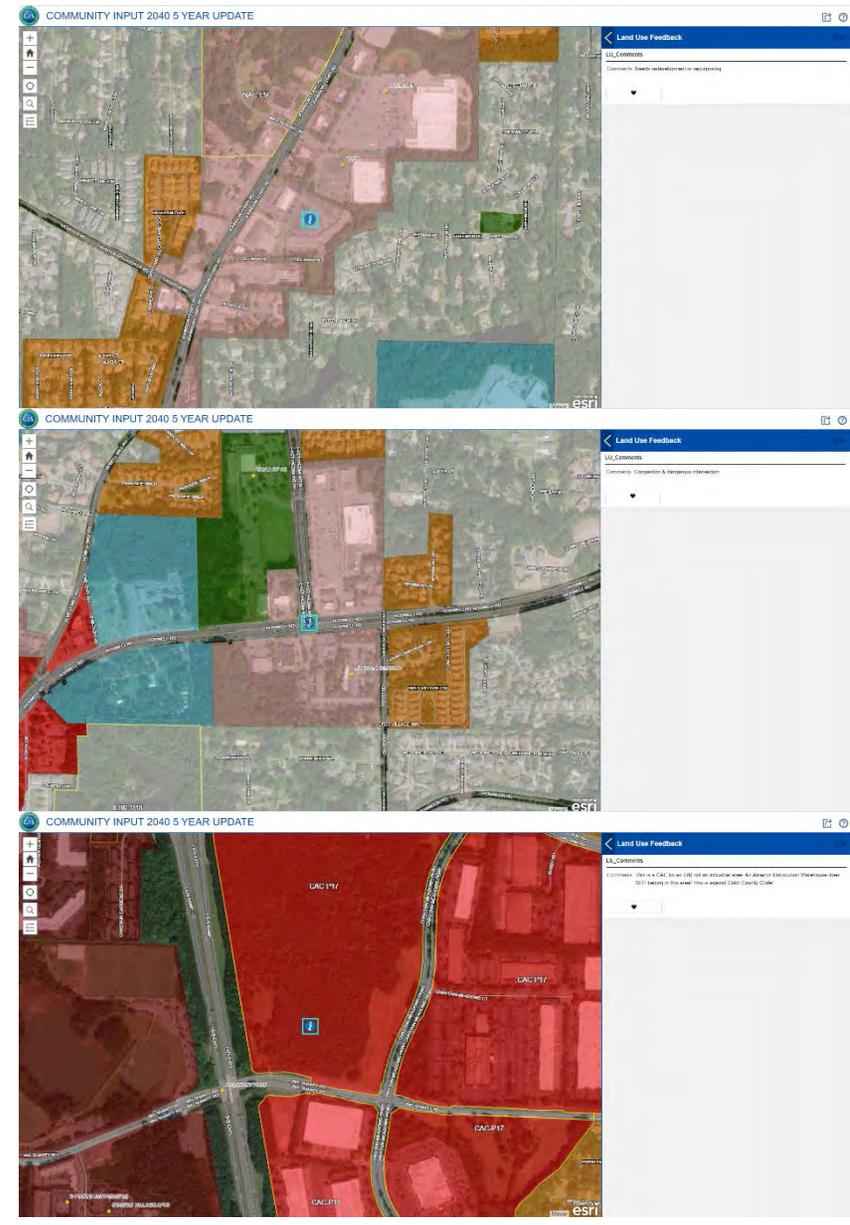
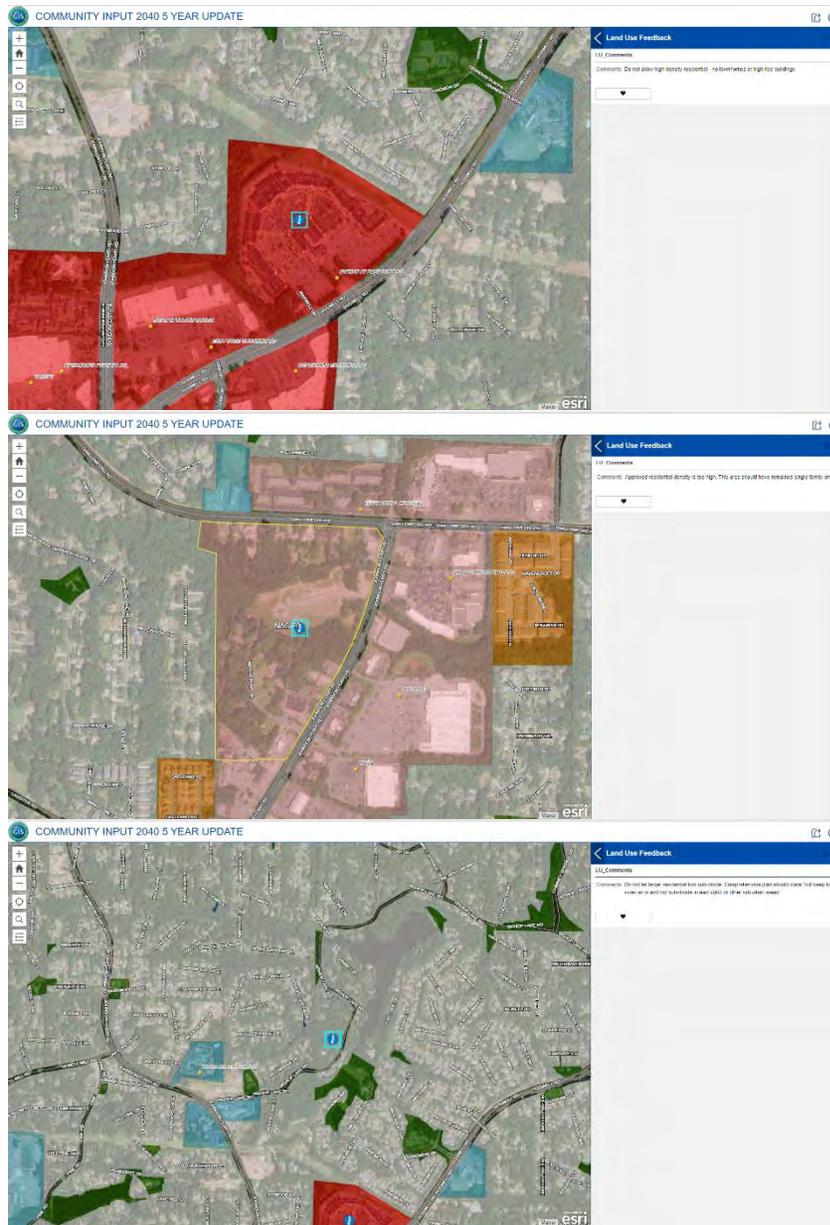
Any additional comments as it relates to future growth and development or services in Cobb County?
We are lucky to have Kennesaw Mt and Chattahoochee areas for humans interacting with nature. Development free areas enrich us all, even visually. Once that is lost, it's gone forever. Develop responsibly.
Fire the urban planning consultants.
The different areas of Cobb are very different in their politics and their finances. Each area needs to have more input for their specific needs and wants. One size does not fit all. That is why we have four proposed new cities on the horizon.
Stop growth. We are full.
Please keep crime down, please keep us clean. Please protect our green space and parks. Please
too much housing in Cobb County. The roads are not keeping up with the amount of people living here. Kennesaw Due west Road traffic backs up a mile every day. It takes 15 minutes every day to get through Kennesaw Due West Rd & Due West Rd intersection. Something needs to be done with that red light.
prevent further housing projects.
I want to thank you all for agreeing to serve this county. it is an enormous undertaking. And the temptations to line your pockets are always present. You all have a daunting task, you have my prayers that you will serve our county with integrity.
THANKS VERY MUCH FOR THIS OPPORTUNITY. ALL THE BEST!
You want to know what East Cobb wants to join its own city? Cost: 100 million wants to join its own city because they worry that Cobb Co Board does NOT care about localities and is purely focused on growing a tax base for revenue. I can't say I disagree. Stop trying to be Atlanta and be Cobb Co.
In 20 years this area has gone down dramatically: crime, schools, taxes. This is not the Cobb County I moved to. All you do is have infighting and are an embarrassment to the county. Always protecting the inner city and illegals. Not the law abiding tax payer. Shame on you!
This survey wording is ambiguous and subject to interpretation.
Get rid of Chris Ragsdale.
Address and take care of the existing issues before trying to increase development.
Diferent areas of Cobb county have different personalities: resist making Cobb a one size fits all.
Services more empy seen in government and operated in the real world level of excellence in Cobb County.
Proper management of Growth and Development in Cobb County is significantly threatened by at least four members of the Cobb County Board of Commissioners.
Therefore they will be cancelled soon !
Leave zoning alone. Dont allow high density projects in suburban areas
As growth continues in the county, more representation must be given to West Cobb residents. Only having one representative is inadequate.
I have lived here since 1965. Some growth has been beneficial, others destructive. Would be a thought to have developments (commercial, residential, recreational, etc) graded every 5 years on a scale of whether they are adding or subtracting value for the community. Might help give zoning focus.
As a life long native of Cobb County, I would like to see West Cobb remain rural. I would also recommend more sidewalks and bike trails.
Build up our schools to accommodate future growth. Even with current construction, we have already outgrown a lot of our schools before construction is completed.
Upgrade picnic areas, especially Chattahoochee Azalea Road area to encourage water fun, nature loving, picnic, grilling and other family centered activities.
Make Cobb more bicycle and pedestrian friendly.
May it please be driven by possibilities for togetherness, instead of the circling of wagons to ward off the big, bad world of open mindedness.
Simple: Keep Cobb safe, beautiful and taxes reasonable.
County should continue to buy small parcels of land as available to create small greenspaces throughout the county
Green spaces need to be preserved in Cobb County
We need better businesses other than car washes! We need more development and trendy businesses in Powder Springs.
None of these things matter if the total disregard for others isn't dealt with. Let's clean up what we have before we consider more housing and people in this area. Let's let our law enforcement do their jobs. Let's clean our streets. Let's make Cobb County the nice county it USED to be.
We need a more conservative government. We want to maintain our single family subdivision character. We do not want more mixed used zoning. We do not want UDC. We want to see the new comprehensive plan NOW, not when it is too late to provide feedback.

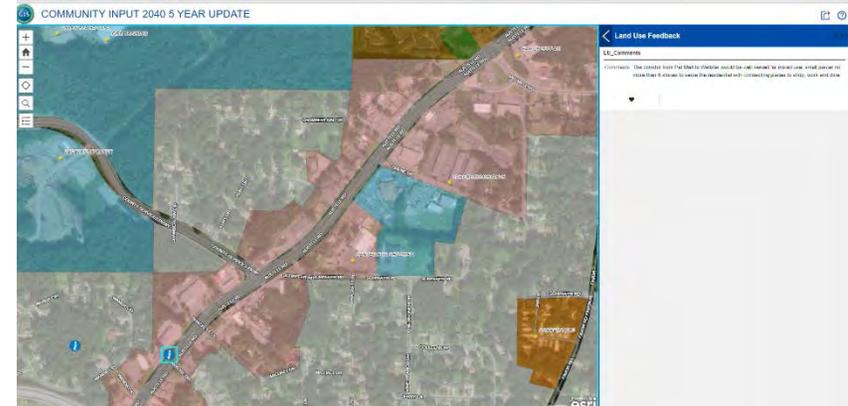
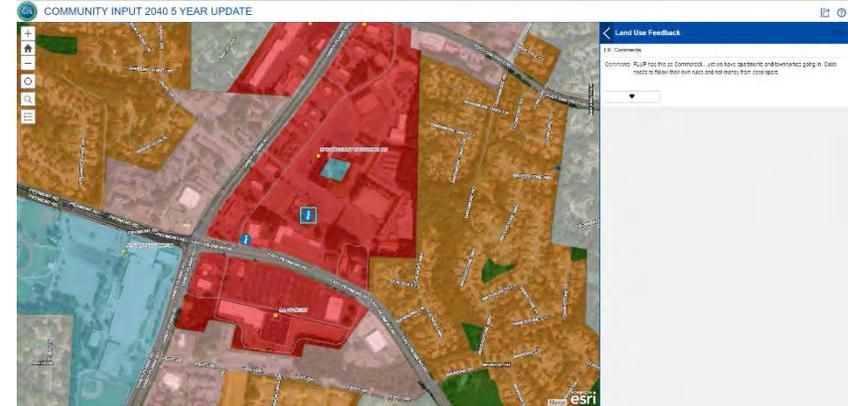
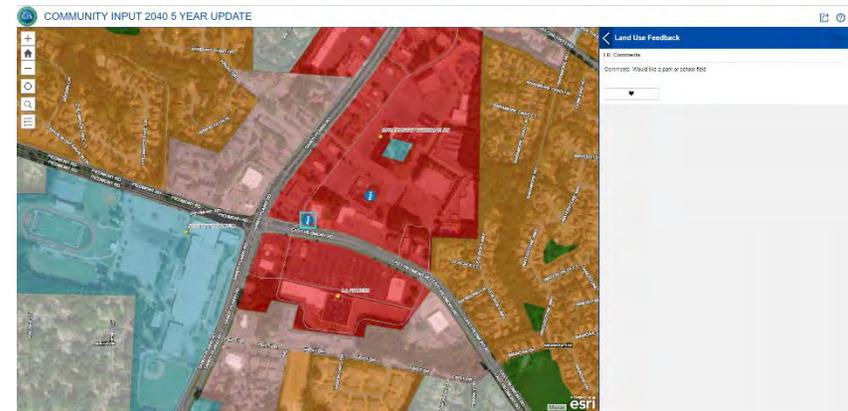
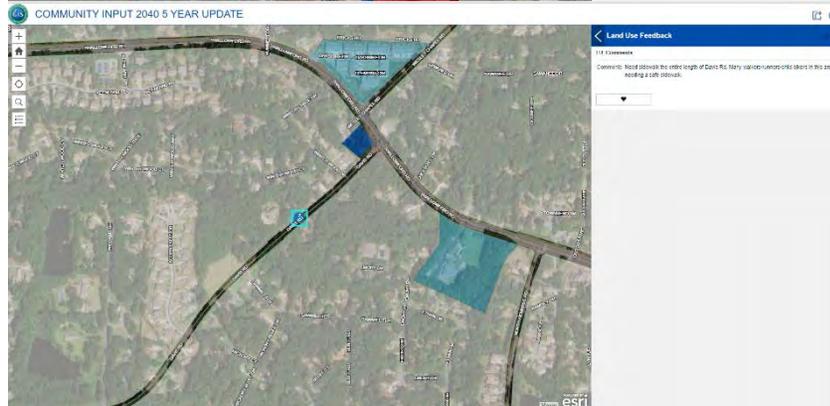
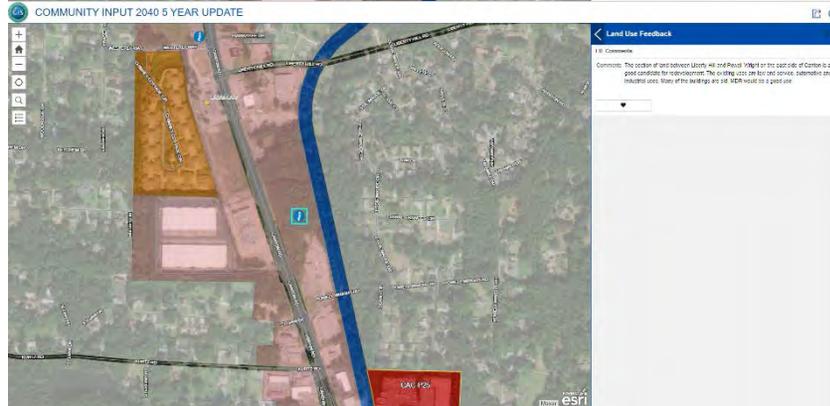
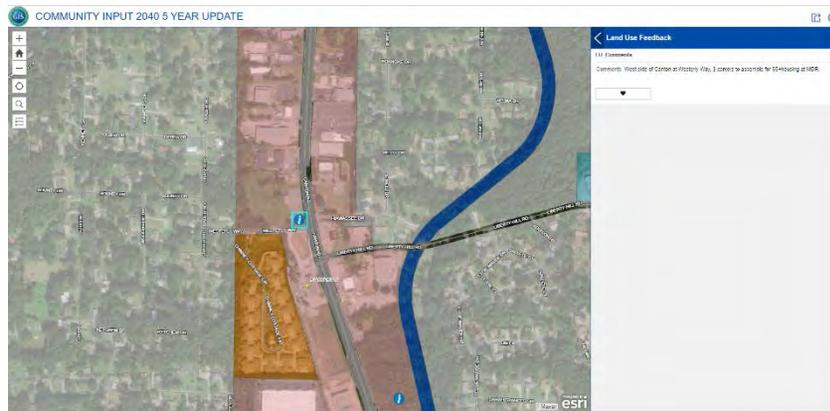
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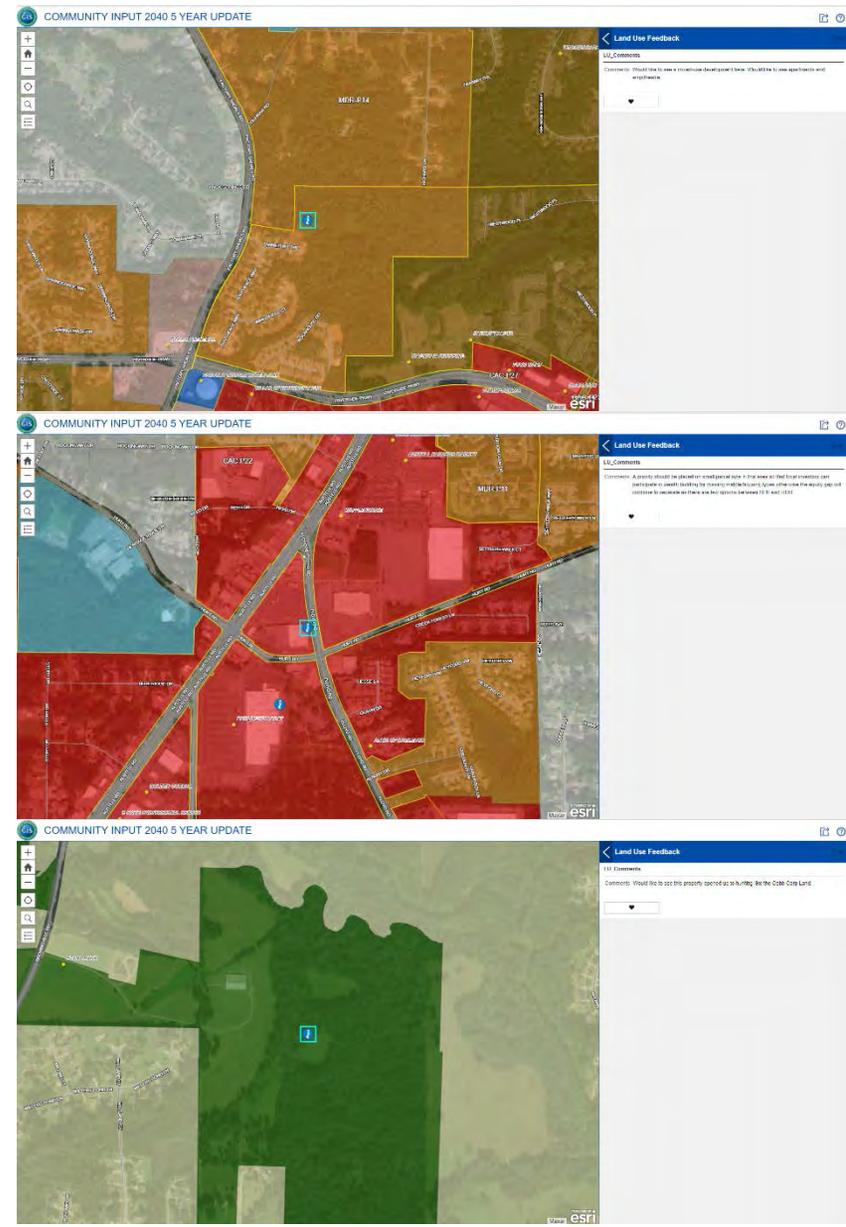
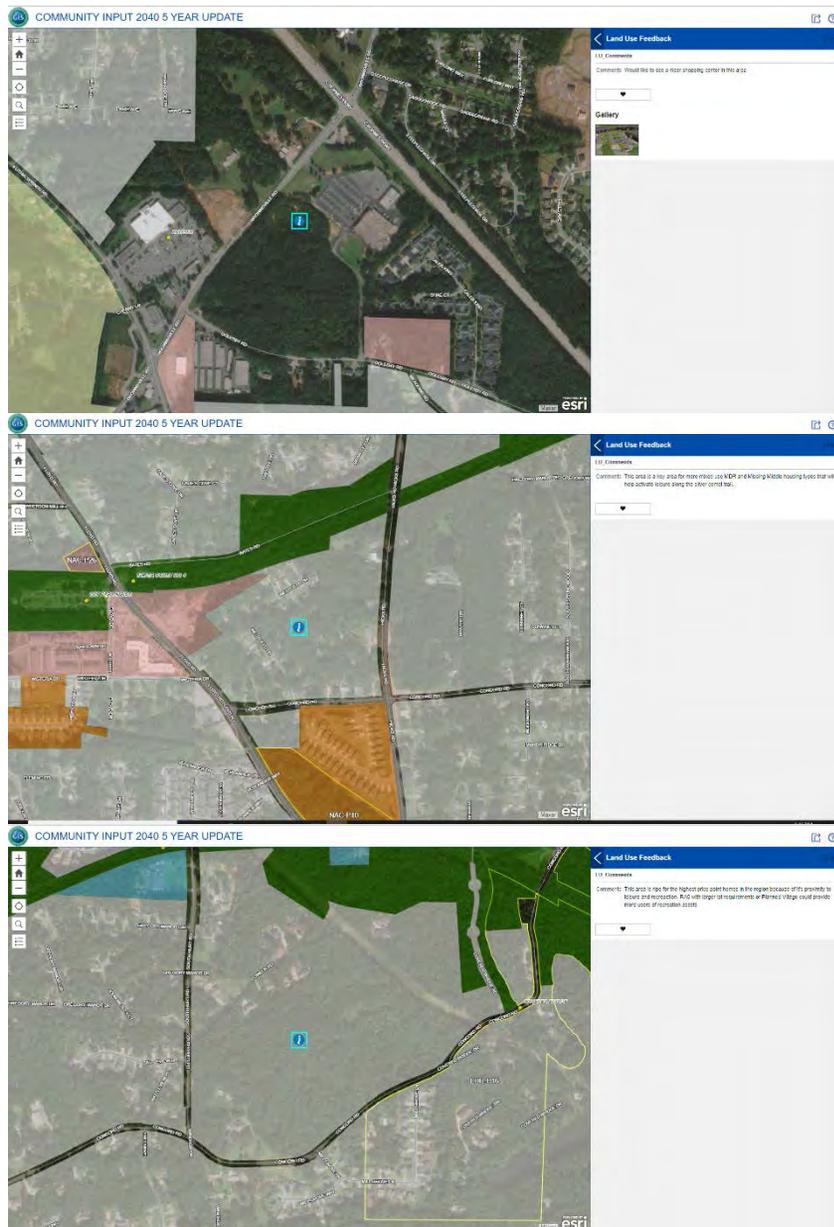
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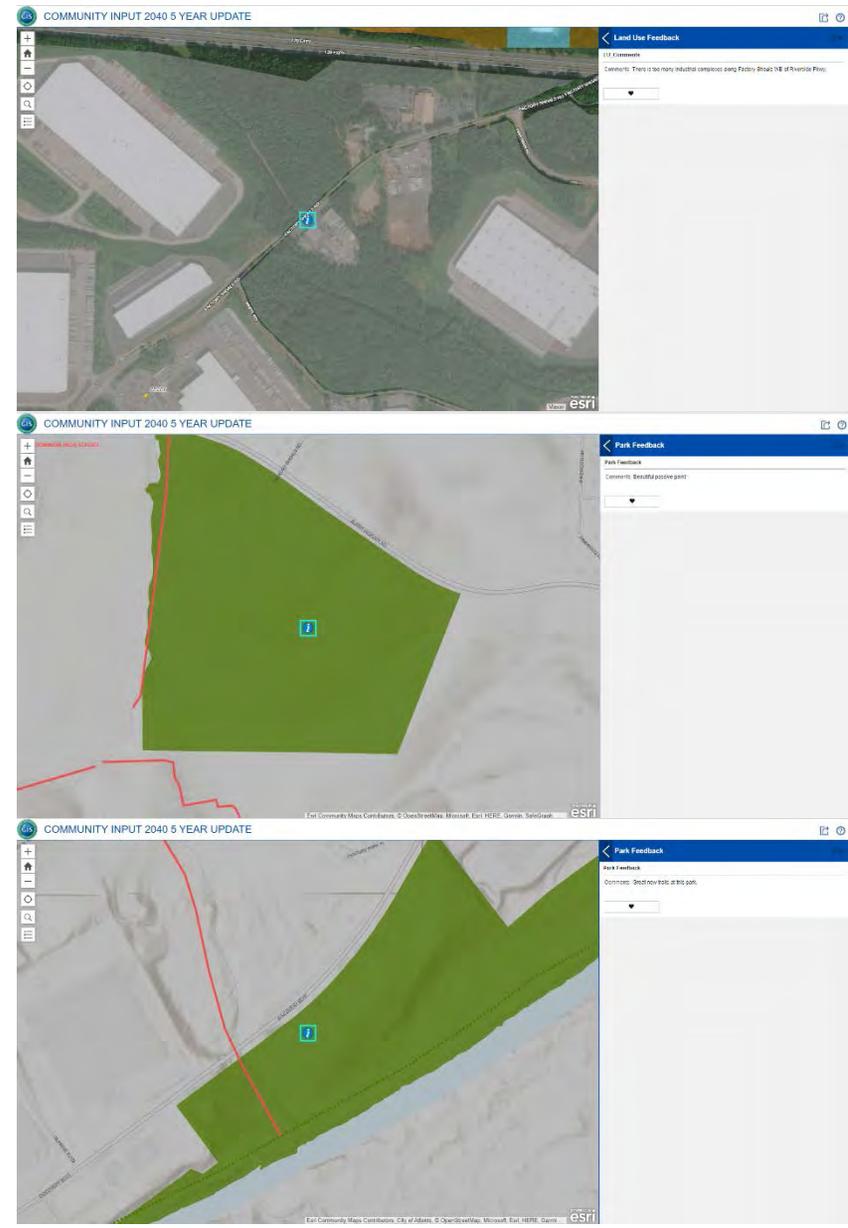
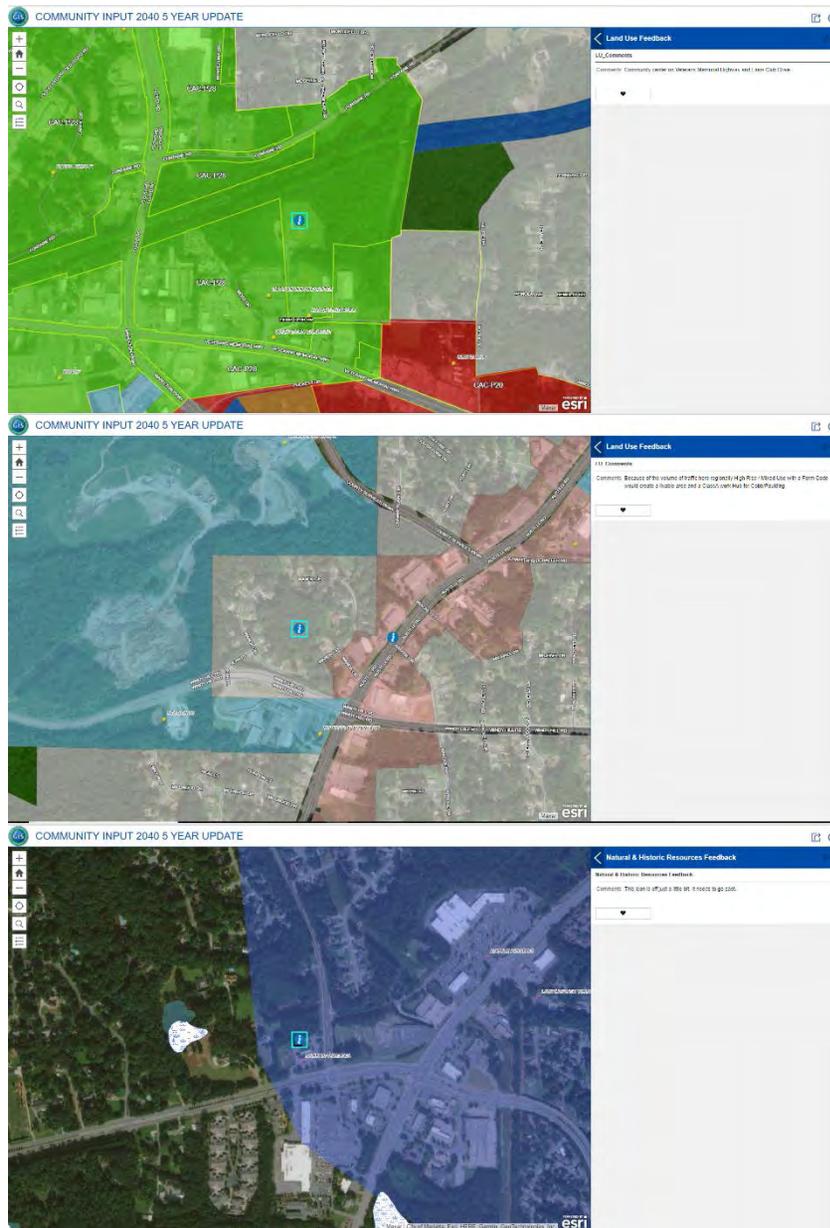
Community Input Application

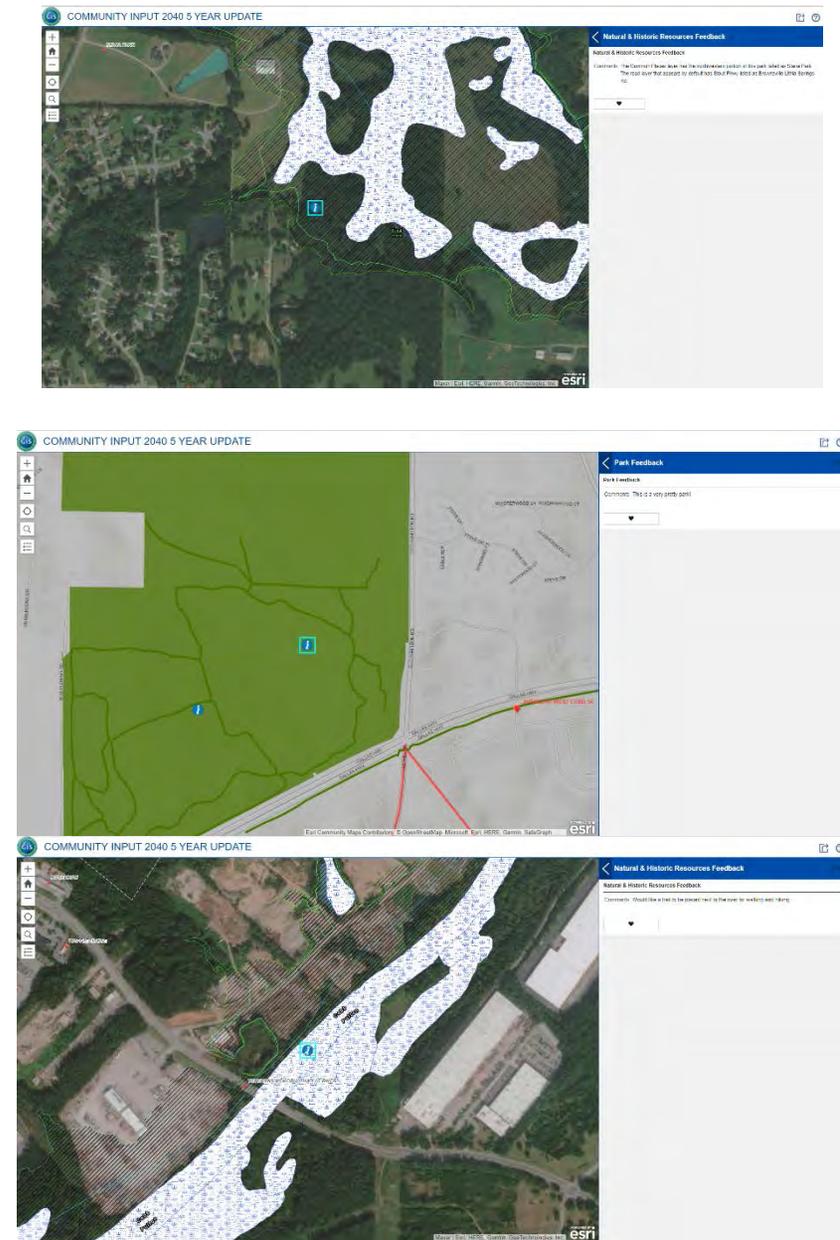
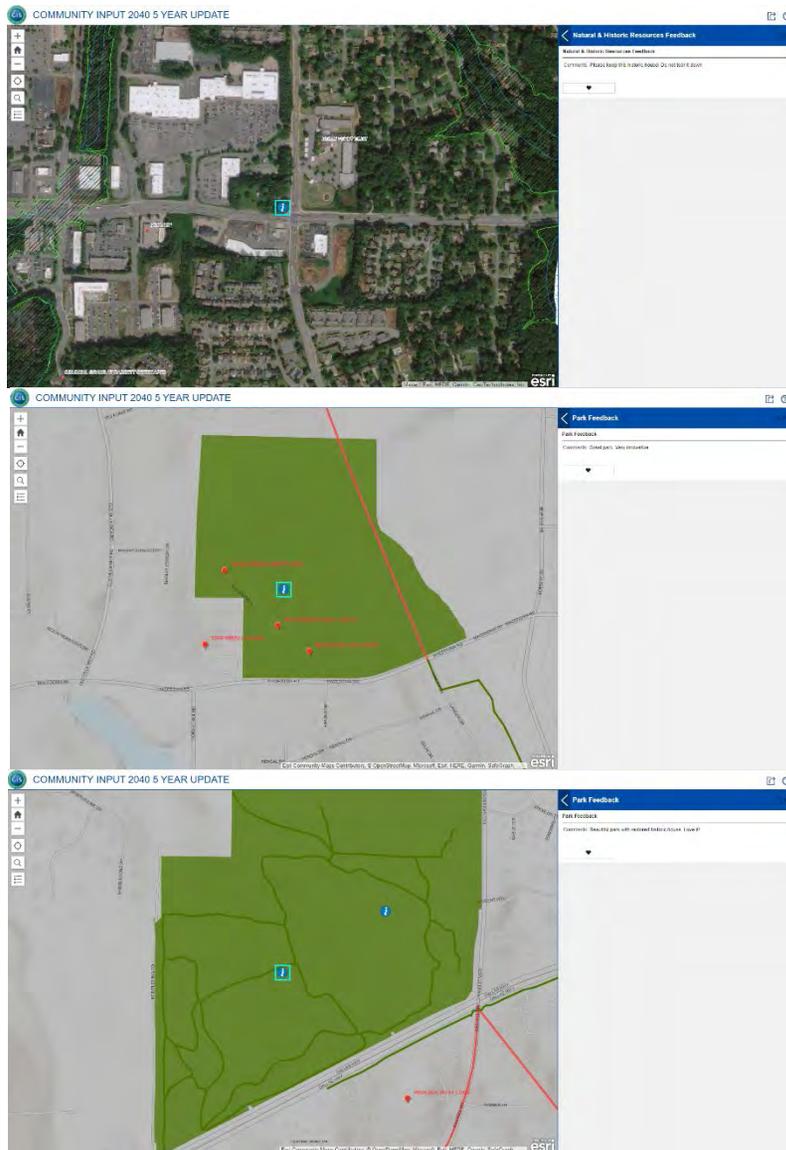




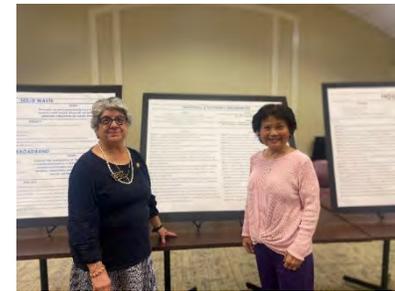
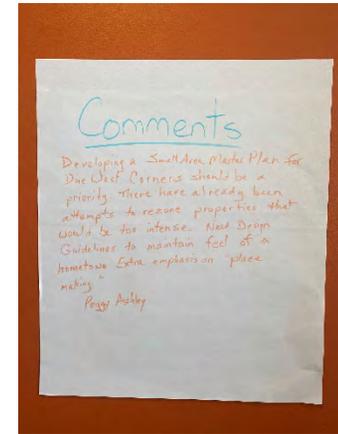
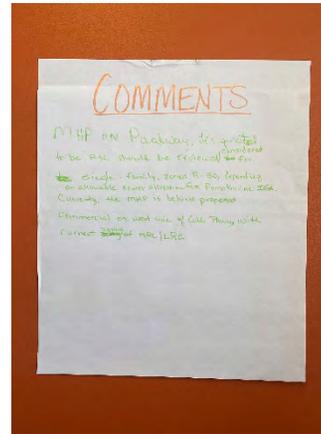
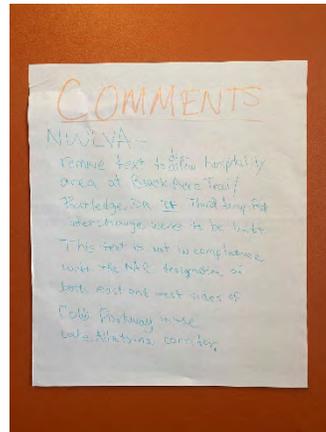
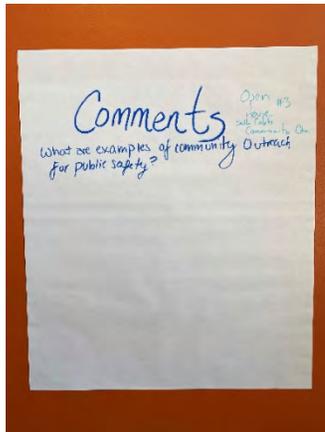
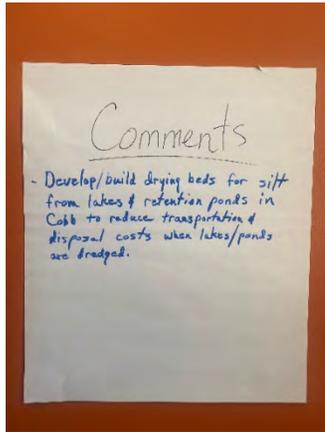








Open House Meetings





Planning Commission Public Hearing (9-06-22)

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

2020 COMPREHENSIVE PLAN 5-YEAR UPDATE

TO: Planning Commission

FROM: Public Hearing, Senior Planner

DATE: August 22, 2022

RE: 2040 Comprehensive Plan 5-Year Update Staff

The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 1 Future Land Use Plan

This appendix contains the Future Land Use Plan, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 2 Community Work Plan

This appendix contains the Community Work Plan, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 3 Report of Accomplishments

This appendix contains the Report of Accomplishments, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 4 2022 Planning Commission Hearing

This appendix contains the 2022 Planning Commission Hearing, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 5 2022 Public Hearing

This appendix contains the 2022 Public Hearing, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Appendix 6 2022 Public Hearing

This appendix contains the 2022 Public Hearing, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

Public Hearings

- October 12, 2021, Ball Mill
- June 28, 2022, North Community of Public Hearing
- July 26, 2022, North Community of Public Hearing
- September 20, 2022, Planning Commission

Appendix 7 2022 Public Hearing

This appendix contains the 2022 Public Hearing, which is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

MINUTES OF ZONING HEARING

COMMISSIONERS' MEETING

REGULAR AGENDA (CONT.)

10P-15 RACHIEL JITREWICZ (CONT.)

1. On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

2. On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

3. On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

4. On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

5. On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

MINUTES OF ZONING HEARING

COMMISSIONERS' MEETING

OTHER BUSINESS (CONT.)

10P-16

On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

Board of Commissioners Public Hearing (Adoption)

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

2020 COMPREHENSIVE PLAN 5-YEAR UPDATE

TO: Board of Commissioners

FROM: Public Hearing

DATE: September 20, 2022

RE: 2040 Comprehensive Plan 5-Year Update Staff

The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development. The 2040 Comprehensive Plan is a long-range, visionary strategic growth strategy required to guide Cobb County's infrastructure plan, transit, and economic development.

REPORT OF ACCOMPLISHMENTS & COMMUNITY WORK PROGRAM

10P-17

On the motion of Commissioner [Name], the Board of Commissioners adopted the following resolution:

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Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCOTOBER 2022

Report of Accomplishments

2017 - 2022

Appendix 4



Prepared by:
Community Development Agency
Planning Division



Cobb County...Expect the Best!

APPENDIX 4

2040 REPORT OF ACCOMPLISHMENTS 2017-2022

The Report of Accomplishments (ROA) provides a status of each project identified in the Cobb County 2040 Comprehensive Plan Community Work Program as adopted in 2017. The status for each of the projects are identified based on the following designations:

Completed: The project was completed during the previous five-year period.

Underway: The project was initiated during the previous five-year period but has not been completed.

Postponed: The project was originally planned, but not initiated during the previous five-year period.

Not Accomplished: The project has been canceled due to shift in priorities.

The following are abbreviations that are used throughout the Community Work Program.

ACFB	Atlanta Community Food Bank	CTT	Cobb Travel & Tourism	LI	Library
ACS	American Cancer Society	DA	Development Authority	MHA	Marietta Housing Authority
AHA	American Heart Association	DARB	Dobbins Air Reserve Base	NPS	National Park Service
ALA	American Lung Association	DCA	Department of Community Affairs	P.A.R.K.S	Parks, Recreation, & Cultural Affairs
ARC	Atlanta Regional Commission	DOT	Department of Transportation	PC	Planning Commission
BOC	Board of Commissioners	ED	Economic Development	PM	Property Management
CAO	County Attorney's Office	TAP	Technical Advisory Panel	PS	Public Safety
CCES	Cobb County Extension Services	EMA	Emergency Management Agency	SCRA	South Cobb Redevelopment Authority
CCID	Cumberland Community Improvement District	ESG	Emergency Solutions Grant	SKCC	Safe Kids Cobb County
CCSD	Cobb County School District	GDOT	Georgia Department of Transportation	SPLOST	Special Local Option Sales Tax
CCWS	Cobb County Water System	HOME	Home Investment Partnership Act	SS	Senior Services
CD	Community Development	HPC	Historic Preservation Commission	SW	Solid Waste
CDBG	Community Development Block Grant	COM	Cobb County Communications	TBD	To Be Determined
CDHO	Community Development Housing Organizations	CTT	Cobb Travel & Tourism	TCCID	Town Center Community Improvement District
CDPH	Cobb Douglas Public Health	IS	Information Services	UGA	University of Georgia
COC	Chamber of Commerce	KCB	Keep Cobb Beautiful	WA	Water
COM	Cobb County Communications	KSU	Kennesaw State University	ULI	Urban Land Institute

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-1	Amend 2040 Future Land Use Map, related guideline policies and the Community Work Program on an annual basis	X				
LU-1.1	Develop Small Area Policy Guidelines to encourage office space in south Cobb	X				
LU-2	Reevaluate land use recommendations for areas adjacent to roadways projected to operate with a level of service F by 2040	X				
LU-3	Prepare Cumberland Galleria “Comprehensive Plan” – Land Use Concepts, Stormwater, Public Services, Transportation, & Design Standards				X	No longer a priority
LU-4	Update Livable Center Initiative (LCI) studies and other small area studies every five-years or earlier as conditions warrant	X				
LU-5	Monitor and evaluate the need for new LCI studies and/or other small area studies as necessary	X				
LU-6	Update Central Addressing Repository to include input of multi-unit addressing and parcel polygon data		X			Ongoing (Listed as LU-14 in the 2022 CWP)
LU-7	Consider and create healthy living standards that could be incorporated into appropriate zoning districts			X		This item will be reevaluated as part of a zoning rewrite project that will be included in the CWP 2022-2027 (Listed as LU-10 in the 2022 CWP)
LU-8	Continue to encourage Open Space Community overlays as a way to permanently protect open space in Low Density Residential, and Very Low Density Residential areas	X				
LU-9	Draft and adopt design guidelines for appropriate areas in the county	X				

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-10	Consider design overlay districts for appropriate areas	X				
LU-11	Continue coordination between DOT and Community Development on design guidelines	X				
LU-12	Rework real estate kiosk sign contract to allow for implementation				X	No longer a priority
LU-13	Monitor and apply for grant applications related to land planning and management for other Community Development initiatives	X				
LU-14	Create an informational document on transfer of development rights program to educate officials on the advantages and disadvantages of the program				X	No longer a priority
LU-15	Reevaluate the Priority Industrial Areas to ensure they are still valid and to check for other areas that may benefit from the land use designation	X				
LU-16	Build a GIS database of all county easements	X				
LU-17	Coordinate with Parks and Rec. on preparation of Parks Master Plan	X				
LU-18	Assist in the implementation of Cobb County Parks Master Plan	X				
LU-19	Coordinate with communications on utilizing social media to involve community in Planning projects and implementation programs	X				
LU-20	Consider higher density zoning districts and zonings that allow for mixed use within the core areas of the Regional Activity Centers	X				
LU-21	Refine Regional Activity Centers and sub-area classifications per any adopted LCI studies, small area plans and/or Master Plans conducted by the county's CIDs	X				

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-22	Consider alternative zoning regulations per LCI studies, small area plans and/or Master Plans conducted by the county's CIDs				X	This item will be reevaluated as part of the UDC project that will be included in the CWP 2022-2027
LU-23	Coordinate, collaborate and consider LCI studies, small area plans and/or other Master Plans conducted and sponsored by Cobb's CIDs	X				
LU-24	Develop a Public Participation procedure manual to provide guidance on protocols for public engagement on planning projects	X				
LU-25	Create and maintain ARCGIS online content for Cobb 2040, small area plans, Historic Resources and other land planning initiatives	X				
LU-26	Modernize and update county's ordinances and codes periodically	X				
LU-26.1	Modify the NRC code to provide more specific ranges of land uses				X	No longer a priority
LU-27	Continue to coordinate with appropriate authorities, organizations, and other groups on the Riverside redevelopment initiatives	X				
LU-28	Provide land planning education for new Board of Commissions, Planning Commissioners and Zoning Appeal Board members	X				
LU-29	Conduct and participate in Cobb 101 workshops	X				
LU-30	Develop innovative communications strategy to communicate development and planning related activities to the public and other clients.	X				
LU-31	Conduct small area studies surrounding the intersections of Highway 92 and Sandy Plains, Johnson Ferry and Shallowford Rd., and Shallowford and Lassiter Rd.	X				

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-32	Prepare analysis of the Regional Activity Centers and associated sub-categories to ensure the RAC policies still align with changing and existing conditions	X				
LU-33	Update and amend the Community Work Program on an annual basis to include implementation items from approved Master Plans and other studies as necessary, related to each of the 2040 Comprehensive Plan Elements	X				
LU-34	Update undeveloped land Inventory		X			Ongoing (Listed as LU-11 in the 2022 CWP)
LU-35	Update and enhance the Industrial Land Inventory and create an interactive web-based GIS application for quick identification of potential industrial sites			X		Postponed due to higher priority projects Will be reevaluated for CWP 2022-2027 Moved to ED-Economic Development (Listed as ED-5 in the 2022 CWP)
LU-36	Update the Redevelopment Inventory and create an interactive web-based GIS application for quick identification of redevelopment sites	X				
LU-37	Consider implementation of items from the Mableton TAP that would assist in creating more private sector involvement in Mableton's redevelopment		X			Ongoing (Listed as LU-17 in the 2022 CWP)
LU-38	Continue to monitor the metrics of South Cobb Implementation Strategy to document and communicate successes			X		Tasks postponed due to staffing Will be moved to ED-Economic Development (Listed as ED-6 in the 2022 CWP)
LU-39	Continue to monitor and update the South Cobb marketing website to ensure accuracy and communication with the community			X		Tasks postponed due to staffing Will be moved to ED-Economic Development (Listed as ED-7 in the 2022 CWP)
LU-40	Work with Cobb County Communications and Information Services to establish dedicated website for small area studies and master plans that are being conducted	X				

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-41	Bolster incentives for redevelopment and/or reuse of abandoned commercial buildings, underperforming commercial corridors, multi-family dwellings and any other areas that are identified through future planning efforts	X				
LU-42	Provide staff support and general oversight and administrative assistance to SCRA on redevelopment initiatives in South Cobb	X				
LU-43	Create an online GIS storybook of the progress associated with the redevelopment of South Cobb			X		Tasks postponed due to staffing Will be moved to ED-Economic Development (Listed as ED-4 in the 2022 CWP)
LU-44	Create and maintain a GIS database identifying the locations of a variety of permitting applications and plan review projects in unincorporated Cobb	X				
LU-45	Prepare 3D renderings throughout the county based on zoning designations and regulations, including existing structures and terrain		X			Ongoing (Listed as LU-18 in the 2022 CWP)
LU-46	Coordinate with Parks and other county departments to build GIS database of public park land inventory for web mapping application	X				
LU-47	Update the South Cobb Implementation Strategy	X				
LU-48	Coordinate and work with the Urban Land Institute's (ULI) Mini Technical Advisory Panel (mTAP) to create a set of recommendations intended to encourage redevelopment within the Milford Church/Osborne neighborhood.	X				
LU-49	Powder Springs Road Corridor Study – From Powder Springs city limits to East-West Connector	X				

LU - LAND USE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
LU-50	Review existing architectural guidelines and determine their effectiveness			X		This item will be reevaluated as part of the UDC project that will be included in the CWP 2022-2027 (Listed as LU-22 in the 2022 CWP)
LU-51	Encourage and promote the completion of abandoned or unfinished subdivisions through the subdivision topping program	X				
LU-52	Consider updating development standards to require Bus Pads at the entrance to new residential developments adjacent to Bus Stops	X				
LU-53	Consider updating development standards to require sidewalks on both sides of local streets within residential subdivisions				X	No longer a priority
LU-54	Review legal options for how communities can regulate the overabundance of uses along corridors	X				
LU-55	Stimulate development of a Town Square in the Osborne-Milford Community	X				
LU-56	Stimulate development of a Town Square in the Six Flags Community	X				

TR – TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TR-1	Review and update Cobb County's Trail Map	X				Greenways & Trails Master Plan was completed and adopted in 2018.
TR-1.1	Expand and implement trail networks throughout Cobb County		X			Ongoing; Several trails across the County are in various stages of implementation (Listed as TR-41 in the 2022 CWP)
TR-2	Amend the 2040 Comprehensive Plan when necessary to incorporate findings and recommendations from approved and active Livable Centers Initiative and other similar transportation/land use Master Plans that will improve the county's multi-modal transportation system	X				Completed annually, as needed.
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS						
TR-3	Cedarcrest Rd - Paulding Co. Line to Governor's Towne Club (D4070/CO-344A/0007529)	X				Completed in 2018
TR-4	I-285/Atlanta Rd – NA – Upgrade interchange (D4100/CO-AR-070/723100)	X				Completed in 2019
TR-5	Lake Acworth Dr./Cowan Rd (SR 92) - N Cobb Pkwy (SR 3/US 41) to Glade Rd - Widen to 4 Lane Divided (D4190/CO-301/0006862)		X			In progress by GDOT 2023 (Listed as TR-1 in the 2022 CWP)
TR-6	Metro Arterial Connector/Dallas Acworth Hwy (SR 92) - Paulding Co Line to N Cobb Pkwy (US 41) - Widen to 4 Lane Divided (D4200/CO-329/0006866)		X			In progress by GDOT; Completion Date not listed (Listed as TR-2 in the 2022 CWP)

TR – TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – IMPROVEMENTS (Cont.)						
TR-7	Windy Hill Rd - Boulevard concept from S Cobb Dr. to Atlanta Rd that includes widening, addition of medians and pedestrian improvements, includes engineering (City of Smyrna sponsor) (E4040)		X			Construction in progress – scheduled completion in 2023 (Listed as TR-3 in the 2022 CWP)
TR-8	Local Match/ Future Fed/State/Other Funding	X				
TR-9	Windy Hill Road/Terrell Mill Road Connector		X			Construction in progress – scheduled completion in 2022 (Listed as TR-4 in the 2022 CWP)
TR-10	Windy Hill Road		X			Construction in progress – scheduled completion in 2023 (Listed as TR-5 in the 2022 CWP)
TR-11	South Barrett Reliever Phase 2	X				Completed in 2018
TR-12	South Barrett Reliever Phase 3		X			Construction scheduled to start in 2022 (Listed as TR-6 in the 2022 CWP)
TR-13	I-75 / Wade Green Road Diverging Diamond Interchange (E4050/0011657)	X				Completed in 2018
TR-14	I-75 / Akers Mill Road Managed Land Ramp (CO-AR-308/0015051)		X			Construction in progress – scheduled completion in 2023 (Listed as TR-7 in the 2022 CWP)
TR-15	SR 92 widen from 2 to 4 lanes, from US 41 to Glade Road		X			Construction in progress – scheduled completion in 2023 (Listed as TR-8 in the 2022 CWP)
TR-16	Macland Rd (SR 360)- widen from 2 to 4 lanes (CO-367/0006049)		X			Construction in progress – scheduled completion in 2024 (Listed as TR-9 in the 2022 CWP)
TR-17	RESURFACING		X			Annual Resurfacing Program in progress (Listed as TR-10 in the 2022 CWP)

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – TRAFFIC MANAGEMENT						
TR-19	Continue Advanced Transportation Management Systems (ATMS) - Continue ATMS progression to include continuous data collecting devices and vehicle infrastructure integration. Includes: Expand TTMS, Expand CCTV and fiber network; Update ATMS Plan (E5010)	X				2011 SPLOST - COMPLETE
TR-20	Incident Management - Upgrade Traffic Management Center infrastructure and equipment - closed circuit television cameras and changeable message signs. Includes: Replace and add CMS; Upgrade TMC Control Room (E5020)	X				2011 SPLOST - COMPLETE
TR-21	Traffic Signals - Upgrade traffic signal infrastructure and optimize traffic signal operation. Includes: Retime Traffic Signal Systems; Replace wood pole supported signals; Upgrade and Expand ATCS; Upgrade Traffic Signal Equipment (E5040)	X				2011 SPLOST - COMPLETE
TR-22	Transportation Technology - Includes: Upgrade information systems Geographic Information System (GIS), Global Positioning System (GPS), Management Information System (MIS) and Transportation Information System (TIS)(E5050)	X				2011 SPLOST - COMPLETE
TR-23	ATMS MASTER COMMUNICATION PLAN PHASE 1A	X				COMPLETE
TR-24	FUTURE ATMS IMPROVEMENT PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-25	INCIDENT FUTURE MANAGEMENT PROJECTS (2016 SPLOST)	X				Scheduled completion 2022

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CONGESTION RELIEF/MOBILITY – TRAFFIC MANAGEMENT (Cont.)						
TR-26	FUTURE TRAFFIC SIGNAL TIMING PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-27	FUTURE TRAFFIC SIGNAL PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
TR-28	TRANSPORTATION TECHNOLOGY PROJECTS (2016 SPLOST)	X				Scheduled completion 2022
SAFETY & OPERATIONAL – INTERSECTION IMPROVEMENTS						
TR-29	Chastain Rd intersection improvements: Additional turn lanes at Frey Rd/Barret Lakes Blvd; Additional right turn lanes at I-575 southbound ramp	X				
TR-30	Chastain Rd intersection improvements: Additional turn lanes at Busbee Dr.	X				
TR-31	Cobb Pkwy (US 41) at Windy Hill Rd - Addition/extension of turn lanes; includes concept development for grade separated interchange (E3030)	X				Completed in 2019
TR-32	Bells Ferry Rd - I-575 to N Cobb Pkwy (US 41) - Intersection Improvements (D6040)	X				Completed in 2021
TR-33	Lower Roswell Rd - Roswell St (SR 120) to Terrell Mill Rd - Safety/Operational Improvements (D6130)	X				Completed in 2018
TR-34	Johnson Ferry Rd @ Sewell Mill Rd - Add dual left turns north; Include Sewell Mill Rd at Pine Rd - Intersection Improvements (D3220)	X				Completed in 2017
TR-35	ACWORTH DUE WEST RD AT JIM OWENS MARS HILL CHURCH RDS	X				Completed in 2021

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – INTERSECTION IMPROVEMENTS (Cont.)						
TR-36	BLACKWELL RD AT AUTUMN RIDGE PKWY	X				Completed in 2020
TR-37	BIG SHANTY RD CHASTAIN RD		X			Scheduled for completion in 2023 (Listed as TR-11 in the 2022 CWP)
TR-38	CANTON RD AT SHALLOWFORD RD HIGHLAND TER SOUTHERN INTERSECTION		X			Scheduled for completion in 2023 (Listed as TR-12 in the 2022 CWP)
TR-39	DALLAS HWY AT LOST MOUNTAIN RD/MARS HILL RD		X			Design underway; Construction 2024 (Listed as TR-13 in the 2022 CWP)
TR-40	Factory Shoals Rd. @ Six Flags Dr.	X				Completed in 2021
TR-41	Hick Rd. @ Concord Rd.	X				Completed in 2021
TR-42	Lost Mountain Rd. @ Midway Rd./Mirror Lake Dr.	X				Completed in 2020
TR-43	McCollum Pkwy @ Ben King Rd.	X				Completed in 2021
TR-44	Old Canton Rd. @ Holly Springs Rd.	X				Completed in 2021
TR-45	POST OAK TRITT RD AT HEMBREE RD	X				Completed in 2020
TR-46	POWDER SPRINGS RD AT FLINT HILL RD PINE GROVE DR DEERCREEK DR	X				Completed in 2020
TR-47	RAILROAD QUIET ZONE IMPROVEMENTS		X			Scheduled for completion 2022 (Listed as TR-14 in the 2022 CWP)
TR-48	SHILOH RD AT ROYAL DR APARTMENT DR		X			Scheduled for completion 2024 (Listed as TR-15 in the 2022 CWP)

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – ROADWAY IMPROVEMENTS						
TR-49	Floyd Rd - Veterans Memorial Hwy (US 78/278) to Clay Rd including turn lanes and alignment improvements (E6010)	X				Completed in 2016
TR-50	River View Rd - Veterans Memorial Hwy (US 78/278) to Nichols Dr. including turn lanes at key intersections and sidewalks (E6040)	X				Completed in 2021
TR-51	Sandy Plains Rd - E Piedmont Rd to Ebenezer Rd - including access management and median for safety and operational improvements (E6060)	X				Completed in 2019
TR-52	Six Flags Dr. - Factory Shoals Rd to Riverside Pkwy - operational and safety improvements including pedestrian refuge median (E6090)	X				Completed in 2016
TR-53	BEECH RD WESTSIDE DR	X				Completed in 2021
TR-54	CANTON RD CORRIDOR		X			Scheduled for completion 2023 (Listed as TR-16 in the 2022 CWP)
TR-55	CHEROKEE ST	X				Completed in 2021
TR-56	CUMBERLAND BLVD	X				Completed in 2019
TR-57	INCLEMENT WEATHER EQUIPMENT AND SUPPLY STORAGE	X				Completed in 2020
TR-58	MACK DOBBS RD		X			Scheduled completion 2024 (Listed as TR-17 in the 2022 CWP)
TR-59	MAIN ST (Old Hwy. 41, Acworth)	X				Completed in 2019
TR-60	NEW MACLAND RD	X				Completed in 2021

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
SAFETY & OPERATIONAL – ROADWAY IMPROVEMENTS (Cont.)						
TR-61	OLD 41 HWY		X			Construction start in 2025 (Listed as TR-18 in the 2022 CWP)
TR-62	ROADWAY IMPROVEMENTS	X				Completed in 2020
TR-63	SANDTOWN RD	X				Scheduled completion 2022
TR-64	SIX FLAGS PKWY GATEWAY IMPROVEMENTS	X				Scheduled completion 2022
SAFETY & OPERATIONAL – SCHOOL ZONE SAFETY						
TR-65	Hembree Rd. (Pope High) – Lengthen turn lane; possible other roadway improvements if CCSD adds a second driveway (E8030) (D8180)	X				Completed in 2018
TR-66	Jim Owens Rd. – Lewis Elementary	X				Completed in 2020
TR-67	John Ward Rd. at Irwin Rd. – Cheatham Hill Elementary	X				Completed in 2019
TR-68	Terrill Mill Rd. at Greenwood Trail – Brumby Elem. & East Cobb Middle	X				Completed in 2018
TR-69	Sandy Plains Rd. at Davis Rd. – Mountain View Elem.	X				Completed in 2017
PEDESTRIAN IMPROVEMENTS – SIDEWALKS						
TR-70	Future School Zone Improvement Projects	X				School zone projects will be listed by specific projects in the future
TR-71	Wesley Chapel Rd - Spring Mill Dr. to Sandy Plains Rd (east side) (E7260)	X				Completed in 2018
TR-72	TOWN CENTER MALL/NOONDAY CREEK TRAIL/KSUBIKE/PEDESTRIAN CONNECTOR		X			Received federal funding in 2021; Scheduled for completion in 2025 (Listed as TR-30 in the 2022 CWP)

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PEDESTRIAN IMPROVEMENTS – SIDEWALKS (Cont.)						
TR-73	Bob Callan Trunk Trail Phase II, Section A	X				Completed in 2019
TR-74	Bob Callan Trunk Trail Phase II, Section B		X			Construction scheduled to start 2022 (Listed as TR-31 in the 2022 CWP)
TR-75	Mableton Parkway Trail, Factory Shoals to Chattahoochee River		X			Completion scheduled for 2023 (Listed as TR-32 in the 2022 CWP)
TR-76	West Atlanta Street Trail, Dunn Avenue to Pearl Street		X			Completion scheduled for 2023 (Listed as TR-33 in the 2022 CWP)
TR-78	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 3		X			Completion scheduled for 2023 (Listed as TR-34 in the 2022 CWP)
TR-77	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 4		X			Completion scheduled for 2023 (Listed as TR-35 in the 2022 CWP)
TR-79	PEDESTRIAN IMPROVEMENT PROJECTS FOR DISTRICTS 1-4		X			Completion scheduled for 2023 (Listed as TR-36 in the 2022 CWP)
TR-80	COUNTYWIDE ADA SIDEWALK IMPROVEMENTS	X				Completed in 2019
INFRASTRUCTURE PRESERVATION – BRIDGE REHABILITATION/REPLACEMENT						
TR-81	BROOKWOOD DR OVER CLAY BRANCH	X				Completed
TR-82	CAMP HIGHLAND RD OVER SILVER COMET TRAIL	X				Completed
TR-83	CANDY LN OVER OLLEY CREEK	X				Completed
TR-84	CASTEEL RD OVER SEWELL CREEK	X				Completed

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
INFRASTRUCTURE PRESERVATION - BRIDGE REHABILITATION/REPLACEMENT						
TR-85	ELLIOTT RD OVER POWDER SPRINGS CREEK	X				Completed
TR-86	FLINT HILL RD OVER NOSES CREEK TRIBUTARY	X				Completed
TR-87	GREENFIELD DR OVER SOPE CREEK	X				Completed
TR-88	HURT RD OVER NICKAJACK CREEK	X				Completed
TR-89	JAMES RD OVER PINE CREEK	X				Completed
TR-90	LITTLE JOHN TRL OVER POWERS CREEK	X				Completed
TR-91	LITTLE WILLEO RD OVER TIMBER RIDGE BRANCH	X				Completed
TR-92	LOWER ROSWELL RD OVER SOPE CREEK	X				Completed
TR-93	MACEDONIA RD OVER NOSES CREEK	X				Completed
TR-94	MARS HILL RD OVER ALLATOONA CREEK	X				Scheduled completion 2022
TR-95	PIEDMONT RD OVER LITTLE NOONDAY CREEK	X				Completed
TR-96	POWERS FERRY DR OVER ROTTENWOOD CREEK TRIBUTARY	X				Completed
TR-97	WOODLAND BROOK DR OVER VININGS BRANCH	X				Completed
TR-98	WRIGHT RD OVER MILL CREEK	X				Completed
TR-99	WILLEO RD OVER WILLEO CREEK	X				Scheduled completion 2022

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
INFRASTRUCTURE PRESERVATION – BRIDGE REHABILITATION/REPLACEMENT						
TR-100	OLD 41 HWY BRIDGE	X				Completed
TR-101	SILVER COMET TRAIL BRIDGES	X				Completed
TR-102	CONCORD ROAD COVERED BRIDGE	X				Completed
TR-103	FUTURE IMPROVEMENT ON BRIDGES AND CULVERTS				X	2016 SPLOST Funds Expended
TR-104	I-285 MULTI-USE BRIDGE	X				Completed
TR-105	OWL CREEK DR DRAINAGE	X				Completed
TR-106	E BRANDON DR DRAINAGE	X				Completed
TR-107	CUMBERLAND PKWY DRAINAGE	X				Completed
TR-108	NEW MACLAND RD DRAINAGE	X				Completed
TR-109	KEHELEY DR DRAINAGE	X				Completed
TR-110	Smyrna Powder Springs Rd. Drainage	X				Completed
TR-111	Lost Mountain Ct. Drainage	X				Completed
TR-112	Willow Glen Dr. Drainage	X				Completed
TR-113	May Breeze Rd @ Shallowford Rd. Drainage	X				Completed
TR-114	Angelette Dr. @ Sanders Rd drainage	X				Completed
TR-115	Future drainage sys. Improvement projects (2016 SPLOST)	X				Scheduled completion 2022

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSIT						
TR-116	"Get on the bus" travel training for seniors	X				Completed
TR-117	Implement Travel Training Program		X			Exploring alternative options to implement facets of the <i>Ride Smart</i> program. (Listed as TR-42 in the 2022 CWP)
TR-118	Cobb Pkwy Signal Pre-Emption Upgrades - Cumberland Galleria area to Town Center area (E10B0)	X				
TR-119	N Cobb Park and Ride Lot (CO-401)				X	No longer a priority within this work program
TR-120	Cobb Pkwy Park-and-ride Lots for express bus and future corridor transit enhancements (Cumberland Blvd area, Windy Hill Rd area, Roswell Rd area, and Bells Ferry Rd area) (E10C0)				X	No longer a priority within this work program
TR-121	Cobb Pkwy Queue Jumper Lanes - Cumberland Galleria area to Town Center area (E10B0)	X				Queue jumper lane and pre-emption signal were constructed at intersection of Cobb Parkway and Windy Hill
TR-122	Continue and expand partnership between CCT & Senior Services for efficient senior transportation provisions	X				Completed
TR-123	Continue transportation mobility education with senior populations	X				Completed
TR-124	Implement Route 10X between Town Center and Midtown	X				Completed in 2019
TR-125	Implement Sunday Bus Service	X				Completed in 2019

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSIT (Cont.)						
TR-126	Partner with surrounding jurisdictions to consider expanding commuter rail service into South Cobb	X				Project has been evaluated further in the Comprehensive Transportation Plan 2050
TRANSPORTATION PLANNING						
TR-127	Implement the Bicycle and Pedestrian Improvement Plan				X	The Plan was incorporated into the Greenways & Trails Master Plan. An update to Plan has been postponed indefinitely.
TR-128	Implement Safe Routes to Schools Program		X			Projects related to the SRTS program were incorporated into the SPLOST program. (Listed as TR-58 in the 2022 CWP)
TR-129	Develop Americans with Disabilities Act (ADA) Transition Plan	X				
TR-130	Develop Complete Streets implementation process	X				Implementation became more integrated into the regular program management and project delivery process.
TR-130.1	Implement Complete Streets Program for 40% of Cobb's Major Thoroughfares		X			Ongoing (Listed as TR-59 in the 2022 CWP)
TR-131	Incorporate transportation infrastructure improvements recommended by small area plans into the County's Transportation Improvement Program	X				
TR-132	CUMBERLAND CIRCULATOR	X				
TR-133	CUMBERLAND TDM	X				
TR-134	DLHP / VMH LCI STUDY UPDATE				X	No longer a priority

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSPORTATION PLANNING (Cont.)						
TR-135	MAJOR THOROUGHFARE PLAN UPDATE				X	No longer a priority
TR-136	TRANSIT FACILITIES PLAN	X				
TR-137	COBB PARKWAY TRANSIT SIGNAL PRIORITY PLAN		X			Project has been incorporated into the CV1K project with GDOT and ARC; signal preemption for emergency vehicles. (Listed as TR-60 in the 2022 CWP)
TR-138	COBB CO INTERNATIONAL AIRPORT SURFACE TRANSPORTATION PLAN	X				Alternative Analysis Traffic Study was completed in 2018.
TR-139	MAJOR ROAD CAPACITY PERFORMANCE EVALUATION STUDY	X				Annual reporting and evaluation
TR-140	ACTIVE TRANSPORTATION VISION PLAN				X	No longer a priority
TR-141	TRAFFIC OPERATIONS SIGNAL STUDIES	X				Routine on-going management of system
TR-142	TRAFFIC OPERATIONS ITS UPGRADES	X				Routine on-going management of system
TR-143	COBBLINC FARE STUDY	X				A high-level fare analysis was completed as part of the Transit Service Plan in 2019
TR-144	SOUTH COBB TRANSPORTATION ENHANCEMENTS	X				Completed
TR-145	LCI UPDATE AND SUPPLEMENTAL PLANS				X	No longer a priority
TR-146	Demand Response Service Improvements		X			Study underway for peer review of best practices (Listed as TR-61 in the 2022 CWP)
TR-147	Multimodal Transportation Plans		X			On-going; various projects (Listed as TR-62 in the 2022 CWP)

TR - TRANSPORTATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
TRANSPORTATION PLANNING (Cont.)						
TR-148	TRANSIT SERVICE PLAN	X				Completed in 2019
TR-149	TRANSIT ASSET MANAGEMENT PLAN, PHASE 2	X				Completed
TR-150	OPERATIONS RFP DEVELOPMENT	X				Completed
TR-151	Comprehensive Transportation Plan 2020	X				Completed in December 2021; BOC Plan adoption scheduled for January 2022
TR-152	DOT to produce roadway standards (in activity centers) that addresses the requirements for all users in the context of road type and surrounding uses	X				This item is part of TR-130
TR-153	Study ordinances and development standards regarding trails adjacent to private development				X	No longer a priority
TR-154	Chattahoochee River Trail Plan	X				Completed in 2020; Cobb BOC adopted in June 2020
TR-155	Coordinate programs between Cobb DOT, KCB, and local volunteers to assist in roadside litter pick-up	X				Adopt-a-Road Program created; active coordination is on-going
TR-156	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X				Incorporate into the Safe Routes to School

HO – HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HO-1	Continue collaboration with the Department of Community Affairs and Housing Authority to encourage construction of workforce housing units utilizing low-income tax credits	X				
HO-2	Update the Apartment Density Study	X				
HO-3	Prepare a housing assessment/affordable housing inventory			X		Project will begin Fall of 2022 (Listed as HO-1 in the 2022 CWP)
HO-4	Coordinate efforts between Community Development, Economic Development, and non-profit agencies to analyze workforce housing	X				
HO-5	Review group home codes to ensure they align with fair housing regulations	X				
HO-6	Educate older adults on retrofit design and materials that fosters aging in place	X				
HO-7	Update Student Housing Analysis	X				
HO-8	Provide services to inspect rental properties at the request of tenants to ensure residential code compliance			X		Similar project will be part of 2022 Community Work Program under the Housing element (Listed as HO-3 in the 2022 CWP)
HO-9	CDBG to conduct an annual performance and evaluation report to the Board of Commissioners	X				
HO-10	Provide incentives for affordable housing such as the Federal and State Housing Tax Credit Program	X				

HO - HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CDBG PROGRAMMING						
HO-11	Provide program administration and planning for HUD grants, such as; CDBG, HOME and ESG grants	X				
CDBG GRANT						
HO-12	Coordinate CDBG funding and service improvements with Cobb's six cities	X				
HO-13	Provide rehabilitation grant assistance and administrative services for owner-occupied housing	X				
HO-14	Coordinate the acquisition, construction, and renovation of public/non-profit facilities through building renovations, security updates and parking lot improvements	X				
HO-15	Manage funding that supports a variety of public service programs for low-income individuals and families and persons with special needs	X				
HO-16	Coordinate Fair Housing outreach and education activities through CDBG	X				
HOME GRANT						
HO-17	Provide HOME Investment Partnership Act Program (HOME) Grant monies for the purpose of constructing or renovating affordable housing	X				

HO - HOUSING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HOME GRANT (Cont.)						
HO-18	Encourage affordable housing to increase housing options for low-income families and the homeless through administering State Housing Tax Credits	x				
HO-19	Work with and financially support community housing development organizations (CDHOs) operating in low and moderate-income neighborhoods	x				
ESG GRANT						
HO-20	Provide support services for street outreach and emergency shelter resources through non-profit grants and CDBG	x				
HO-21	Work with and financially assist various Non-Profits focused on Homeless prevention and rapid rehousing.	x				
HO-22	Financially assist and coordinate with The Center of Family Resources for Cobb Collaborative on the Homeless Management Information System (HMIS)	x				

ED – ECONOMIC DEVELOPMENT						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
ED-1	Update, as needed, the inventory of sites suitable for industrial development and continue to encourage policies to protect these job producing uses	X				
ED-2	Refine the county's Economic Development Incentive Ordinance and associated policies	X				
ED-3	Focus on Economic Development targets that will provide growth opportunities within core clusters identified within the Cobb EDGE.	X				
ED-4	Add areas to the Cobb County Commercial Property Rehabilitation Partial Property Tax Abatement Program, as needed.	X				
ED-5	Coordinate with Chamber of Commerce on Business Marketing, as needed		X			(Listed as ED-1 in the 2022 CWP)
ED-6	Maintain individual property brochures to assist in marketing industrial sites to prospective businesses	X				
ED-7	Continue to evaluate appropriate areas throughout the county that would benefit from an Enterprise/Opportunity Zone designation		X			(Listed as ED-9 in the 2022 CWP)
ED-8	Develop internal procedures to assist small businesses to meet their permitting needs	X				

ED – ECONOMIC DEVELOPMENT						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
ED-9	Develop and Implement a Façade Improvement Grant/Loan program to serve as an incentive for property owners to improve the appearance of older commercial corridors	X				
ED-10	Create and execute a Memorandum of Understanding (MOU) that clearly defines functional roles in the economic development process for Cobb County – specifically, the role of the county’s Economic Development Division Manager, the Community Development Director, the Development Authority, the Cobb County Board of Commissioners, the Cobb Chamber of Commerce and Cobb’s Competitive EDGE	X				
ED-11	Assist with the creation of CIDs in appropriate areas				X	Task was established to help in the creation of a CID in Mableton. However, the Mableton cityhood movement has postponed this initiative.
ED-12	Conduct annual reporting on compliance with incentives agreements	X				
ED-13	Prepare annual reports for Opportunity Zone and Enterprise Zone programs	X				
ED-14	Assist in creating quarterly and annual reports on economic development activities			X		Ongoing tasks that has been postponed due to staffing. Once staffing levels are back to normal tasks will be reevaluated. (Listed as ED-3 in the 2022 CWP)
ED-15	Create a small business advisory council	X				Small Business Concierge Service
ED-16	Develop a small business program	X				Small Business Concierge Service

ED – ECONOMIC DEVELOPMENT						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
ED-17	Conduct 100 existing business visits per year				X	This task was not accomplished due to staffing.
ED-18	Develop and implement an existing business survey on county services	X				Small Business Concierge Service
ED-19	Coordinate Economic Development partner quarterly meetings	X				
ED-20	Create a more active role for the Grants Administrator regarding internal and external customers				X	Lack of staffing
ED-21	Research and consider Hospitality District for protection and development of recreation and tourism in appropriate areas of Cobb County				X	No longer priority
ED-22	Create targeted workforce development programs for areas of high unemployment in Cobb County	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS						
CF-PR-1	Periodically update the inventory of public properties including DOT and water department properties suitable for multiple uses, including passive recreational uses and linear parks	X				
CF-PR-2	Execute joint facility use agreements with other elected boards, i.e. Board of Education	X				
CF-PR-3	Prepare grant applications and research other program funding mechanisms to assist with land purchases, facility development, and renovation of existing recreational facilities	X				
CF-PR-4	Renovate facilities to support new creative recreational programming to meet the diverse needs of the community	X				
CF-PR-5	Continue to coordinate and assist with volunteer Friends groups that are engaged in fundraising for development of passive parks	X				
CF-PR-6	Assist local volunteers to establish and maintain volunteer groups (i.e. Friends Groups) for Stout Park and Green Meadows Preserve	X				
CF-PR-7	Upgrade existing playground inventory to reflect new and innovative equipment	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)						
CF-PR-8	Encourage "Life-Time" sports within appropriate parks and Senior Centers	X				
CF-PR-9	Expand Community Gardens within appropriate parks and Senior Centers	X				
CF-PR-10	Develop Hyde Farm as a working farm with programming to educate children and adults about the settlement of Cobb County, the story of the Power and Hyde families, how land was farmed in the county, the importance of agriculture in the community, and the Chattahoochee River as a significant natural resource.	X				
CF-PR-11	Provide Staff support for Revisited 2008 Parks Bond Program, as directed by the BOC	X				
CF-PR-12	Develop and maintain innovative ART programs and events as well as all Cultural Affairs facilities	X				
CF-PR-13	Expand cultural arts programming into community and recreational centers	X				
CF-PR-14	Develop schedule of programming at all recreational centers	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)						
CF-PR-15	Coordinate shared use of parks and recreation space with general public and third-party program providers	X				
CF-PR-20	Repaving selected parking lots and access roadways in several parks	X				
CF-PR-21	Renovate PRCA Administration Complex	X				
CF-PR-22	Price Park Improvements	X				
CF-PR-23	Green Meadows Preserve Improvements	X				
CF-PR-24	City of Acworth Joint Project – Recreation Center	X				
CF-PR-25	City of Kennesaw Joint Project – Recreation Center	X				
CF-PR-26	PRCA Administration Complex – Small Engine Shop	X				
CF-PR-27	Hubert Soccer Complex – Synthetic Turf	X				
CF-PR-28	Nesbitt Union Chapel	X				
CF-PR-29	CCSD Joint Project	X				
CF-PR-30	Sewell Park – Entrance Roadway for new Library/Cultural Center	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)						
CF-PR-31	Hyde Farm	X				
CF-PR-32	Terrell Mill Park – Synthetic Turf Field	X				
CF-PR-33	Develop Mabry Park as a new passive park	X				
CF-PR-34	Improvements at Mountain View Community Center	X				
CF-PR-35	New Recreation / Community Center in Osborne Area		X			Property Acquisition, Public Input, and Design Underway (2024) (Listed as PR-22 in the 2022 CWP)
CF-PR-36	Mud Creek Soccer Complex – Synthetic Turf Fields	X				
CF-PR-37	Improvements at Stout Park		X			Design complete, permitting and bid underway. (2023) (Listed as PR-37 in the 2022 CWP)
CF-PR-38	Improvements at Mable House Complex		X			Signage improvements underway (2025) (Listed as PR-23 in the 2022 CWP)
CF-PR-38.1	Expand seating at Mable House Amphitheatre	X				
CF-PR-39	Improvements at Old Clarkdale Park		X			Construction underway (2023) (Listed as PR-38 in the 2022 CWP)
CF-PR-40	Improvements at Johnston’s Riverline Park	X				
CF-PR-41	Prepare New County-Wide Parks Master Plan	X				
CF-PR-42	Paving improvements at various Parks	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-PR - PARKS, RECREATION AND CULTURAL AFFAIRS (Cont.)						
CF-PR-43	Technology Improvements in various Parks	X				
CF-PR-44	General improvements in various Parks	X				Projects will be specific in next CWP
CF-PR-45	Improvements at Jim R. Miller Park	X				Arena Seating, LED Lighting, and Sound Attenuation Underway (2022)
CF-PR-46	Complete Aviation Park	X				
CF-PR-47	Bells Ferry Trailhead Improvements	X				
CF-PR-48	Town Center Park	X				Town Center Parks initial name of Aviation Park. Project is complete

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-WA - WATER						
CF-WA-1	Continue to acquire wetlands and other environmentally sensitive areas.		X			Ongoing
CF-WA-2	Comply with requirements of sewer system Capacity, Maintenance, Operation, and Management program		X			Ongoing
CF-WA-3	Work with CCMWA to ensure quality of potable water provided to customers meets regulations		X			Ongoing
CF-WA-4	Continue the replacement of aging and substandard water mains.		X			Ongoing
CF-WA-5	Operate four WRFs to ensure quality of discharges to Allatoona Lake and Chattahoochee River meet or exceed regulatory requirements and make appropriate repairs and replacements.		X			Ongoing (Listed as WA-11 in the 2022 CWP)
CF-WA-6	Implement approved Watershed Plan in coordination with federal and state agencies.	X				
CF-WA-7	Conduct condition assessments of appropriate county sewers and pump stations each year in accordance with the CCWS Asset Management Program and make appropriate repairs or replacements.		X			Ongoing (Listed as WA-5 in the 2022 CWP)
CF-WA-8	Partner with private entities for replacement of non-conserving water fixtures in commercial establishments.		X			Ongoing (Listed as WA-6 in the 2022 CWP)

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-WA – WATER (Cont.)						
CF-WA-9	Reduce reliance on private septic systems where possible through ongoing sewer extensions		X			Ongoing (Listed as WA-7 in the 2022 CWP)
CF-WA-10	Continue to operate and maintain the Watershed Stewardship Program		X			Ongoing (Listed as WA-8 in the 2022 CWP)
CF-WA-11	Continue to support Water supply and Water conservation programs and educational outreach initiatives		X			Ongoing (Listed as WA-9 in the 2022 CWP)
CF-WA-12	Evaluate opportunities to own and retrofit existing impoundment facilities for regional detention to create additional storage volume to store flood flows and mitigate downstream flooding.		X			Ongoing (Listed as WA-10 in the 2022 CWP)

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-LI - LIBRARY						
CF-LI-1	Expand access to computer stations and technology		X			Ongoing program (Listed as LI-2 in the 2022 CWP)
CF-LI-2	Expand digital collection		X			Ongoing program (Listed as LI-3 in the 2022 CWP)
CF-LI-3	Provide online programming and digital access to materials		X			Ongoing program (Listed as LI-4 in the 2022 CWP)
CF-LI-4	Complete design/build of East Marietta Library and Cultural, a joint use facility	X				
CF-LI-5	Complete the design/renovation of Switzer Library, formerly Central Library	X				
CF-LI-6	Complete the design/build of Acworth & Kennesaw Library, a joint use facility	X				
CF-LI-7	Complete the design/expansion of Gritters Library		X			2023 (Listed as LI-1 in the 2022 CWP)
CF-LI-8	Complete the design/renovation of South Cobb Regional Library and other facilities	X				

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-SW – SOLID WASTE						
CF-SW-1	Update the County's permit requirements and host fees for waste collection.	X				
CF-SW-2	The owner/operators of all transfer stations and/or material recovery facilities will require their commercial customers to have identifiable stickers on their collection vehicles that are supplied by the transfer station. This will require the transfer stations to coordinate with Cobb County to confirm the hauler has a Cobb County permit to collect and convey waste material.	X				
CF-SW-3	Implement the three-step host fee/non-exclusive franchise agreement between the County owned, ADS operated transfer station and garbage haulers.	X				
CF-SW-4	Update the Cobb County Code, regulations and/or policies to facilitate the implementation of Solid Waste goals.	X				
CF-SW-5	Update Cobb County's curbside recycling program, including maximum fines for violators of Cobb County Code Sec. 102-65.	X				
CF-SW-6	Increase the number of adopt a mile volunteers	X				Keep Cobb Beautiful Program
CF-SW-7	Expand the Adopt-A-Mile Program to additional roadways	X				Keep Cobb Beautiful Program

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-SW – SOLID WASTE (Cont.)						
CF-SW-8	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X				Keep Cobb Beautiful Program
CF-SW-9	Increase tree plantings on county land, facilities, and necessary right-of-way	X				Keep Cobb Beautiful Program

CF – COMMUNITY FACILITIES						
NOTE: The Community Facilities element includes the sub-elements of Parks, Recreation, and Cultural Affairs, Water, Library, Solid Waste and Technology						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
CF-TE - TECHNOLOGY						
CF-TE-1	Continue to enhance and expand access to technology (i.e. Wi-Fi) at all Cobb County government facilities.	X				
CF-TE-2	Continue to enhance and expand the use of technology and social media platforms to improve information and services for the public.	X				
CF-TE-3	Investigate and implement, as necessary and feasible, technology upgrades, policies or initiatives to improve efficiency, customer service and public participation.	X				
CF-TE-4	Update codes, policies, regulations and/or infrastructure, as necessary and feasible, in order to support technological advances and innovations.	X				
CF-TE-5	Promote small businesses and other economic development programs by leveraging technological tools.	X				
CF-TE-6	Leverage technological advances and devices that allow for the education and improved quality-of-life of the public.	X				

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-SS – SENIOR SERVICES						
HS-SS-1	Conduct update to Senior Service 10-Year Master Plan	X				
HS-SS-2	Begin implementation of new Senior Services 10-Year Master Plan		X			2028 (Listed as SS-1 in the 2022 CWP)
HS-SS-3	Operate & monitor Meals-On-Wheels to make appropriate changes based upon changes in demographics	X				
HS-SS-4	Provide classes that combine health, education and socialization	X				
HS-SS-5	Holistically incorporate physical, emotional, intellectual, social, occupational and spiritual dimensions of wellness in all programming and education focus areas of Health and Wellness, Elder abuse, Caregiving, Housing, Transportation, Dementia, Social Engagement, and Environment	X				
HS-SS-6	Continue to promote and encourage a collaborative effort between government, faith based, private sector and non-profits to ensure personal care, homemaker and respite services are available to all in need	X				
HS-SS-7	Create and maintain current Voucher Programs and seek additional monies to fund other Voucher Programs	X				
HS-SS-8	Monitor and apply for grant applications related to Senior Service programming and initiatives	X				

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-SS – SENIOR SERVICES						
HS-SS-9	Collaborate with community partners on providing affordable housing and transportation for all older adults and caregivers				X	No longer a priority for Senior Services
HS-SS-10	Explore possibilities of sharing resources with other community-based nutrition programs	X				
HS-SS-11	Work with youth organizations to explore ways to involve the youth in a positive way with seniors				X	No longer a priority
HS-SS-12	As a component of education, establish partnerships with local and regional agencies to collaboratively develop publications surrounding all aspects of senior services	X				
HS-SS-13	Complete North Cobb Senior Expansion	X				
HS-SS-14	Complete upgrades at various facilities		X			2028 (Listed as SS-2 in the 2022 CWP)
HS-SS-15	Formalize agreement to collaborate with all Cobb cities on Senior Service initiatives to reduce duplication of services			X		This item will be considered during the next Service Delivery Strategy Update (2024) (Listed as SS-3 in the 2022 CWP)
HS-SS-16	Utilize GIS technology and online applications to enhance and educate a wider senior population on senior service programs and initiatives				X	No longer a priority
HS-SS-17	Coordinate enforcement of quality of life codes with Community Development to assist older populations that have trouble complying with requirements	X				

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-PH – PUBLIC HEALTH						
HS-PH-1	Coordinate health service and facility requirements with other public or private organizations that provide similar services	X				
HS-PH-2	Establish innovative approaches to affordable public health service delivery and wellness promotion	X				
HS-PH-3	Continue outreach with public and private medical providers to improve access to health care for lower income, uninsured and disparate populations	X				
HS-PH-4	Continue the Get Active Cobb initiative to encourage more people to get involved into the Move and Walk program	X				
HS-PH-5	Implement Sharing Spaces Agreements to increase opportunities for physical activity among private and community facilities				X	Except as noted in HS-PH-4, this program has been postponed indefinitely. Many facilities had legal and safety concerns inviting residents onto their properties who were not directly linked to their business or community agency.
HS-PH-6	Work with Cobb2020 and Public Health to create new access points for fresh fruits and vegetables	X				
HS-PH-7	Continue Comprehensive School Physical Activity program to encourage students to do more physical activities everyday				X	Due to the COVID-19 pandemic, many schools transitioned to virtual learning, and only a few teachers continued physical activities as part of their virtual lessons. For students who were in school facilities, social distancing and masking were often required; in-class exercise was suspended.

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-PH – PUBLIC HEALTH						
HS-PH-8	Continue Breath Easy Cobb efforts to increase the number of smoke-free policies throughout the county	X				
HS-PH-9	Expand the number of worksite wellness policies related to physical activity, nutrition and tobacco	X				
HS-PH-10	Complete the 5-year Community Health Assessment and Community Health Improvement Plan Update and implement Action Plans as designated	X				
HS-PH-11	Complete the “Health in all Policy” Strategic Planning with Cobb2040 Plan and Cobb DOT and implement as designated	X				
HS-PH-12	Continue expansion of Safe Kids Injury Prevention efforts with the Cobb Safety Village to serve more Children with Special Needs, Teens and Seniors	X				
HS-PH-13	Complete construction and renovations of CDPH facilities to expand services in Marietta, Smyrna and Acworth/Kennesaw	X				

HS – HUMAN SERVICES						
NOTE: The Human Services element includes the sub-elements of Public Health, Education, Senior Services						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
HS-ED – EDUCATION						
HS-ED-1	Continue staff collaboration on zoning map changes and land use changes between the School System and County Government.	X				
HS-ED-2	Orchestrate annual coordination meetings between county land use planning and Cobb County School system administrative planning staff				X	Lack of staff resources
HS-ED-3	Provide quarterly updates to the Cobb County School System regarding residential land use changes and approved residential permits by type	X				
HS-ED-4	Ensure coordination between Cobb County Planning staff and the Cobb County School Systems administrative staff on municipal boundary changes	X				
HS-ED-5	Collaborate with local secondary educational institutions to ensure sufficient levels of education and training for the workforce	X				
HS-ED-6	Improve county wide school zone pedestrian facilities	X				
HS-ED-7	Coordinate with CCS on ED-SPLOST IV Projects, when necessary (2014-2018)	X				
HS-ED-8	Coordinate with CCS on ED-SPLOST V Projects, when necessary (2019-2023)	X				
HS-ED-9	School zone infrastructure project focused on improving pedestrian safety and aesthetics surrounding schools in South Cobb	X				

NH – NATURAL & HISTORICAL RESOURCES						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
Historical Resources						
NH-1	Update the existing Historic Resources Survey.		X			2024
NH-2	Investigate digitization of documents stored at the University of West Georgia to facilitate public access.				X	Change in priorities
NH-3	Promote heritage tourism and partner with Cobb Travel & Tourism as needed.				X	Change in priorities
NH-4	Investigate updating the design guidelines for the Clarkdale Mill Village Historic District.				X	Change in priorities
NH-5	Develop a series of seminars or workshops for the education of the public on historic preservation, the process, the implications, and the opportunities.				X	Change in priorities
NH-6	When necessary, adjust the Historic Preservation Ordinance to comply with State standards in order to sustain our Certified Local Government Status.	X				
NH-7	Encourage developers to place important historic resources on the Cobb County Local Register of Historic Places as part of development process.	X				
NH-8	When development is unable to protect important historic resources, ensure that appropriate mitigation is required.	X				

NH – NATURAL & HISTORICAL RESOURCES						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
Historical Resources (Cont.)						
NH-9	Continue information sharing between the county historic preservation planner and the preservation interests in the cities.	X				
NH-10	Continue to partner with preservation non-profits in the county.	X				
NH-11	Continue to expand the Cobb County Historic Marker program and provide for maintenance of existing markers, as additional monies become available.	X				
NH-12	Support planning for the preservation of Civil War trenches and earthworks on the Discovery Boulevard 100-acre tract.	X				
NH-13	Continue to support efforts to educate the public on historic preservation and the history of Cobb County.	X				
NH-14	Pursue grants through the Georgia Historic Preservation Division in order to fund preservation initiatives.	X				
NH-15	Ensure that the Historic Preservation Commission and Historic Preservation Planner attend mandated training so Cobb County can maintain its Certified Local Government status.	X				
NH-16	Develop material that provides information on Cobb County archival records available for historical research.				X	Change in priorities

NH – NATURAL & HISTORICAL RESOURCES						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
Natural Resources						
NH-19	Consider changes to procedures and policies to attain the highest standard of environmental stewardship available through the Green Communities program	x				
NH-20	Coordinate between Keep Cobb Beautiful and Cobb DOT to plant appropriate trees as part of road projects	x				
NH-21	Conduct an education campaign “Go Native” to encourage planting of native tree species	x				
NH-22	Promote initiatives and develop partnerships to encourage recycling at public events	x				
NH-23	Continue to provide training and tools through Ecology workshops for monitoring volunteers	x				The project is ongoing with no expected completion date. Local workshops continue to be facilitated, with over 200 volunteer data collectors certified in 2020-2021. CCWS currently provides equipment to support volunteer monitoring at 85 sites.
NH-24	Continue to provide and expand the Community Ecology Programs	x				The project is ongoing with no expected completion date. Virtual programming was added due to COVID-19. 122 events with over 10,000 participants were facilitated in 2020-2021.
NH-25	Continue School Outreach programs of water-related education programs as well as the Cobb’s Green School Initiative	x				The project is ongoing with no expected completion date. Hybrid & virtual programs were provided in 2020-2021, directly reaching over 13,000 students at 94 schools. 32 schools in 531 classrooms were recognized as well.

NH – NATURAL & HISTORICAL RESOURCES						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
Natural Resources (Cont.)						
NH-26	Continue Stormwater Compliance education efforts	X				The project is ongoing with no expected completion date. While in-person implementation was paused due to Covid-19, a monthly podcast series was developed and published with aligned infographics for each edition.
NH-27	Develop program initiatives and educate citizens of Cobb County to provide guidance and awareness of environmental concerns	X				The project is ongoing with no expected completion date. A monthly theme-based educational initiative was implemented utilizing lobby displays, social media banners & posts, website highlights, Lunch & Learns, and newsletter features aligned to pollution prevention and conservation topics.
NH-28	Promote awareness to the community and developers on the necessity of the protection and preservation of sensitive habitats and slopes	X				
NH-29	Promote conservation development with permanently protected open space as a watershed protection measure.	X				

PS – PUBLIC SAFETY						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PS-1	Recruit, train, and retain public safety staff	X				
PS-2	Maintain mutual agreements with all municipalities, surrounding counties, state, and federal agencies	X				
PS-3	Continue to implement communication improvements to better coordinate emergency response within the county and Metro Atlanta region	X				
PS-4	Expand public safety recruiting efforts	X				
PS-5	Continue to evaluate and solicit grant opportunities to enhance preparedness and response capabilities	X				
PS-6	Continue to meet requirements & certifications of public safety personnel	X				
PS-7	Continue to conduct joint training exercises with other public safety personnel and jurisdictions	X				
PS-8	Continue to work with various organizations such as CERT, Neighborhood Safety Committee, Citizen PS Academy, PENS, PACS, Safety Village Foundation, Neighborhood Watch groups and other groups to assist in reducing crime through crime prevention and community education programs	X				

PS – PUBLIC SAFETY						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PS-9	Continue to facilitate community risk reduction events and programs such as “Touch-A-Truck”, “Safety Blitz”, “Camp Puzzle” and other fire safety programs	X				
PS-10	Continue efforts to improve public safety response times	X				
PS-11	Equip all field personnel with body cameras	X				
PS-12	Continue patrol rifle purchase program	X				
PS-13	Purchase shooting simulators	X				
PS-14	Move the TAC and K9 units to a different facility	X				
PS-15	Police facilities at the Battery and Sun Trust Park	X				
PS-16	Complete Construction of Quiet Rooms (911)			X		This item has been modified to be included in the New E-911 Call Center that is part of 2022 SPLOST (Listed as PS-3 in the 2022 CWP)
PS-17	Implement CAD to CAD overlay to eliminate redundancy	X				
PS-18	Renovation of Police Space to 911 Training Room			X		This item has been modified to be included in the New E-911 Call Center that is part of 2022 SPLOST (Listed as PS-3 in the 2022 CWP)
PS-19	Implement Swift Reach Emergency Notification System	X				
PS-20	Renovation of 911 Center for additional office space			X		This item has been modified to be included in the New E-911 Call Center that is part of 2022 SPLOST (Listed as PS-3 in the 2022 CWP)
PS-21	Maintain Public Safety Equipment and Apparatus Replacement Schedule	X				

PS – PUBLIC SAFETY						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PS-22	Integrate recommendations from the International Association of Chiefs of Police	X				
PS-23	Animal Control Van replacement	X				
PS-24	Replacement of weather siren equipment/MOSCAD upgrade	X				
PS-25	Vehicles with equipment	X				
PS-26	Placement of 2-3 new towers for radio system	X				
PS-27	Renovate and expand training facilities to include class A burn facility, more classrooms, and shower facilities, and firing ranges	X				
PS-28	Replacement of all subscriber units on the County radio system	X				
PS-29	Construction of Fire Station #29 in Cumberland for an Engine and Quick Response Vehicle	X				
PS-30	Relocate Fire Station #1 to land already purchased by the county	X				
PS-31	Rebuild Fire Station #7 possibly on new site or existing site	X				
PS-32	Replacement of Mobile Command Unit	X				
PS-33	Replace fire station alerting software	X				
PS-34	Airport Crash Foam Unit for coverage at McCollum Airport	X				

PS – PUBLIC SAFETY						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PS-35	Replacement of Police Headquarters and Evidence Unit	X				
PS-36	Renovate Police precincts	X				
PS-37	Evidence vans and kit for crime scene processing	X				
PS-38	Addition of Police precinct in NE Cobb		X			2024 (Listed as PS-12 in the 2022 CWP)
PS-39	Property Acquisition in West Cobb for Fire Station #32				X	No longer a 5-year priority
PS-40	Addition of Fire Station #32				X	No longer a 5-year priority
PS-41	Addition of Fire Station #31 to the Cobb County International Airport				X	No longer a 5-year priority
PS-42	Addition of Squad #14	X				
PS-43	Relocate Station #17				X	Lack of funding. Project was a tier 2 2016 SPLOST project that would be implemented if additional funding became available
PS-44	Implementation of Quick Response Vehicle (QRV) at station #10 & #26	X				

IC – INTERGOVERNMENTAL COORDINATION						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
IC-1	Hold annual City – County Retreat for coordination of land use and service provision	X				
IC-2	Review plans, studies, updates, zone changes and developments of regional impact of regional commissions, cities and counties	X				
IC-3	Comment on consistency with future land use and zoning of applications for annexation and zone change	X				
IC-4	Provide and receive notification for comment of zoning applications within half mile of city / county boundaries	X				
IC-5	Participate in regional and state organizations to foster intergovernmental cooperation	X				
IC-6	Engage the Cobb County School District in comment and review of planning and zoning actions	X				
IC-7	Create a Cobb 101 course that focuses on the functions of County Government for interested residents and employees	X				
IC-8	Participate in Economic Development Quarterly meetings with representatives from cities, state and other partners	X				
IC-9	Coordinate with CIDs on the development of studies and master plans, when appropriate	X				

DR - DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-1	Acquisitions of residential and commercial structures in the floodplain.		X			The acquisition of residential structures in the floodplain is an ongoing activity in Stormwater Management (SWM) Division. The SWM Division does not acquire commercial properties in the floodplain.
DR-2	Stream bank mitigation Study				X	Refers to establishing a county-owned mitigation bank for streambank and wetlands credits. Efforts were made about a decade ago to do this but were abandoned.
DR-3	Form workgroups to assess mitigation strategies for high flood risk areas				X	SWM Division does this independently through floodplain property acquisition; regional stormwater management facility construction; storage volume purchases (existing lakes); floodplain restudies; dam break inundation mapping; and code review and revisions. SWM has not done this in conjunction with formed workgroups.
DR-4	Acquisition of vacant floodplain land.		X			Ongoing as opportunities arise (Listed as DR-2 in the 2022 CWP)
DR-5	Promote floodplain mapping including updates / enhancements using GIS.		X			The last one of these was done in 2010 for Sweetwater Creek after the 2009. Since then Georgia has implemented a map modernization program which has been successfully utilized in Cobb County to update its floodplain maps. (Listed as DR-3 in the 2022 CWP)

DR – DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-6	Develop information brochures and schedule public meetings about home elevation in Cobb floodplains.				X	Although SWM has been a proponent of home elevations along the Chattahoochee River at Cochise Drive and Paces Ferry Drive and has encouraged home-owners to do that in these areas, SWM has not developed information brochures or scheduled public meetings about home elevation in Cobb floodplains. Effecting these changes are handled strictly by private homeowner. As long as the structure still exists within the floodplain, a flooding hazard still exists- albeit partially mitigated by elevation.
DR-7	Promote educational opportunities for county and city floodplain managers.		X			Historically, the Cobb County Water System has supported employees who want to take FEMA’s Certified Floodplain Manager’s (CFM) course and obtain their CFM certification. (Listed as DR-4 in the 2022 CWP)
DR-8	Increase network of stream monitoring gauges.		X			Accomplished as opportunities arise, but this has slowed down in recent years as Cobb County now pays to operate and maintain a network of 16 real time continuous USGS streamflow gages. (Listed as DR-5 in the 2022 CWP)
DR-9	Increase monitoring and enforcement of routine maintenance at private-owned stormwater detention facilities.		X			SWM monitors commercial stormwater detention facilities and has enforced maintenance with the property owners when necessary. (Listed as DR-6 in the 2022 CWP)
DR-10	Promote structural adjustments such as elevation for homes in floodplain areas.		X			SWM has been (and will continue to be) in support of home elevations independently undertaken by residential property owners along Cochise Drive and Columns Drive. (Listed as DR-7 in the 2022 CWP)

DR – DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-11	Evaluate all major basins in the County and identify potential sites for construction of storm water structures.	X				Completed in 1998-2004 when Priority Area Studies were performed.
DR-12	Convert identified floodplain lots to relieve areas downstream.	X				Has been done in the past. Nothing too recently. The last one was done on Clinton Drive about 7 or 8 years ago.
DR-13	Install major upgrades to warning sirens throughout.		X			Sirens continue to be routinely maintained and receive updates as needed. (Listed as DR-8 in the 2022 CWP)
DR-14	Install additional warning sirens throughout the county to achieve 100% coverage.				X	Funding for additional sirens has not be available
DR-15	Wind retrofit tornado vulnerable 911 / EMA / Police HQ facilities.				X	Police Headquarters has been relocated. 911 has plans to renovate with upcoming SPLOST funds. EMA does not have the funds to complete this project
DR-16	Construct Safe Rooms for vulnerable areas which lack safer shelter areas in tornado events.				X	Lack of funding opportunities to complete
DR-17	Identify safer areas within county government buildings for people in the event of a tornado.		X			Ongoing—Cobb Crisis Coordinators was created to act as floor wardens for Government Buildings and identify safer areas. (Listed as DR-9 in the 2022 CWP)
DR-18	Provide weather radios to vulnerable populations to provide warning of approaching severe thunderstorms.		X			Ongoing—Weather radios are provided to people who express concerns about receiving weather updates in the community. (Listed as DR-10 in the 2022 CWP)

DR – DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-19	Conduct a study about how to increase protection for public properties from hail resulting from thunderstorms.				X	Lack of funding to complete the study
DR-20	Promote the use of lightning rods and surge protectors as part of a public awareness initiative.		X			Ongoing—this is part of the EMA Preparedness Outreach (Listed as DR-11 in the 2022 CWP)
DR-21	Inventory, test and assess shortages of generators at all county and city critical facilities. Purchase and install where needed.	X				This assessment was completed, and generators were installed where needed.
DR-22	Perform field survey including dams, spillways, downstream cross section and downstream structures within dam breach zone.			X		Working with partners to initiate and complete. (Listed as DR-15 in the 2022 CWP)
DR-23	Educate dam owners and the general public about dam hazards. Promote development of Emergency Action Plans (EAPs) for dams.	X				About 2 or 3 years ago Category 1 Dam owners were required by the State to develop EAP's for their dams. SWM actively assisted in this effort by having dam break Analyses performed and dam break inundation mapping prepared.
DR-24	Retrofit existing dams using Cobb County's Storage Volume Purchase Program to create additional freeboard and volume to store flood waters.		X			As requested by the Category 1 dam owner as opportunities arise. (Listed as DR-12 in the 2022 CWP)
DR-25	Identify ground-water recharge areas in County near transportation routes and assess / correct for vulnerability.			X		Working with partners to initiate and complete. (Listed as DR-14 in the 2022 CWP)
DR-26	Assess current resource requirements of the Cobb HAZMAT Team and fire and emergency services in general.	X				Resources have been identified and purchased

DR – DISASTER RESILIENCE						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
DR-27	Develop proposal identifying current resource requirements needed to maintain peak operating proficiency of the Cobb HAZMAT Team.	X				Proposal completed and resources identified for Cobb HAZMAT Team to operate proficiently
DR-28	Fund ongoing HAZMAT training to help maintain the required skills, knowledge, and abilities of the Cobb HAZMAT Response Team.		X			HAZMAT Training is ongoing. (Listed as DR-28 in the 2022 CWP)
DR-29	Review landscape and design review requirements to ensure vegetation does not conflict with above-ground utilities at any point of the life span				X	Project still under review to complete
DR-30	Coordinate with other departments to provide consistent disaster and hazard mitigation mapping to address community preparedness	X				In the past SWM has worked with Cobb Emergency Management, Community Development and with Cobb DOT to provide consistent disaster and hazard mitigation mapping
DR-31	Work with the Cities to assess how more credit may be gained under the NFIP Community Rating System (CRS) for the county and each city in order to further reduce the flood insurance premiums of residents.				X	SWM obtains CRS recertification each year for Unincorporated Cobb but has not been working with the Cities to do this.

MC – MILITARY COMPATIBILITY						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
MC-1	Develop 3-Dimensional Imaginary Surface Model	X				
MC-2	Create Light Pollution Study	X				
MC-3	Coordinate with Dobbins ARB to develop and market educational and outreach programs	X				
MC-4	Formalize and improve the development review coordination with Dobbins ARB	X				
MC-5	Monitor compatibility of land uses as redevelopment occurs around Dobbins ARB	X				
MC-6	Continue to coordinate development plan review and rezoning applications with Dobbins ARB	X				
MC-7	Implement as necessary recommendations from the JLUS	X				
MC-8	Manage Office of Economic Adjustment (OEA) Grant funds	X				
MC-9	Pursue grants associated with implementing the Dobbins JLUS	X				
MC-10	Educate ARC, DCA, GDOT, GEDA and others on the importance of Dobbins ARB relative to the state and region	X				

PM – PLACE MAKING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PM-1	Use existing design guidelines to enhance the public space outside buildings along four corridors during the Site Plan Review process	X				
PM-2	Update Dallas HWY Design Guidelines consistent with county's existing building and transportation standards and regulations			X		This item will be reevaluated as part of a zoning rewrite project (Listed as PM-2 in the 2022 CWP)
PM-3	Update Atlanta Road Design Guidelines consistent with county's existing building and transportation standards and regulations			X		This item will be reevaluated as part of a zoning rewrite project (Listed as PM-4 in the 2022 CWP)
PM-4	Modify zoning regulations to reinforce design guidelines' implementation			X		This item will be reevaluated as part of a zoning rewrite project (Listed as PM-5 in the 2022 CWP)
PM-5	Canton Road pedestrian light district affidavit tracking and implementation		X			Ongoing (Listed as PM-7 in the 2022 CWP)
PM-6	Develop design guidelines for Austell Road, Mableton Parkway, Riverside Parkway, Veteran's Memorial Highway and Downtown Vinings	X				
PM-7	Update Cobb County Architecture Design Guidelines			X		This item will be reevaluated as part of a zoning rewrite project. (Listed as PM-6 in the 2022 CWP)
PM-8	Develop county-wide school zone pedestrian facility pattern book	X				
PM-9	Work with Cobb DOT to monitor and improve county's trail, sidewalk, and bike lanes system	X				
PM-10	Construction of sidewalks along roadways throughout the County to fill in the gaps	X				

PM – PLACE MAKING						
REPORT OF ACCOMPLISHMENTS						
Item	Project	Completed	Underway	Postponed	Not Accomplished	Explanation
PM-11	Construction of sidewalks and other pedestrian improvements along roadways in the vicinity of Schools	X				
PM-12	Construction of sidewalks along roadways at transit, activity center, and high accident area throughout the County	X				
PM-13	Construction of sidewalks and other pedestrian and bike path improvements along roadways in the vicinity of schools, activity centers, multi modal facilities (transit stops/shelters, etc.), and other congested areas; includes pedestrian bridges where needed	X				

Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCTOBER 2022

Supplemental Plans

Appendix 5

Prepared by:

Community Development Agency

Planning Division



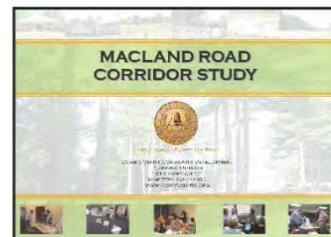
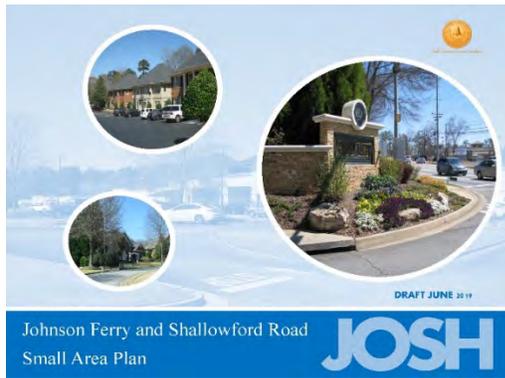
Cobb County...Expect the Best!

APPENDIX 5

SUPPLEMENTAL PLANS

The Supplemental Plans Appendix includes a list of supplemental plans to help guide land use investment throughout the county. Over the course of several years, Cobb County has conducted many Corridor Studies, Small Area Plans, Master Plans, or other strategies to help facilitate growth management and an increase in quality of life. Some of these plans were conducted in-house, some were created through consultants, and others were created and managed by Community Improvement Districts throughout Cobb County. However, all plans listed have been adopted/approved by the Board of Commissioners to help guide the future growth of the county.

In addition to the list, this appendix also provides a one-page synopsis for each of the plans. The synopsis acts as a quick reference for planners, developers, investors and the community to help understand the vision and implementation strategies of the planned areas. In addition, there are maps that show where Design Guidelines may apply as well as where Corridor Studies, Small Area Plans, and Master Plans may impact specific land use policy.



Supplemental Plans	Year
Atlanta Road Corridor Study	1998
Kennesaw Mountain National Battlefield Lost Mountain to Brushy Mountain Earthworks Preservation Plan	1998
Powder Springs, Flint Hill Master Plan	1999
Dallas Highway Design Guidelines	2001
C. H. James Parkway Corridor Study	2001
Parks and Recreation Master Plan	2001
Canton Road Corridor Plan	2005
Greenprint Study	2005
Senior Adult Transportation Study *	2007
Macland Road Corridor Study	2008
SR6 Corridor Plan	2008
Global Greentech Corridor	2009
Industrial Land Inventory and Protection Policy	2009
Historic Mableton Preservation and Improvement Plan (LCI)	2009
Cobb County Bicycle and Pedestrian Improvement Plan	2010
South Cobb Town Center: Mableton Lifelong Communities Master Plan	2010
Veterans Memorial Highway LCI Plan	2010
Complete Streets Implementation Strategies and Best Practices	2011
Cumberland Far South Area Plan *	2011
Delk/Franklin LCI Plan	2011
Johnson Ferry Road Urban Design Plan	2011
River Line Master Plan	2011
Six Flags Road Corridor Plan	2012
South Cobb Implementation Strategy	2012
Vinings Vision: A Master Plan for a Georgia Historic Community	2012
Cobb's Competitive EDGE	2013
Austell Road Access Management Plan	2014
Austell Road Corridor Study LCI	2014
Northwest Cobb Land Vulnerability Analysis	2014
Town Center LCI Five-Year Update	2014
Dobbins Air Reserve Base Joint Land Use Study	2015
Powers Ferry Master Plan Five-Year Update	2015
Town Center CID Master Plan	2016
Cobb & Douglas Public Health Improvement Plan II *	2017
Cobb Senior Services 10-year Master Plan	2018
Cobb PARKS Master Plan	2018
Johnson Ferry and Shallowford Road Small Area Plan (JOSH)	2020
Hazard Mitigation Plan *	2021
CobbForward - Comprehensive Transportation Plan *	2022
Town Center Master Plan Update *	2022

* No summary is available

Corridor Study

October 1998

ATLANTA ROAD CORRIDOR STUDY

INTRODUCTION

Atlanta Road runs north-south from Marietta to I-285. However, for the purpose of this study, Atlanta Road was defined as the parcels directly and indirectly served by Atlanta Road from South Cobb Drive to Windy Hill Road. The width of the study area varies but is approximately 3.2 miles long.

The study covered various issues along the corridor. The transportation element presented an existing conditions analysis as well as discussed the Comprehensive Transportation Plan as it related to the study area.

The land use element included existing and future land use, a land use inventory and an analysis of each block's attributes and deficiencies.

Because of Atlanta Road's proximity to the Dobbins Air Reserve Base, the study also incorporated an analysis of the June 1998 Air Installation Compatible Use zone (AICUZ) study.

Lastly, there was an economic development element that covered redevelopment opportunities and initiatives for the corridor.

WHY...

In 1995, Cobb County worked to update its Comprehensive Plan. As part of the update, the plan identified the Atlanta Road Corridor as being in a transitional state.

The updated Comprehensive Plan included a short-term work program which outlined projects and studies for the county to prepare to address countywide issues, including the transitional nature of properties along certain portions of Atlanta Road.



RECOMMENDATIONS

The following were proposed future land use changes from the Atlanta Road Corridor Study.

- Establishing a more coordinated land use pattern, such as discouraging "strip" development patterns with multiple driveways, promoting the nodal concept of development and encouraging reuse and revitalization obsolete commercial and industrial facilities.
- Facilitating the additional development or redevelopment of parcels, which were identified as development opportunity sites in the land use element of the study.
- Improve corridor land use compatibility with the Dobbins Air Reserve Base AICUZ.
- Facilitate development initiatives, such as establishing core commercial nodes, attracting businesses to support employment and repositioning the corridor from predominantly commercial to industrial and office environment.

The following were some of the proposed policy initiatives from the corridor study.

- Place special emphasis on development opportunity sites and economic initiatives identified in this study when reviewing and recommending rezoning applications.
- Place special emphasis on tree preservation and replacement in addition to creative landscape planning when reviewing and recommending rezoning applications within the corridor.
- Amend the Cobb County Sign Ordinance to create an incentive to replace older antiquated signs with more architecturally consistent ground based, monument type signs.
- Continue aggressive proactive code enforcement throughout the corridor.
- Establish working committee of Cobb Economic Development Department staff, local real estate personnel, Cobb County Chamber of Commerce personnel to market the corridor and potential development opportunity sites.
- Prepare a feasibility brief on the potential funding options from the study.
- Continue ongoing efforts to improve corridor land use compatibility with the Dobbins ARB AICUZ.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

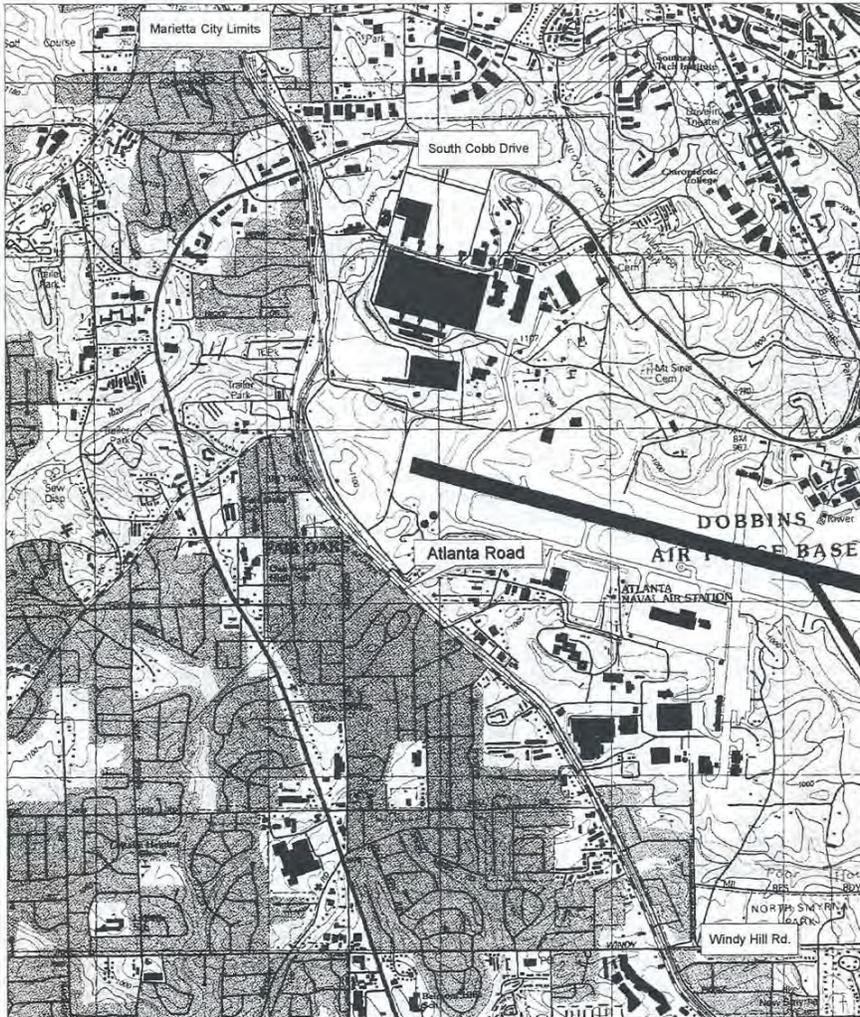
For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

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ATLANTA ROAD CORRIDOR STUDY

Atlanta Road Corridor Study

Figure 1
General Study Area



Cobb County Community Development Department
Planning Division
10/1998



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Lost Mountain to Brushy Mountain Earthworks Preservation Plan

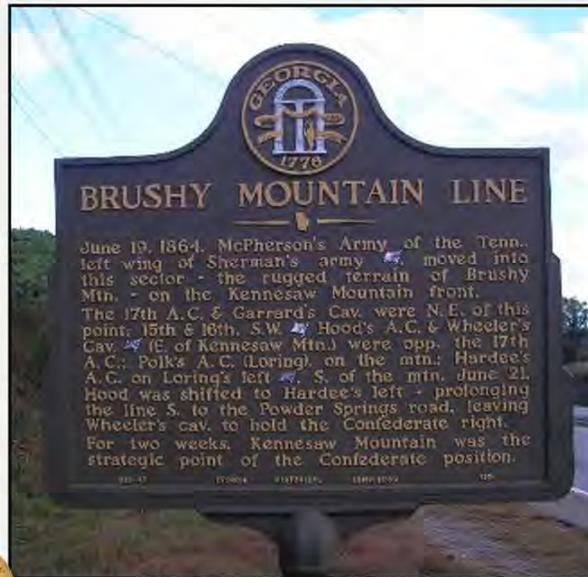
INTRODUCTION

The Lost Mountain to Brushy Mountain Earthworks were a 10-mile trench line constructed northwest of Kennesaw Mountain by the Confederate Army in June 1864. At the time of the study, seven miles of trenches remained. The purpose of the study was to identify the existing earthworks and develop a plan to preserve them.

The consultant developed a series of maps of the earthwork areas. Other data was included such as land uses, land lots, floodplains, slope and plans for open space. The maps were used to identify opportunities and constraints that existed for the existing earthwork sites.

An Oversight Committee was formed to advise the consultant and to help prioritize the sites for preservation. The study area was divided into thirteen individual areas or sites. Each area was described and policies and preservation strategies were recommended.

HISTORIC MARKER



WHY...

The Civil War was an extremely significant historical event for Cobb County. In order to protect Kennesaw Mountain, the last mountain before Sherman would reach the Chattahoochee River, Confederate General Joseph E. Johnston had a series of defensive trenches dug around Kennesaw Mountain. One set of earthworks was from Brushy Mountain, located northeast of Kennesaw Mountain, to Lost Mountain, west of Kennesaw Mountain.

Parts of the line still exist, but continued development in the county has threatened the preservation of these earthworks.

Because of the significance of these earthworks from the Civil War, the National Park Service worked with various groups and the community to create this preservation plan.

RECOMMENDATIONS

The first recommendation of the study was that immediate attention should be focused on preservation of sites that have the best interpretive value for the public. These sites included the following: Hood's Fort/Fort Maxson area, Pine Mountain, French's Hill, Gilgal Church and Lost Mountain.

Various preservation strategies were discussed in the document. Some of these included fee-simple acquisition, bargain sale, deed restrictions and land use regulations.

Recommendations were made for each individual site. For the highest priority site, Brushy Mountain (site of Hood's Fort/Fort Maxson), the recommendations were for land acquisition and the establishment of a land trust after purchase.

Other sample recommendations:

- Acquire priority sites
- Public education
- Modify future land use plan, comprehensive plan and zoning regulations
- Provide information to planners and developers

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Master Plan

1999

POWDER SPRINGS/FLINT HILL/EWING ROAD MASTER PLAN**INTRODUCTION**

The Powder Springs/Flint Hill/Ewing Road Subarea Land Use Classification Study was identified as a project in the Cobb County Comprehensive Plan Short Term Work Program in 1999.

The study area includes properties in the vicinity of Powder Springs, Flint Hill and Ewing Road. It consist of approximately 37 land lots and covers roughly 1500 acres. The area is also near the City of Powder Springs current municipal boundaries. The northern boundary includes Powder Springs Road from a distance west of Flint Hill and the East West Connector. The easterly boundary follows the land lot line from the East West Connector to Anderson Mill Road. Noses Creek serves as the western boundary of the study area.

The area's most identifiable feature is the Colonial Pipeline property with it's oil tanks along Anderson Farms Road.

MAP**WHY...**

The project developed from the need to reconcile a variety of zoning and land use recommendations that exist in the area. Industrial and industrial compatible uses along with large tract home sites were the trend from which the land use patterns evolved. An influx of residential development in varying densities created the necessity to study options for the area's future growth. The following objectives are reflected in the overall study recommendations :

- Encourage future development that serves as an appropriate transition between industrial facilities, neighborhoods, and sensitive natural resources.
- Protect watersheds of Noses and Olley Creeks during the process of expanded industrial and commercial growth

RECOMMENDATION

The following are some of the recommendations from the Powder Springs/ Flint Hill/ Ewing Road Study (for a full list please see the Powder Springs/ Flint Hill/ Ewing Road Study).

- Amend Future Land Use Map per final Powder Springs/ Flint Hill/ Ewing Road Study.
- Work with the City of Powder Springs on future and potential greenway and parks initiatives surrounding Noses Creek.
- Landscape right-of-way or key areas to create visual appeal and demonstrate commitment of local government to redevelopment.
- Encourage the location of traffic intensive uses along major roadways at the perimeter of the study area, and less traffic intensive uses along roads located in the interior of the study area.
- Create pedestrian walkways and bike paths to tie into study area via the silver Comet Trail.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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Corridor Study
April 2001

C H JAMES PARKWAY CORRIDOR STUDY

INTRODUCTION

C.H. James Parkway is located in southwest Cobb County. The C.H. James Parkway study area was defined as the land lots directly or indirectly served by C.H. James Parkway between Oglesby Road, Lewis Road, Lithia Springs Road and the city limits of Austell. The study area covered approximately 1,000 acres.

The study includes an analysis of existing conditions, including existing and future land use, zoning, geography, and transportation. The study also comprises a land use inventory, that includes business names, business types and the conditions of the buildings and property. The document also makes recommendations for future development that covers various topics such as impervious surface and buffers.

Specific recommendations are made for each of the identified sites from the land use inventory.

The study proposes some land use changes and makes some suggestions on policy initiatives. An implementation plan is included.

RECOMMENDATIONS

Recommended future land use amendments were intended to accomplish the following objectives:

- Establishing a more coordinated land use pattern, such as providing transitions in scale and providing sufficient opportunities for each land use type.
- Improving the compatibility of land uses with the sensibility of the area regarding wetlands, floodplain areas and streambeds.
- Providing regulations in order to help protect the water quality and at the same time minimizing the type of activities that might be damaged by potential high water or flooding.

Recommended policy initiatives were intended to accomplish the following objectives:

- Bringing in development, which is in compliance with the special conditions due to the presence of Powder Springs Creek.
- Allowing for high quality development in areas provided for Industrial Compatible land use and preventing undesirable development patterns potentially caused by the adjacent intermodal rail facility in Austell.
- Eliminating unsightly code violations and excluding nonconforming uses.



WHY...

In 1995, Cobb County worked to update its Comprehensive Plan. As part of the update, the plan identified potential land use conflicts around the C.H. James Parkway/Oglesby Road corridor and recommended the preparation of this study.

The potential land use conflicts in the area were between the present industrial land use recommendation along C.H. James Parkway/Oglesby Road and the low density residential recommendation immediately east and north.

The Norfolk Southern Railroad Transfer Station, which was under development at the time of the study, was also expected to have a large impact on the area.

The following were the proposed policy initiatives from the corridor study:

- Place special emphasis on site plan review for all site development within analyzed study blocks in order to assure compliance with requirements and recommendations developed in the study.
- Continue acquisition and development of flood plain into passive recreation space, consistent with ongoing efforts of basinwide stormwater capital improvement programs.
- In accordance with the Standard Building Code, begin inspections of the small number of sites and properties noted as being in poor condition.
- Continue proactive code enforcement throughout the study area with emphasis on potential code violations listed in the land use inventory.

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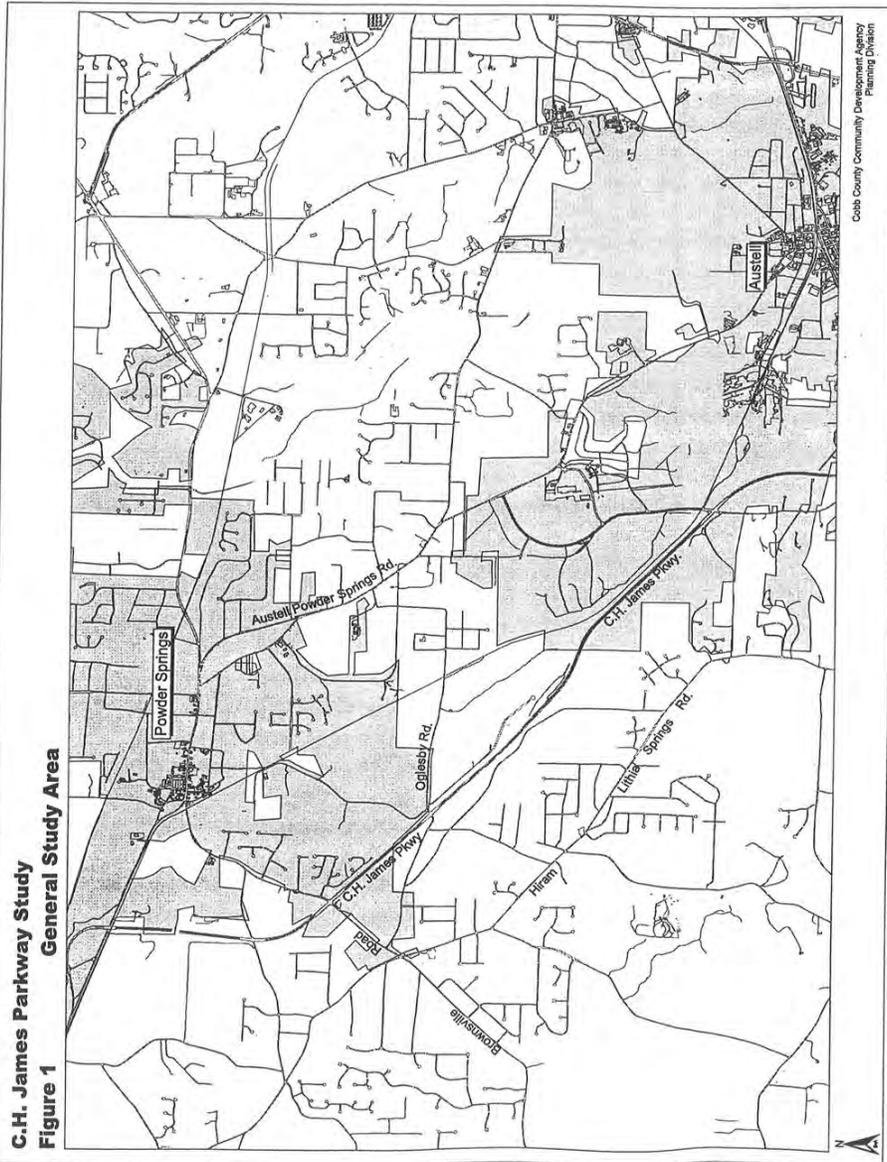
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Corridor Study

April 2001

C H JAMES PARKWAY CORRIDOR STUDY



**C.H. James Parkway Study
Figure 1
General Study Area**

Cobb County Community Development Agency
Planning Division

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2

Master Plan

2010

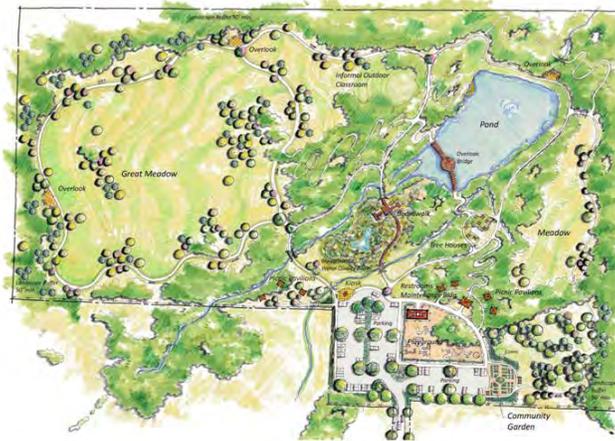
Parks and Recreation System Master Plan

INTRODUCTION

The Cobb County Parks, Recreation and Cultural Affairs Department has developed a continuing reputation for excellence and has subsequently created the desire by Cobb County recreation professionals to identify ways to further improve the services they provide. Cobb County is very fortunate to have within its boundaries federal, county and city parks. The six incorporated cities in Cobb County are Acworth, Kennesaw, Marietta, Smyrna, Austell and Powder Springs. Each community provides a unique set of features highly desirable to new residents.

A county-wide Parks and Recreation Master Plan was initiated to assess existing recreation opportunities, identify needs and propose recommendations for improving parks for a better quality of life for Cobb County residents. Initiated in the summer of 2001, the Master Plan has incorporated extensive public input to shape recommendations for the futures.

MABRY PARK MASTER PLAN



WHY...

Cobb County, Georgia initiated the development of a Parks and Recreation System Master Plan to address the needs of a growing population and to provide direction for future park development and program growth.

The Cobb County Comprehensive Plan recommended the completion of a comprehensive parks and recreation assessment that would address countywide needs and possibly lead to funding to assist in park capital improvements.

One of the primary tasks of the master plan was to evaluate the number and distribution of existing park facilities for the county as well as the six incorporated cities.

Another goal was to evaluate the existence of duplication of services that may exist between county and city park and recreation departments.

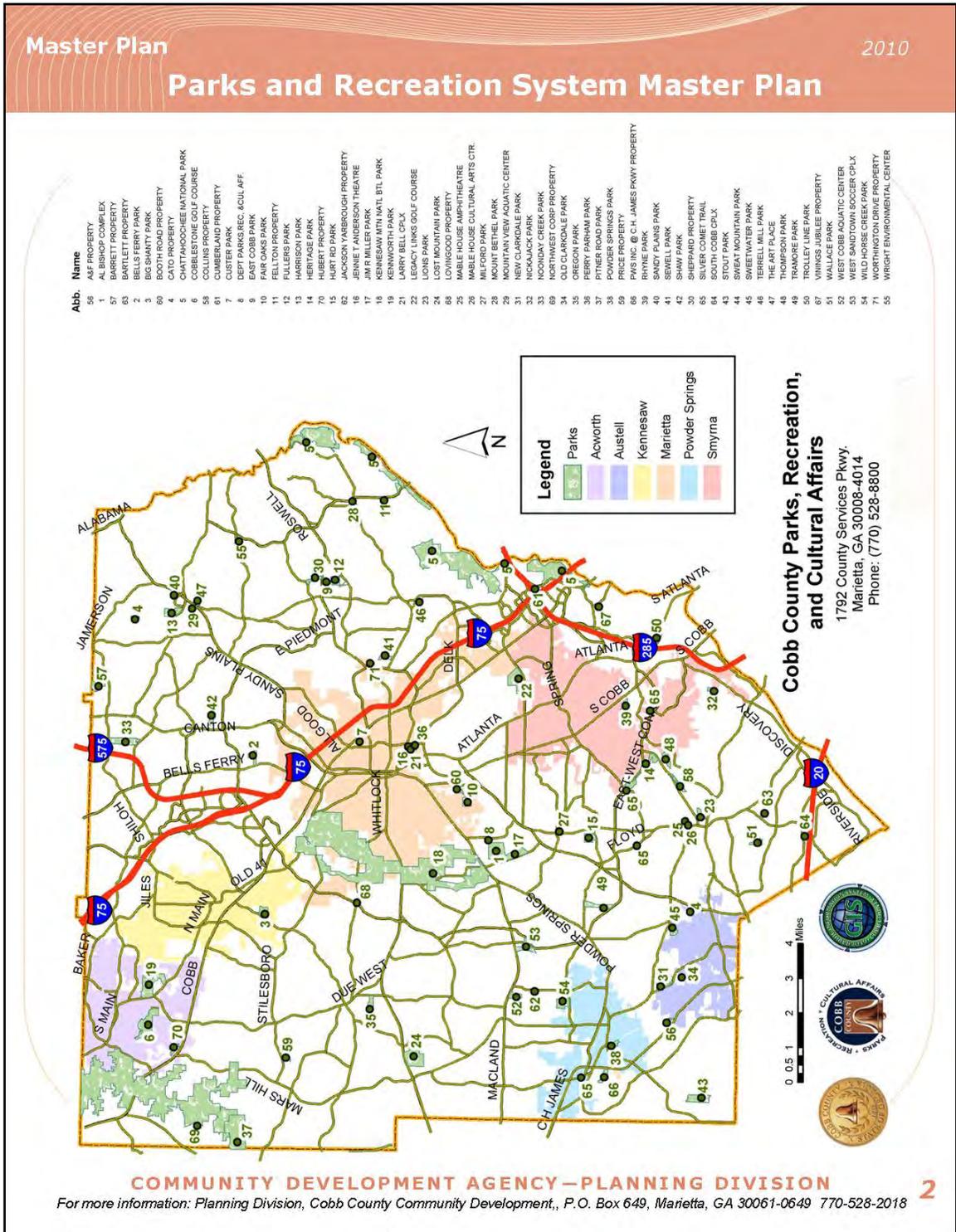
RECOMMENDATION

Recommendations in the plan were based on an extensive public input forum which included interviews, public meetings, a workshop, and public opinion survey. In addition, recommendations also incorporated the use of national standards for safety and accessibility as well as level of service standards for availability of facilities based on existing population densities. The following are some of the recommendations (for a full list see the Parks & Recreation Master Plan):

- Pursue joint development opportunities with the municipalities in Cobb County to provide facilities to underserved areas
- Initiate a land acquisition policy to secure vital properties for park development
- Develop new parks and modify existing ones to include passive recreation
- Work with Cobb Department of Transportation to develop greenway, trails, bikeways, and overall connectivity within park system
- Develop space for art programming in the new recreation centers enabling the expansion of programs in underserved areas

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Corridor Study
2005

CANTON ROAD CORRIDOR PLAN

INTRODUCTION

Cobb County's Community Development Agency was called upon in January 2004 to develop an in-house study for the Canton Road corridor that would address land use and infrastructure improvements along a 4.5 mile section of roadway, extending from the Sandy Plains Connector to the Cherokee County border. The Planning Division initiated a comprehensive planning process methodology calling upon an appointed Steering Committee of affected property owners and neighborhood groups to participate. The process also incorporated a series of three Public Hearings, a Kick-Off Meeting, a Design Studio/Charette session, and over twelve (12) monthly Steering Committee meetings with the neighboring residents and business owners.

The comprehensive process established a corridor plan that was adopted by the Cobb County Board of Commissioners unanimously in July 2005.

WHY DEVELOP THIS PLAN?

Canton Road corridor, the former SR 5 roadway evolving from a two-lane roadway in the 1960's to a five-lane urban arterial in the 1990's. The development of Town Center Mall CID in 1987 began the shift of quality retail uses away from the Canton Road corridor towards the Barrett Parkway regional activity center. The widening of Canton Road to a 5-lane section in 1996 caused the economic cycle of the corridor to further stagnate; leaving only auto-oriented industries, pawn shops, gas stations, and vacant big box stores to continue to prevail along the former S.R. 5 roadway.

Other primary concerns by the public were specific to regional traffic during peak travel periods, unsightly buildings and signage along the corridor, continuing code enforcement issues to address, and increased community desire for more diverse and neighborhood-oriented businesses along the corridor.

Therefore, the Corridor Plan have been developed to seek the incentives and potential methodology to the corridor revitalization; to reverse a trend of deserted and unkempt storefronts and homes; to enhance the appearance of landscaping and buildings along the corridor; and to alleviate the traffic congestion along the corridor.

RECOMMENDATION

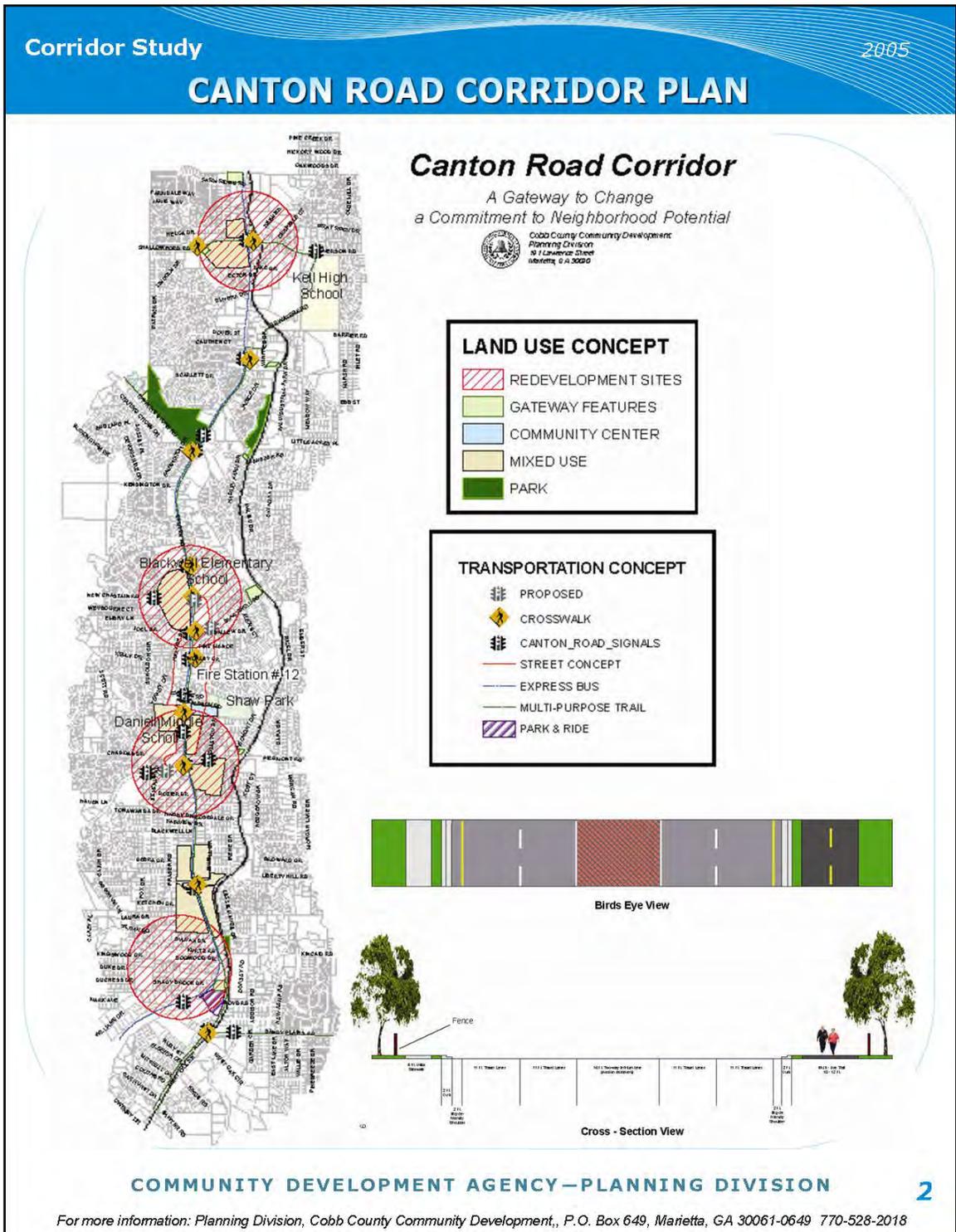
- Plan recommendation:
 - ◇ In the Market study, the corridor has been broke down the Canton Road corridor into three distinct segments/districts: called for a Loft District - an existing grid street network which promotes residential-type uses, a Commerce District - based on the existing retail and commercial enterprises, and a Campus District - drawn from the success of existing office and educational land uses which are connected with a bicycle/pedestrian streetscape network and land uses promoting senior housing, stacked flat condos, a community center, and mixed-use development scenarios in the older shopping center locations.
 - ◇ The corridor plan Promoted an assortment of transportation projects including multiuser trail, bike lane, pedestrian walk, transit-oriented development, intersection safety, parallel access road, and local road resurfacing.
 - ◇ A livable land use pattern is strongly encouraged in the plan such as senior housing, stacked flat condos, a community center, and mixed-use development scenarios in the older shopping center locations, and so on to create "live, work, and play" development themes.
 - ◇ One of other recommendations is focusing on the street beautification which includes installing street lighting, street furniture, gateway features, monumental signs and rail fence; create pocket parks on the corridor; regulating signage and building façade; etc.
- Implementation strategy:
 - ◇ Suggest changes to the Cobb County Future Land Use Map (FLUM) within the Canton Road Study Area and include specific text language and overlay district for sub-areas along the corridor.
 - ◇ Consider an overlay and/or design guidelines for the corridor, to provide guides for commissioners, county staff and developers when working on development or improvement on the corridor, to improve relationships with businesses on code enforcement issues, to promote family-friendly developments.
 - ◇ The planning process also motivated the formation of the Canton Road Business Association which has earmarking \$30,000 to fund gateway markers on both ends of the corridor to show that Canton Road corridor is once again a "destination."
 - ◇ The plan also tried to seek potential Livable Center Initiative (LCI) implementation funds as a redevelopment incentive for the corridor.

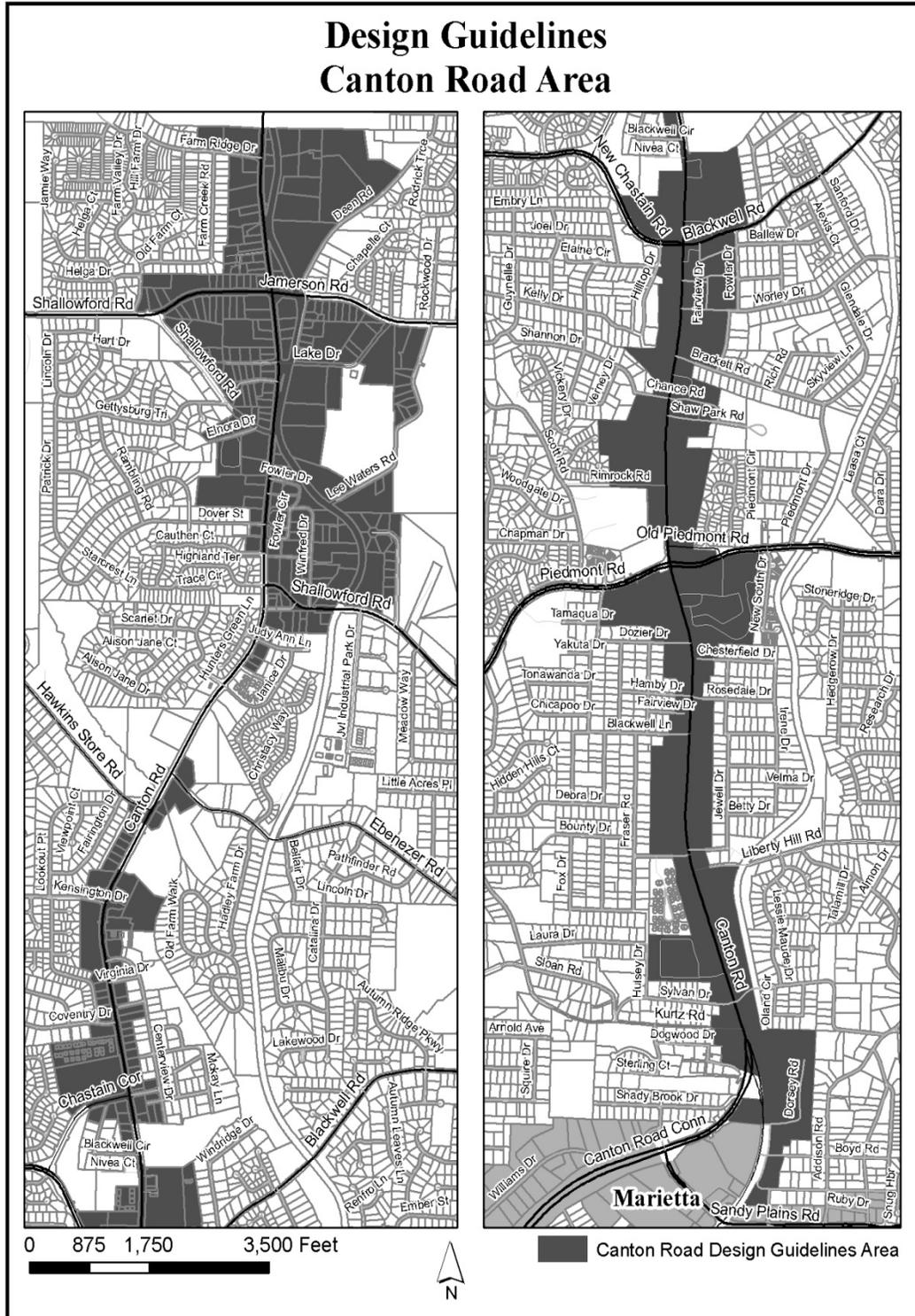


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Existing Analysis
2007

Greenprint

INTRODUCTION

Cobb County and the Trust for Public Land (TPL) conducted the “Cobb Greenprint” study.

Greenprinting is TPL’s application of Geographical Information Systems (GIS) to help make strategic, informed decisions about land conservation priorities.

Cobb County’s Greenprint model is considered proactive conservation planning and incorporates a broad range of conservation goals. The model reflects unique community and regional priorities, takes advantage of a multi-criteria modeling approach utilizing “best available” data and science and identifies areas that offer highest conservation benefit.

The Greenprint study approach was a community process. TPL along with Community Development staff engaged community leaders and stakeholders to define conservation priorities and to incorporate criteria that reflect locally distinctive resources and objectives. Stakeholders also participated in assigning relative importance to the model criteria.

WHY...

The Greenprint study was conducted to bring the community together and identify a mutually agreed upon long-term conservation vision for Cobb County. The Greenprint study process helped communities make informed decisions about land conservation. It galvanized public support and encouraged partners to work toward common goals. The Greenprint study helped communities use conservation as a proactive strategy for protecting greenspace.

By utilizing state-of-the-art modeling programs through GIS software, the Greenprint study provided the Cobb County community information they needed to prioritize land acquisition for parks, drinking water, protection, wildlife habitat, and farmland conservation.

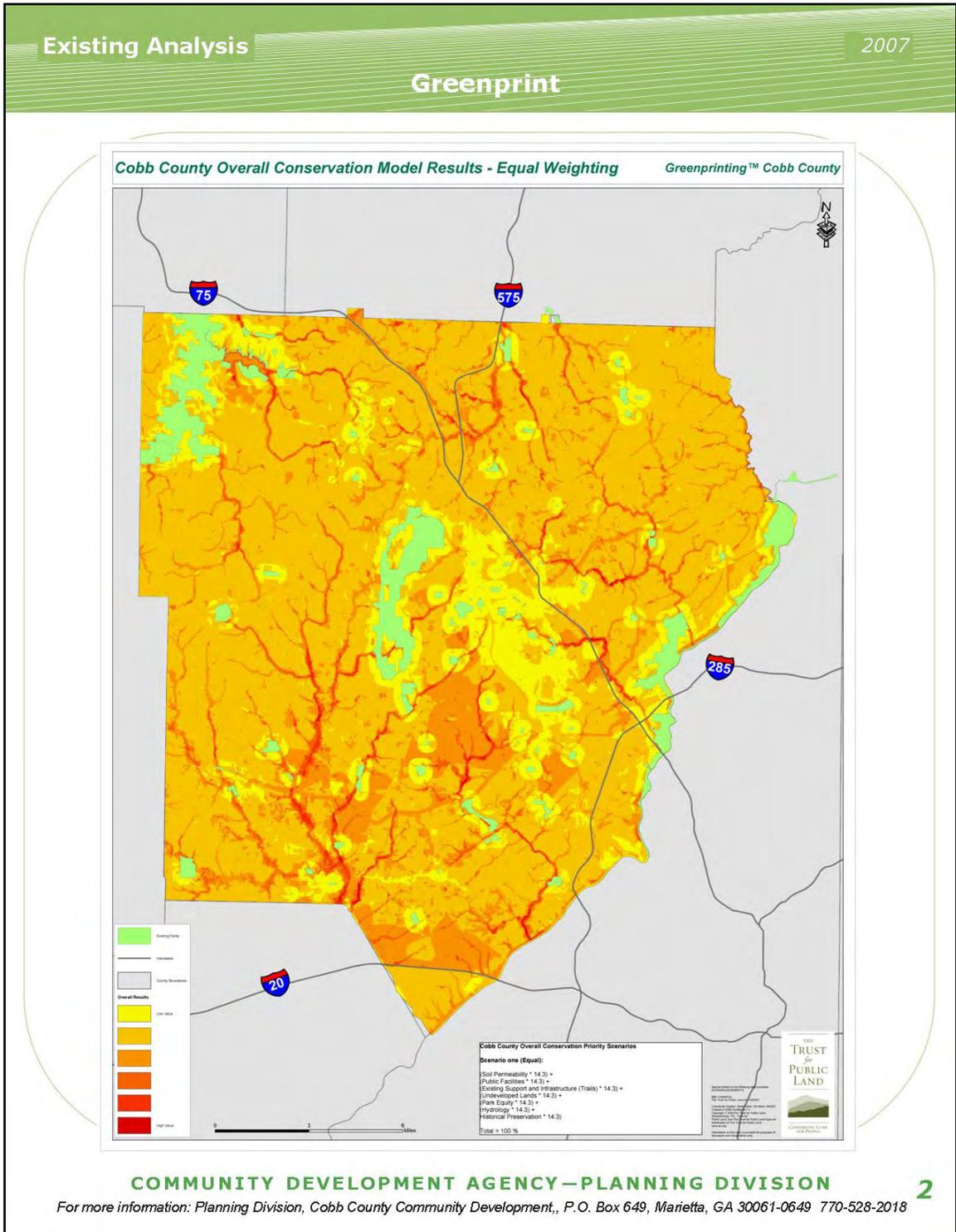
GREENPRINT MODELING-SYSTEMATIC APPROACH

- Local/Regional datasets are assembled
- Data is translated into “priorities map”
- Criteria maps are expressed in terms of conservation value, ranging from low to high
- Hierarchical model combines the criteria building blocks into a composite conservation priority map
- Relative weightings reflect regional conservation priorities
- Alternative conservation scenarios are created by adding additional criteria or by modifying relative importance of existing criteria

The Greenprint model generates maps and reports that can provide unique insight for formulating conservation acquisition strategies

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION 1

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Corridor Study

January 2008

MACLAND ROAD CORRIDOR STUDY

INTRODUCTION

In January 2007, the Cobb County Board of commissioners charged the Community Development Agency with the task of completing a Macland Road Corridor Study. The 2030 Comprehensive Plan short-term work program included the preparation of the Macland Road Corridor Study as a major implementation item.

The focus of the study area concentrated on properties with direct access to Macland Road or at least within a ¼ mile on each side of Macland Road.

The public engagement process consisted of three meetings, including a public design workshop. A stakeholder advisory committee was also created to generate and evaluate ideas.

WHY...

Macland Road is a less developed corridor that serves as a major east-west transportation route for residents of western Cobb County and Paulding County. Given the stage of development existing in the area, there was a real opportunity to impact development patterns in the future. It is important to plan for land use and transportation linkages that will improve transportation efficiency while establishing a framework for land use changes that will add to the area's quality-of-life rather than replicating standard suburban residential patterns.

The four main reasons for the creation of the study were:

- Transportation Improvement Project (TIP) to widen the western portion of Macland Road
- TIP project to design and construct the Windy Hill connector
- Create a land use scenario that will assist in improving transportation-land use connectivity, protect stable existing neighborhoods and ensure quality new development
- Proactively plan for new growth by ensuring sufficient mix of land uses and develop some basic architectural styles that will enhance this area's sense-of-place.



RECOMMENDATIONS

The Macland Road Concept Plan concentrates on land use changes as well as planned, programmed and recommended transportation projects. The following were recommendations within the Macland Road Concept Plan:

- Various proposed land use changes including an expansion of the Neighborhood Activity Center at Macland Road and New Macland Road intersection and encouraging Very Low Density and Rural Residential in the McEachern Farm area.
- No additional land use changes along the western portion of the corridor
- A gateway feature at the Macland Road and Powder Springs Road intersection
- Expanding pedestrian and bicycle infrastructure in the area

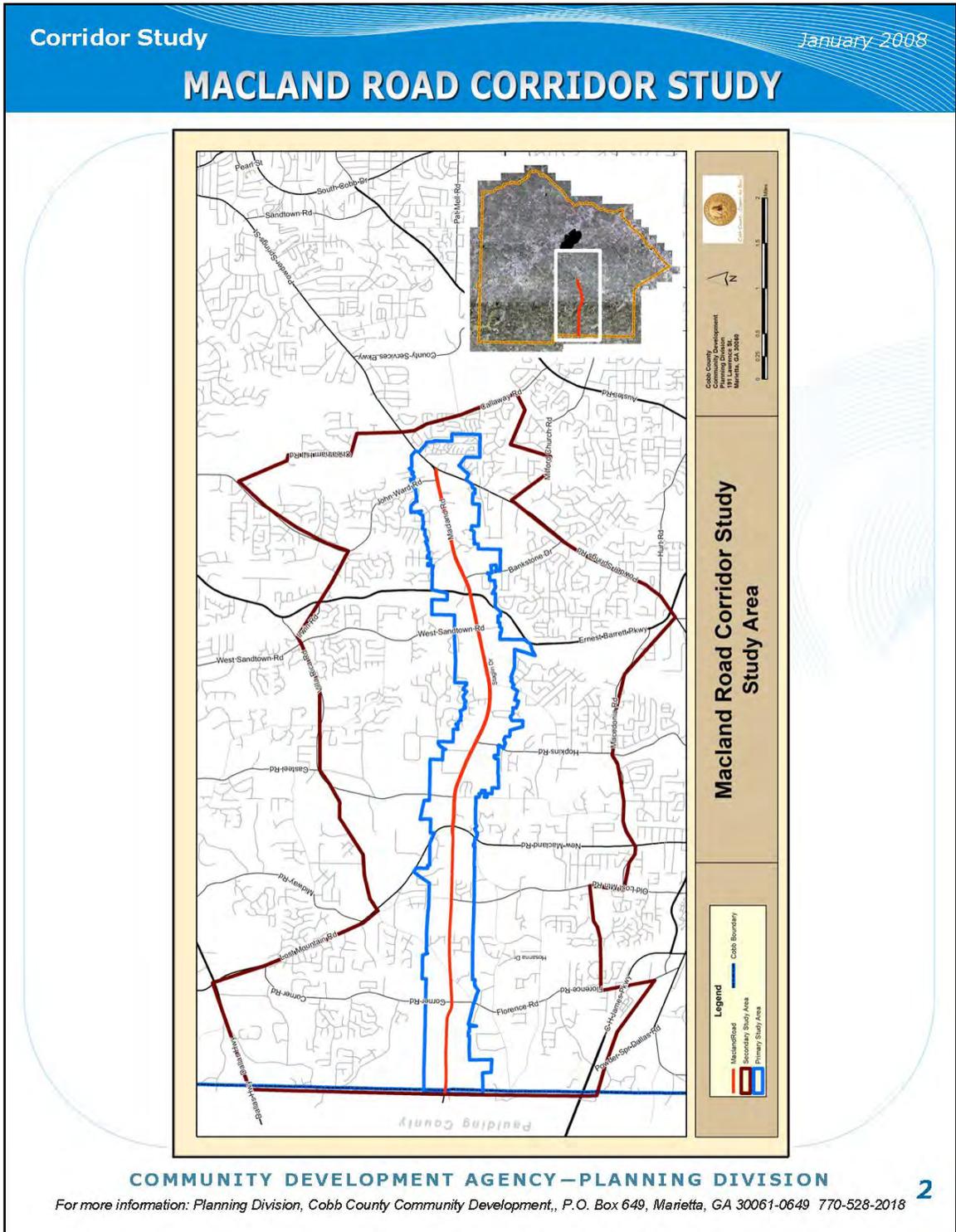
Additional recommendations were as follows:

- Continue single-family detached homes as major housing source, directing the more intense development toward the NAC on the eastern portion of the corridor
- Encourage residential developments that consume less land, thus promoting increased open space
- Provide transitions in scale between land use conflicts
- Small neighborhood scale parks/greenspace should be recommended for new developments, while encouraging OSC to create large coordinated areas of greenspace
- Commercial land uses to be directed to the Neighborhood Activity Centers that are already established
- Encourage commercial, neighborhood-scale development that will compliment rather than detract from the character of the area
- Improve compatibility of land uses with the sensibility of the environment
- Review tax reduction programs to help maintain the rural character of the area
- Create design guidelines for the corridor
- Propose three new multi-use trails (Wild Horse Creek Trail Extension, Noses Creek Trail and Macland Trail)

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Corridor Study
January 2008

STATE ROUTE 6 CORRIDOR STUDY

INTRODUCTION

The SR 6 corridor study area extends 32.5 miles from SR 61 in Paulding County to I-85 at Hartsfield-Jackson Atlanta International Airport. The corridor traverses four counties (Paulding, Cobb, Douglas, and Fulton) and seven municipalities (the Cities of Hiram, Dallas, Powder Springs, Austell, Douglasville, East Point, and College Park).

The study approach was multimodal and comprehensive, integrating land use, development, and market assessment in the study. Public involvement was coordinated closely with the Atlanta Regional Commission and participant jurisdictions. It was directed by a Public Involvement Plan. The SR 6 Corridor Study conducted a thorough community outreach process throughout the study.

While the final report presents an overview of findings identified throughout the study process, the focus of the report is to provide long range transportation and land use recommendations.

RECOMMENDATIONS

- Rain gardens are recommended as a method to manage storm water and filter water for water quality and water control for all roadway capacity projects. This is particularly critical in the SR 6 corridor as storm water runoff impacts water quality of the Chattahoochee River and the area's watersheds.
- It is recommended that the outside lane on SR 6 be widened to 13 feet in each direction. The wider outside travel lane would increase the buffer between the outside lane and adjacent lanes. The wider outside lanes would be coupled with Intelligent Transportation System technologies as appropriate: weigh-in-motion detection and signal priority. These technologies could decrease congestion, delay, and red light running for trucks at signalized intersections along the SR 6 corridor with roadway grades that are five percent or greater.
- Specific items that should be reviewed and assessed are signage, pavement markers, traffic controls, location and placement of raised medians, and suitability for large truck travel. Field review and public input indicate a need for a comprehensive examination of signage to improve way-finding and operations.
- The intersection of SR 6 at SR 92 was identified through stakeholder and public input as a problem intersection. SR 92 was cited by many to be a major freight route. The inspection team proposed the following projects for the intersection: Remove the Type B median crossover opening on SR 6 and add dual left turn lanes from SR 6 onto SR 92 in each direction.
- The study team conducted a field visit with Powder Springs' staff to identify strategies to improve connectivity to SR 6/C.H. James Parkway. Due to the unique access management considerations in the Cobb County section of the SR 6 corridor, particularly related to the City of Powder Springs, several specific access strategies are recommended for selected properties adjacent to SR 6.
- Further intensification of Fulton Industrial Park south of the Chattahoochee River is recommended along with the creation of a multijurisdictional alliance that would help guide development in the area to benefit Fulton, Cobb, and Douglas counties.
- The Silver Comet Trail crosses and parallels the corridor from Powder Springs to Dallas. Both the commercial development nodes and Silver Comet Trail need better connections to adjacent developments with pedestrian and bicycle facility infrastructure.

WHY...



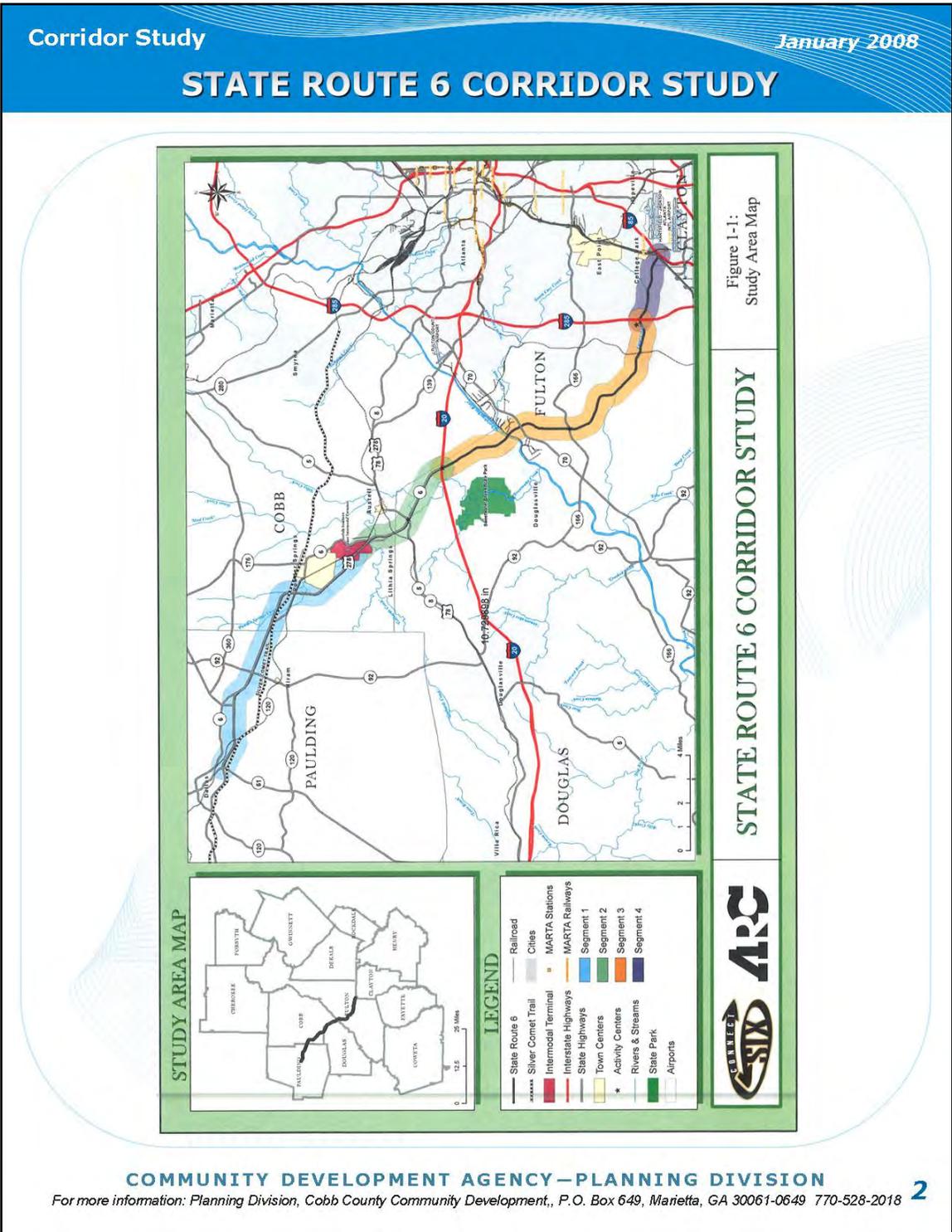
In early 2006, the Atlanta Regional Commission (ARC) initiated a corridor study for State Route Six (SR 6), a major regional travel corridor. The corridor study was proposed to address five major categories transportation, transit, land use-urban design, corridor management, and financial programming—and identify a series of recommendations for inclusion in the Regional Transportation Plan (RTP) and the Transportation Improvement Program (TIP).

The study included identifying deficiencies within the study corridor, assessing benefits and costs of alternative strategies, and selecting a preferred alternative program of policies and projects within the financial constraints for the study area.

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Corridor Study
2009

GREENTECH Corridor

INTRODUCTION

City of Marietta is actively working with regional partners to revitalize the Franklin Road corridor. Representatives from state and local governments, university systems, and private sector have determined this 800 acre corridor that sits adjacent to I-75 as an ideal location to establish a synergy of research and innovation in the area of green technology and sustainability.

The GREENTECH Corridor is a concept within the Franklin and Franklin/Delk Road area that has established a vision and concept that is innovative and creates an ecosystem, where businesses, academia and government collaborate in building renewable energy technologies of the future. The Franklin/Delk Rd. area and the sustainable technology concept seemed to fit well together due to the areas proximity to potential partners, such as Kennesaw State University and Chattahoochee Technical College. This corridor provides great visibility for sustainable businesses, easy access to both interstate 75 and Hartsfield Jackson International airport.

MAP

WHY...

The collaboration between the private sector and research faculty will not only create new green technology and jobs, but also provide a trained workforce to meet the pressing needs of the southeast region in installing new green technology products.

The vision is to create an ecosystem where government, academia, and businesses create a balanced unit to share ideas, create jobs, develop sustainable systems, and research renewable energy products to ensure a bright, prosperous, sustainable future for all.

A goal of the master plan of the corridor will be to incorporate pedestrian walkways, solar lighting, water re-use systems, and other sustainable components to become a best practice for green technology parks.

INCENTIVES

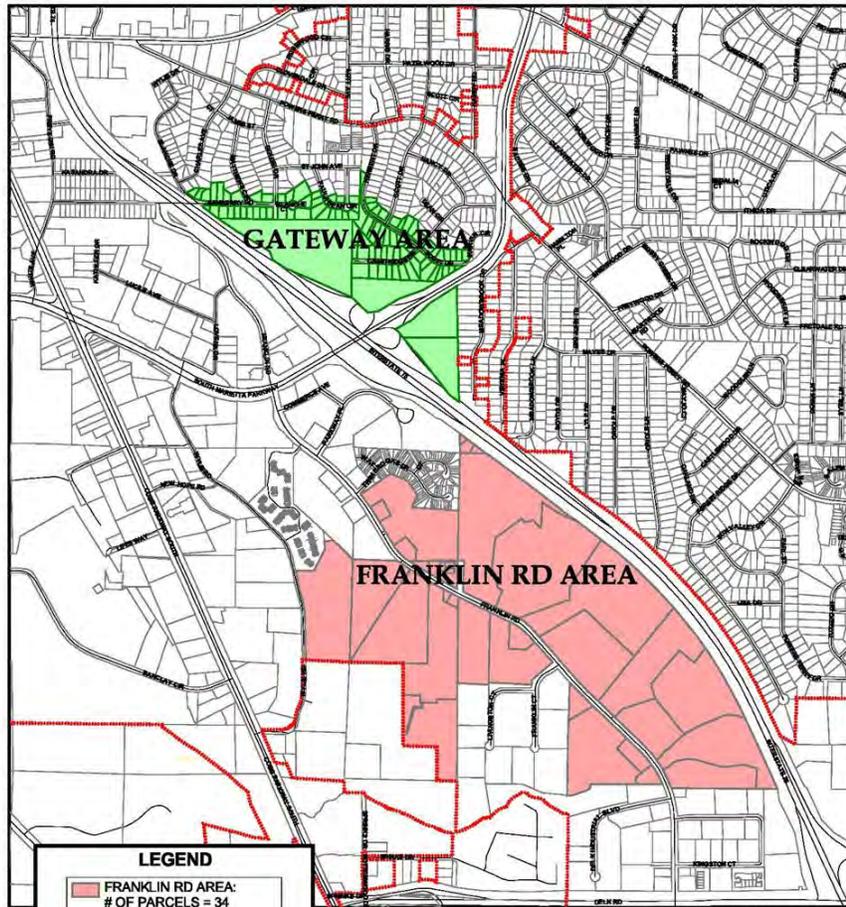
- #1: Access to outstanding and diverse tax incentives for businesses
 - State tax credits for new job creation
 - Federal new market tax credits for commercial development
 - Tax-exempt and taxable bond financing may be available
 - Special discounted electric rates for qualified vacant buildings
 - Local tax increment financing consideration
 - A state finance tool to start or expand an eco-friendly product
- #2: Leverage powerful and versatile existing assets for future growth
- #3: Benefit from an ongoing collaboration with business partners
- #4: Access to highly educated and diverse workforce
 - Cobb County ranked the most educated county in the state
 - More than 50% of workforce has a bachelor's degree or higher
- #5: This opportunity won't last long

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FRANKLIN/GATEWAY REDEVELOPMENT AREA AND TAD



LEGEND	
■	FRANKLIN RD AREA: # OF PARCELS = 34 ACREAGE = 260 VALUATION = \$148,930,441
■	GATEWAY AREA: # OF PARCELS = 93 ACREAGE = 64 VALUATION = \$9,315,724
	CITY LIMITS
	STREET CENTERLINES
	PARCEL LINES

MAP PRODUCED BY CITY OF MARIETTA GIS DEPT NOV 2004



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Existing Analysis

2009

Industrial Land Inventory and Protection

INTRODUCTION

The Industrial Land Inventory and Protection Policy provides an understanding of the characteristics, practicalities and deficiencies of industrial properties. The inventory was an initial analysis of industrial properties to assist in ensuring that there remains an adequate supply of development-ready and desirable lands to accommodate the needs for a growing industrial market.

The trend in industry has been to locate and relocate to the periphery of metro regions where undeveloped land is abundant and inexpensive. This inventory is to set the foundation for public policy to help protect and retain the viability of existing and future industrial businesses.

The scope of the project included looking at the factors associated with the execution of location strategy for industrial facilities, inventory of sites to evaluate and prioritize industrial properties through out Cobb County, and an action plan that identifies methods to support and protect high priority and high valuable industrial districts.



WHY...

The trend for industrial sectors of the economy is to locate/relocate operations to the edge of metro regions. This negatively impacts central cities and urbanized suburbs as jobs move away from the core of metropolitan areas. Previously used sites and potentially environmentally degraded sites are abandoned, thus perpetuating an inefficient land use pattern. Issues pertaining to the protection of Industrial properties include pressure from non-industrial land uses surrounding industrial districts and in some cases expanding into industrial areas. This creates conflict between uses, transportation, and retention of existing businesses.

Cobb County's industrial areas are under increasing pressure to alter land uses and development patterns to accommodate residential and retail expansions and the Industrial Land Inventory and Protection Policy was created to control this pressure.

RECOMMENDATION

There are three protection Policies that contain specific action items to ensure an adequate supply of industrial uses. Listed below are the Policies. Associated action items can be found within the Industrial Land Inventory and Protection Policy.

POLICY 1: Maintain and expand industrial businesses and employment opportunities. Stimulate investment in the area's public and private infrastructure and industrial facilities to promote sustainable economic development.

POLICY 2: Maintain, preserve, and improve the intermodal and multimodal transportation system to provide a smooth movement of goods and employees into and through industrial areas.

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

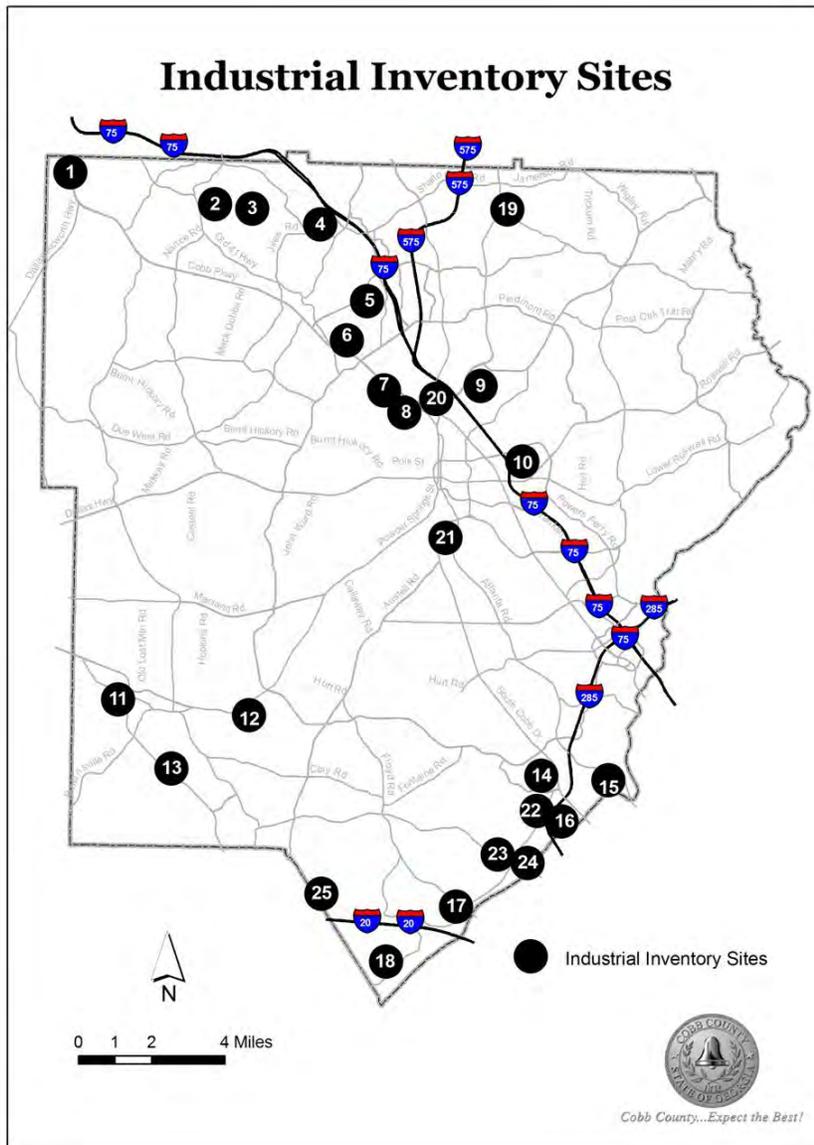
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Industrial Land Inventory and Protection

Industrial Inventory Sites



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LCI Study

*Adopted 2001
Five-year Update 2009*



HISTORIC MABLETON

PRESERVATION AND IMPROVEMENT PLAN & 5 YEAR LCI UPDATE

INTRODUCTION

Mableton is one of Cobb County's oldest identifiable areas. Similar to what has occurred in some of Georgia's established and mature communities, its infrastructure has deteriorated and long-standing businesses have relocated, leaving behind a community that today falls short of its potential. Cobb County has embraced the "smart growth" concept of mixed-use, transit-oriented development (TOD) at a pedestrian-friendly scale. Because of its proximity to a proposed commuter rail line and the existing street network, Mableton is a prime location to implement the principles of smart growth. Recognizing this opportunity in Mableton, the State of Georgia Department of Community Affairs (DCA) has provided Cobb County with a special grant to begin the revitalization of Historic Mableton.

Preparation of this *plan* is the first step towards community revitalization. This master plan will guide future land use and transportation decisions, expanding on recommendations set forth in Cobb County's Comprehensive Plan (1995-2015). Focusing on the core area of Historic Mableton, the plan identifies, analyzes, and addresses various issues of immediate concern to the community. The result of this inquiry is a set of new policies, projects and recommendations that will help to revitalize Mableton.

This plan is adopted by Atlanta Regional Commission as an initial LCI Study in 2001 and a five-year update has been conducted in 2009. Since the first adoption, a number of action items have been implemented and new concepts have been generated that work in association with the original Master Plan.

RECOMMENDATION OF PRESERVATION AND IMPROVEMENT PLAN:

- **Land Use and Redevelopment Recommendations:**
For descriptive purposes, the Historic Mableton Area has been subdivided into the six following districts:
 1. **Historic Core Area:**
 - ◊ Complete the definition of the original plat of a nine-block area of Mableton;
 - ◊ Front St and the two blocks north of Front St to become community focal point with park space, transit connections and commercial activity, South of Front St, a civic plaza and park area to complement the future commuter rail station;
 - ◊ The block between Center and Mable Sts to include a mixture of residential and commercial uses. West of Church St, single family-residential to be recommended infill development and rehabilitation of older homes to be encouraged.
 2. **Mableton Elementary Area:**
 - ◊ Residential land use to be plan to surround Mableton Elementary School;
 - ◊ Streets and intersections to be improved and renovated to create a fully functional school transit system and easy accesses to surrounding neighborhood.
 3. **Old Floyd Road Corridor:**
 - ◊ To be redeveloped as a mixed-use commercial/office/residential corridor;
 - ◊ New and renovated buildings to be conform to a traditional architectural style and situated near the street with parking behind buildings;
 - ◊ To be anchored on the southern end by the commercial block and on the northern end by a gateway park and community center/library facility.
 4. **Walker Drive Redevelopment Area:**
 - ◊ Mixed-use with an emphasis on higher-density residential to be recommended in this area;
 - ◊ Public open space to be included as a central focal point of higher-density residential development.
 5. **Carol Circle Redevelopment Area:**
 - ◊ Higher-density residential, including multi-story townhouse units to be recommended in this area;
 - ◊ Have easy access to the Old Floyd Rd mixed use corridor, Floyd Rd and Veterans Memorial Hwy.
 6. **Veterans Memorial and Floyd Road Commercial Corridors:**
 - ◊ Remain parcels fronting Veterans Memorial Hwy and Floyd Rd as highway commercial;
 - ◊ Significant improvements to be made such as coordination of signage, landscape and sidewalk enhancements, building façade updates, and redevelopment of obsolete or blighted properties.
- **Public Improvements Recommendations:**
These improvements, in some circumstances, can be privately funded in conjunction with new development or redevelopment. However, many improvements will need to be completed with public funds. The recommended public improvement projects are divided into three general categories:
 1. **Road Network Improvements:**
 - ◊ Improve community street network that should be pedestrian-friendly and aesthetically reminiscent of traditional small southern towns;
 - ◊ This network support redevelopment at a density greater than currently exists if Mableton is to become a true transit-oriented community. Recommended projects to enhance the road network are listed.
 2. **Bike/Pedestrian/Streetscape Improvements:**
 - ◊ New road improvement project to involve streetscaping, a catch-all category that includes sidewalks, bicycle lanes, street trees, pedestrian lighting, benches, trash receptacles, etc. Recommended specific streetscape upgrade projects are included.
 3. **Public Land/Parks/Buildings:**
 - ◊ Public funding to be required for recommended new public facilities as well as for improvements to existing public facilities;
 - ◊ A list of major projects is recommended.
- **Organization and Implementation Recommendations:**
 1. Establish a position for a Historic Mableton liaison to the Cobb County Government.
 2. Revise Cobb County plans and regulations to be consistent with the Historic Mableton Preservation and Improvement Plan.
 3. Encourage the creation of a Historic Mableton Community Development Corporation.
 4. Pursue access to redevelopment powers made available to local governments through the Georgia Redevelopment Powers Act.

RECOMMENDATION OF FIVE-YEAR UPDATE

1. Expand the LCI study area to include approximately 58 acres north of the original study area;
2. Further expand the boundaries of the LCI study so that the South Cobb Development Authority boundaries and the LCI boundaries correlate to one another and to assist in the financing of public improvements needed for this area;
3. The future land use to be amended to allow for mixed-use development and various housing configurations as a means to encourage housing choice in the local market;
4. Create areas for people to gather and interact in the public realm to foster a strong sense of community. This can be accomplished through pocket parks and developing a town green/town square at the intersection of Clay Rd and Floyd Rd;
5. Work with Cobb County Senior Services and the Atlanta Regional Commission's Aging Services Division to investigate the ability of establishing a Naturally Occurring Retirement Community in Mableton to enhance services provided to seniors in this area;
6. Establish programs to increase sustainability and improve quality-of-life by providing appropriate incentives to encourage LEED certified buildings and Earth Craft homes;
7. Expand seating at the Mable House Amphitheatre as a means to draw diverse entertainment offerings at this facility;
8. Transportation improvements to improve connectivity and give the area a unified look include: streetscape improvement on Floyd Rd, conduct a study and implement the findings to determine the necessary improvements to the street grid network, and streetscape improvement on Clay Rd;
9. Transportation improvements outside the study area are recommended as well, to integrate the improvement and connectivity of the transportation system into Mableton;
10. Mableton LCI – 10 year action plan for items to be initiated by 2019.



COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

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For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

March 2012



Community Development Agency – Planning Division

MABLETON ARTS STUDY

Mableton Arts Study Recommendations:

The arts study submitted ten recommendations. These recommendations try to enhance and promote the objectives of the form-based code.

- The Mable House Complex image and presence be enhanced by strengthening its sense of place and arrival, more clearly defining the historic Mable House property, and softening the visual impact of vast expanses of hard surface parking.
- The Mableton Form-Based Code be adopted, providing effective means for live/work units, galleries and clubs, and pedestrian access between the downtown core and the Mable House Complex.
- The Arts Center can meet growing community needs by the addition of a black box theatre and a new multi-purpose space.
- County policies that govern the potential for additional earned and contributed revenue in new and expanded arts facilities should be carefully evaluated.
- A clear programming vision for the new and expanded facilities should be developed and used to guide their design and operation.
- Professional theatre and arts facility consultants should be retained to advise the County and their architects in the development of new arts facilities.
- The total seat count of the amphitheatre will not be increased.
- The Barnes Amphitheatre's earnings capacity be strengthened by: upgrading existing seating, revising concession policies, changing use policies regarding the admittance of food and beverage into the facility, improving catering facilities, generating greater revenues from users (renters and artists) and from patrons through increase per-capita expenditures, increasing the number of events thereby increasing foot traffic and per-capita income.

Introduction:

Why an Arts Study?

A consultant was hired by Cobb County in 2010 to complete a study on the arts in Mableton. The report was considered essential to ongoing revitalization efforts in Mableton, with the creation of the Mableton Form-Based Code and the Lifelong Mableton Initiative.

Mableton has become a core area for the arts in South Cobb because of the existence of the Mable House Arts Center, the historic Mable House and the Barnes Amphitheatre. The goal of the study was to assess the current arts climate in Mableton and make recommendations on how arts and culture can continue, and expand to be, an active presence and catalyst in Mableton.

The consultants interviewed stakeholders, attended meetings of various group and looked at other Cobb County arts facilities in order to assemble their recommendations. The study also includes program and budget analyses for some of the recommendations.

Recommendations Continued:

- The County should investigate the vast array of program opportunities for the Arts Center that exist in cooperation and collaboration with community partners, and where appropriate implement those that are consistent with the facility's vision.
- A Mableton Cultural District be created to take the lead in designing and implementing community programs to use the arts in economic development, provide arts education to residents of all ages, attract artists and arts organizations to Mableton, and coordinate untied efforts in revitalizing the downtown with a vital and vibrant cultural life.

For more information: Planning Division, Community Development, P.O. Box 649, Marietta, GA 30061-0649 770.528.2018

January 2012



Community Development Agency – Planning Division

MABLETON FORM BASED REDEVELOPMENT DISTRICT

Elements of the Mableton Code:

• **Mableton Form Based Redevelopment District**

The Regulating Plan – A map of the Mableton area indicating the locations where different building form standards apply

Administration – A clearly defined application and project review process

• **Implementation of the Mableton Form Based Redevelopment District**

Building Form Standards – Regulations controlling lot and building development

Public Space Standards – Specifications for the creation of public space (streets, sidewalks, trees, parking, public space, etc)

Definitions – A glossary to ensure precise use of technical terms

For more information:

Planning Division
Community Development
P.O. Box 649
Marietta, GA 30060-0649
770.528.2018

Introduction:

The Mableton Form Based Redevelopment District (Mableton Code) is a method of regulating land which places greater emphasis on community character and creates more “public places” in comparison to traditional zoning.

A guiding principle behind the development of the Mableton Code is that the buildings and physical alteration of land is more long lasting than the initial use found within the building that is constructed, and we should be concerned about community character and appearance.

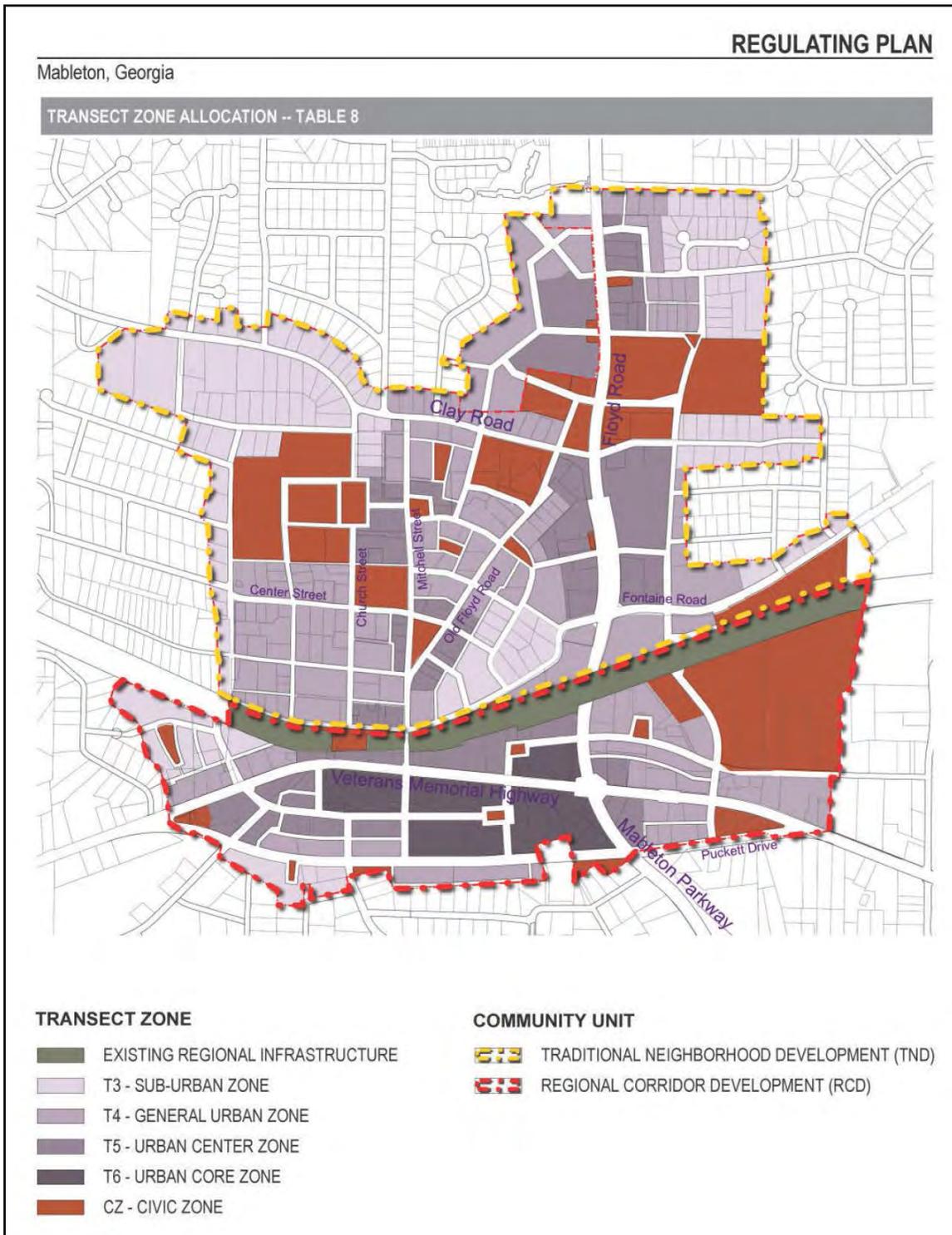
What does the Mableton Code do?

The Mableton Code is the land regulation that allows the “*South Cobb Town Center: Mableton Lifelong Community Master Plan*” to be built legally. It takes the community vision that was created during a design workshop that occurred in the summer of 2010 and allows for this community based concept to be constructed. The Mableton Code replicates and makes legal the organic process by which many small downtowns grew, over time, while trying to “fit in” with the elements that preceded it.

The Mableton Code does not replace the existing zoning of the area, but provides options for property owners and developers. It increases the scale of development in a manner that will increase population, diversify retail options, and enable a return on investment for the private sector so they can “build in” the public spaces required.

Goals of the Mableton Code

- Document and enable construction of the Community’s Vision
- Position Mableton for positive and flexible redevelopment as the economy, the housing market, and construction recovers
- Provide incentives through increased density and intensity of land use to encourage compliance with the regulations
- Promote a walkable community that will be accessible for people of all ages
- Develop a variety of housing options to allow people to grow-up and grow old in Mableton
- Develop public spaces that enable a vibrant and diverse community to meet the multiple needs of the community (open space, arts, gathering places, community gardens, etc)



Master Plan

January 2012

SOUTH COBB TOWN CENTER MABLETON LIFELONG COMMUNITY MASTER PLAN

INTRODUCTION

In past years (1980's to 2000's) Cobb County was one of the fastest growing counties in Georgia. Now that we are in a time of recession, the community is imagining and planning for future growth in the community. It is difficult to imagine growth during difficult economic times, but communities that can prepare for new investment will be well positioned to capture future market share.

Mableton is located about 12 miles west of Downtown Atlanta and nine miles south of Marietta. Mableton has many advantages on which to build. The community is well positioned regionally and has good, historic urban bones intact. The South Cobb Town Center: Mableton Lifelong Community is the vision The Mableton Form Based Redevelopment District (Mableton Code) is the regulation that makes this vision a reality and builds upon these assets to create a more walkable and integrated community.

HOW WAS THE PLAN DEVELOPED?

In 2009, the Atlanta Regional Commission completed the Lifelong Community Workshop to investigate hypothetical ideas about how to build integrated age friendly communities due to a rapidly aging population in the Atlanta Metropolitan Area. In 2010, Cobb County hired Duany Plater-Zyberk & Co to develop a master plan and form based code for the Mableton community to integrate the lifelong communities concepts into an older suburban community.

In June of 2010, a seven day design workshop occurred in Mableton with the community, developers, and design professionals to create the specific strategies that would be used to re-imagine Mableton and served as the nexus for the new code used to regulate land and investment in Mableton.



TOWN SQUARE



RECOMMENDATION

The South Cobb Town Center: Mableton Lifelong Community is a master plan that established a vision and illustrations that form the future of Mableton. The community is separated into four distinct segments, which are as follows:

North Quadrant

The northern gateway of Mableton plays a significant role in establishing arrival at the town center. This area creates the differentiation between the arterial corridor uses along Floyd Road and calmer spaces in the interior blocks. This area contains a catalytic development site (23.5 acres homestead site) which is the largest area for new private investment.

Town Center Quadrant

A town green at the intersection of Floyd Rd and Clay Rd forms the heart of the new Mableton community. This investment creates synergy between the other uses existing at the intersection (Library, Post Office, Arts Center, and Mable House). Reshaping this intersection will create an urban core rather than a loose collection of civic buildings. Providing additional entitlements to surrounding property owners could sufficiently incentivize the private development of office, retail, and living units to provide additional definition to the town green. The intention of these actions is to create a vibrant environment at the center of Mableton.

Mableton Elementary Quadrant

The Mableton Elementary School becomes the center of the western quadrant of the study area. It sits at the highest point in the community and as such is a place of prominence in developing sense-of-place. Enhancing the existing pedestrian scale neighborhood blocks is integral to the future development of this sector. Additionally, this portion of the community integrates a transition from the town center along Floyd Road to the residential type development to the west of the study area.

Old Town Center

Veterans Memorial Highway is the focal point of the southernmost segment of the community. This area contains the shells of a once vibrant highway economy which is now in need of redevelopment. The scale of development proposed in this area will require a major transportation investment such as commuter rail, light rail, or bus rapid transit to realize its full potential and connect it to the broader regional economy.

COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

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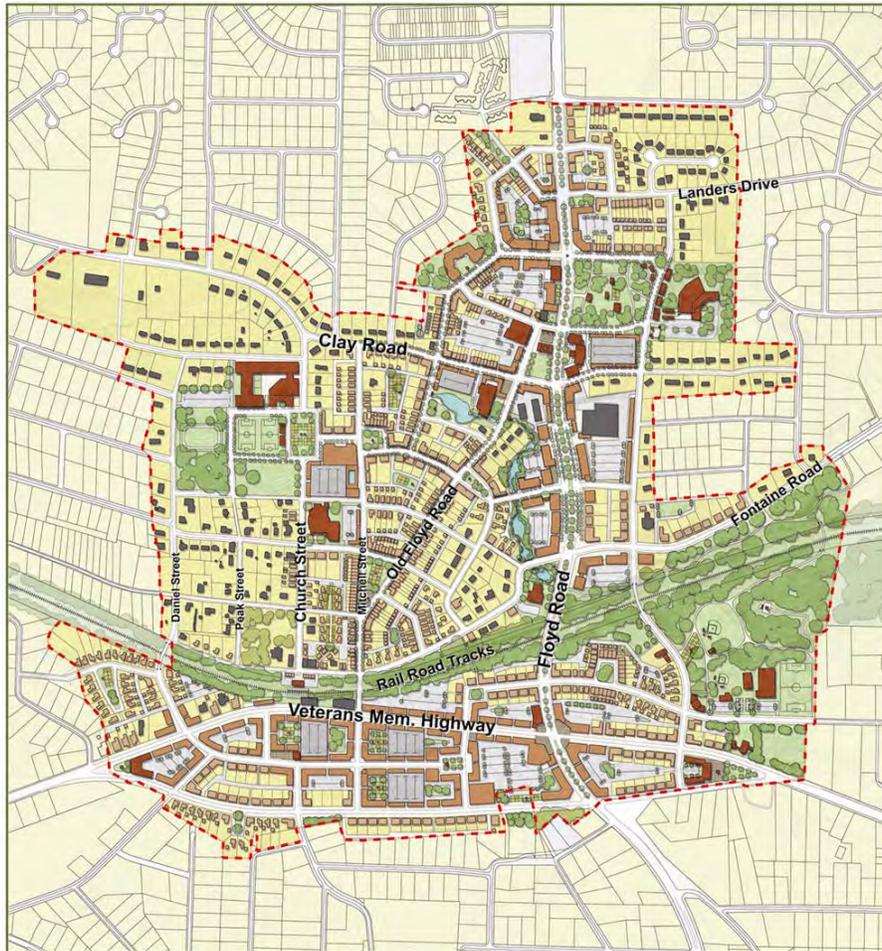
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Master Plan

January 2012

**SOUTH COBB TOWN CENTER
MABLETON LIFELONG COMMUNITY MASTER PLAN**

Mableton Illustrative Master Plan



- | | |
|--|---|
|  Existing Buildings |  Parking Structure |
|  Mixed Use |  Surface Parking |
|  Single Family Residences |  Community Garden |
|  Civic | |

COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

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For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

LCI Study

July 2010

D L HOLLOWELL PARKWAY/ VETERANS MEMORIAL HIGHWAY LCI STUDY

INTRODUCTION

In 2009, the City of Atlanta and Cobb County were awarded a Livable Centers Initiative grant from the Atlanta Regional Commission for a joint planning effort along Veterans Memorial Highway and D L Hollowell Parkway.

The study looked at a 4 mile stretch of this corridor, with the Veterans Memorial Highway portion of the study area going from the Chattahoochee River to Buckner Road.

The study provided a community profile, looking at existing conditions. Land use and zoning, historic and cultural resources, natural resources, green space and transportation were all assessed.

The study had extensive public outreach that included a stakeholder committee, neighborhood meetings, public meetings, a public design workshop and stakeholder interviews.

Recommendations in land use and zoning, transportation, green space, historic resources, economic development, urban design and strategic strategies were provided.

An action plan with implementation strategies, work program and 25 year projections concluded the study.

MAP



WHY...

Veterans Memorial Highway is an interesting arterial corridor that changes characteristics along the stretch of the study area. In Cobb County, the corridor moves from an industrial stretch that begins across the Chattahoochee River in Atlanta to a more suburban type corridor.

The purpose of the study, on the Cobb County side of the Chattahoochee River, was to address preservation of historic resources, Riverview Road enhancements, pedestrian infrastructure and development of vacant properties.

The study also looked at joint issues including industrial and residential uses, balance of truck/freight traffic and commuter traffic, green space, connectivity/safety, alternative modes of travel and creating an identity.

RECOMMENDATIONS

The following are some of the recommendations from the study:

- Mixed-use nodes on Riverview Road and at Oakdale Road and Veterans Memorial Highway
- Develop design guidelines for the corridor
- Develop a River/Green Corridor Plan for the stretch of the River that connect both Cobb County and City of Atlanta to include trails, board walk, recreation space, pedestrian bridges, parking and trail heads.
- Pedestrian facilities improvements along the corridor
- Redevelop the vacant and under utilized properties
- Design of gateways and way finding signage
- Promote tourism that focuses on the natural and historic resources
- Improve the water quality of the River
- Erosion control for the stabilization of banks and sedimentation of the water ways
- Operational transportation improvement projects that include signal upgrades, median controls, intersection improvements and pedestrian crosswalks
- Connectivity projects to improve accessibility, circulation, safety and congestion, including new streets and extension of streets
- Trails/multi-use paths for biking and recreational uses

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Misc.

August 2009

COBB COUNTY COMPLETE STREETS IMPLEMENTATION PLAN

WHY CREATE THIS PLAN

The objective of the Atlanta Regional Commission Community Choices project is to provide Cobb County with a menu of options on how to effectively implement the adopted Complete Streets Policy (Appendix A). This project consists of a comprehensive review of documents related to Complete Streets, an analysis of how the documents might facilitate or hinder program implementation, and implementation options for a successful program based on Complete Streets programs in other local governments across the country.

INTRODUCTION

Community Choices commenced this project by receiving input in the form of a survey from peer local and state governments from across the country that have implemented a Complete Streets policy of their own. The surveys were then analyzed for reoccurring core elements and became the basis of Best Practices of Complete Street Implementation listed in the document.

An in-depth review of all Cobb County documents related to the Complete Streets policy was then performed to determine areas of potential conflict and opportunities for better coordination. Generally, it was found that Cobb County has a great start on implementing the Complete Streets policy. As the results of the review, the components of effective implementation are identified.

Community Choices also help to determine the costs for the elements included in Complete Streets Implementation by consulting The Federal Highway Administration and Smart Growth America.



RECOMMENDATION

- Examples have been identified as **Components of Effective Implementation** of Complete Streets which are broader in scope than those listed in the Best Practices section:
 - ◊ An Effective Policy
 - ◊ Adoption of a Design Manual
 - ◊ Training of Transportation Engineers, Staff and Planners
 - ◊ Interdepartmental Coordination
 - ◊ Measuring Success
- Certain core components have evolved into **Best Practices of Complete Streets** which serve as a menu of options for implementing near, mid-term, and long-term goals:
 - ◊ Create a Unified Street Design Manual
 - ◊ Clearly Define Street Planning Process
 - ◊ Project Prioritization
 - ◊ Train Engineers, Planners and Staff on Complete Streets Principles
 - ◊ Locate Funding Sources
 - ◊ Inter-departmental coordination
 - ◊ Performance Evaluation
- **Costs of Effective Implementation** have been provided by Federal Highway Administration including:
 - ◊ Development of A Road Design Guideline Manual
 - ◊ Lower Automobile Speeds – 25-35 Mph
 - ◊ Narrow Lanes to 10' Or 11'
 - ◊ Road Diet – Convert 4 Lanes to 3 Lanes with Center Turn Lane and Bike Lanes
 - ◊ Tighten Curb Radii
 - ◊ Accessible Pedestrian Signals
 - ◊ Raised Medians
 - ◊ Addition of Bike Lanes
 - ◊ Right Turn on Red Restrictions
 - ◊ Sidewalk And Walkways Installation
 - ◊ Marked Crosswalks and Enhancements
 - ◊ Curb Ramps
 - ◊ Landscaping
 - ◊ Curb Extensions
 - ◊ Crossing Islands
 - ◊ Sidewalk Widening or Sidewalk Retrofits



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For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

LCI Study 2011-2016

Franklin/Delk LCI Study

INTRODUCTION

The Franklin/Delk LCI study area boundary is 2,172 acres located about 15 miles north of Atlanta. It is mainly comprised of low-end multifamily rental housing, auto-oriented strip shopping centers, commercial office complexes, warehouse facilities, and some transitional owner occupied condominiums and townhouses.

The City has continued to implement initiatives and plan public investments within the study area. Many projects that were initially identified in the Franklin/Delk LCI 5-year action plan have been completed, while some are underway. Others have been deleted due to the lack of relevance attributed to the elimination of the Franklin/Delk BRT station.

It has been five years since the completion of the Franklin/Delk LCI study and many things have occurred since. Listed in the Recommendation section are updates on the previous study and recommendations for the future.

MAP

WHY...

The Franklin/Delk LCI study was a joint planning collaboration between the City of Marietta and Cobb County in 2005. The joint planning effort was spearheaded by the location of a bus rapid transit (BRT) station in the Franklin/Delk area, and an initiative to encourage redevelopment and attract future development. The purpose of the study was to create a plan that would revitalize the area through attracting investments and redevelopment

RECOMMENDATION

- In August 2006, the Weed and Seed Program initiative received formal recognition and three grants from the U.S Department of Justice.
- In September 2005, the Cobb County SPLOST program was passed. Through this initiative the City of Marietta has funded 5 transportation initiatives that are located within the Franklin/Delk LCI study boundary.
- Currently, the City of Marietta is in the process of submitting an application to the Georgia Department of Community Affairs that will establish an opportunity zone in the Franklin/Delk LCI study area.
- The Global Green Technology Corridor is a developing concept within the study area. Specifically, the vision that has been identified for this innovative concept is to create an ecosystem, where business, academia and government collaborate in building the renewable energy technologies of the future.
- In November 2013, a \$68 million General Obligation Bond was passed by Marietta voters. \$64 million is designated to buying aging apartment complexes on Franklin Road, razing these properties, and then opening the land to private investors for redevelopment as well as infrastructure improvements along the Franklin Road corridor.
- In March 2009, the Marietta City Council passed an update to the existing sign ordinance as an attempt to minimize visual blight attributed to signage. The amended sign ordinance allows applicants the ability to construct LED panels on existing billboard structures only along Interstate 75 as long as another separate nonconforming billboard elsewhere in the City is completely demolished. The intent of this ordinance is to eliminate some of the sign blight on secondary roads, such as Delk Road and Franklin

COMPLETED PROJECTS

- On January 1, 2005 the Georgia Revenue Commissioner approved the Franklin/ Gateway Tax Allocation District.
- The Marietta Comprehensive Plan 2006-2030 was approved on July 13, 2005.
- On September 14, 2005, the townhouse ordinance amended the zoning code classifications that allow townhouse or condominium developments.
- The GDOT has installed pedestrian fencing over 2 bridges along Interstate 75; Delk Rd and S. Marietta Pkwy.

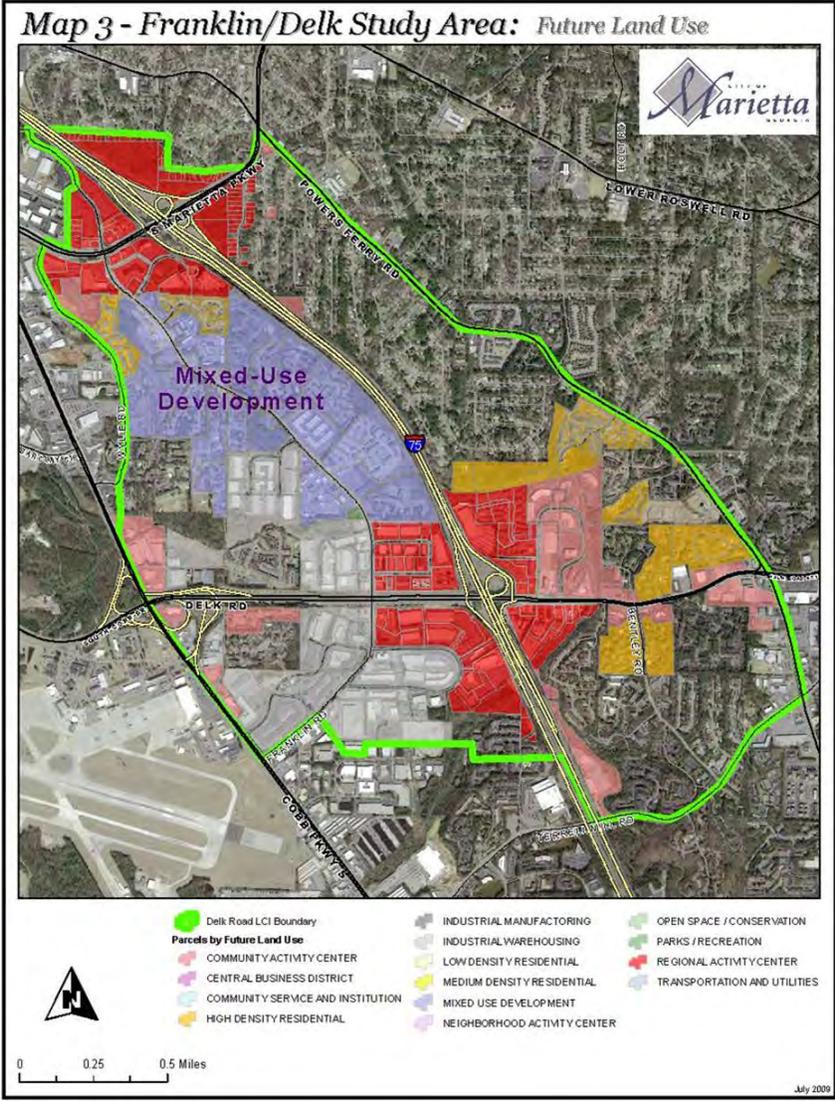
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LCI Study 2011-2016

Franklin/Delk LCI Study



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION **2**

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Corridor Study

2011

JOHNSON FERRY ROAD URBAN DESIGN

WHY DEVELOP THIS PLAN?

There are numerous constraints and challenges for the Johnson Ferry Road area: auto-dependant development; a lack of landscaping; few pedestrian access and safety features; numerous curb cuts; and a lack of inter-parcel access. At the same time the area benefits from many unique opportunities and assets, including: the regional major thoroughfare, niche retail shops; healthy mature neighborhoods; a balanced mix of retail and business activity; immediate access to the Chattahoochee River; and neighborhood interest and involvement.

The community, the steering committee, and the project team which highlighted and identified these insights believe that it is the time to conduct a study or plan along the Johnson Ferry Road area to bring a more attractive place for people living there.

INTRODUCTION

Johnson Ferry Road is located in eastern Cobb County and serves as the main north south thoroughfare. A series of focus group discussions were held in 2009. These discussions resulted in the need to further study the area and create an overall urban design plan focusing on improving the aesthetics and maintaining its unique character while ensuring mobility for people via multiple modes of travel. In February of 2010, the Board of Commissioner authorized the Community Development Agency to develop the Johnson Ferry Urban Design Plan as a result of growing concerns for this major commercial and residential corridor. The study area covers the southern portion of the Johnson Ferry Road from Roswell Road to Chattahoochee River which is county's boundary. The plan is a mid to long range plan that addressed land use and transportation. In addition, it will provide a framework for improving both visual aesthetics and functionality of public spaces, streetscape. Four public meetings have been hold during this study. The study was approved by the Board of Commissioners in 2011.



RECOMMENDATION

- The corridor is divided into four major districts and the land use plan and the street design of each district varies primarily based on the distinct character of each area/district. District One: Commercial/Retail District, District Two: Office/Institutional District, District Three: Town Center and District Four: Residential/Recreation District.
- Three major commercial activity centers are defined along the corridor which are at the Roswell Road intersection, at the Lower Roswell road intersection, and at the Paper Mill Road intersection.
- Street widening and space preservation is proposed in certain portions of the corridor as a way of improving landscaping and pedestrian walkability as well as getting ready for the street long term renovation.
- Reducing the block size by add new streets at the three major activity centers is encouraged to provide better connectivity among commercial properties.
- Road/intersection realignments, street widening, appropriate internal links, sidewalk widening, multiuser trails, pedestrian bridges over Johnson Ferry Road, pedestrian walkways linking the building to sidewalks, and public transit system are proposed in certain location to improve the multi-mode travel conditions
- Wider Landscape strips, bigger tree canopies, continued green/landscaping system, and well-designed gateway and landmark features are recommended in the plan to highlight the harmony of the built environment, to meet the needs for variety of users and activities, and to help enhance and define the identity of the place.
- Long-term corridor improvement including street section design has been proposed in the plan to envision the ideal future of the area.



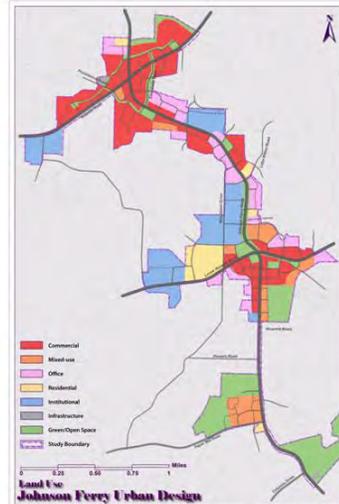
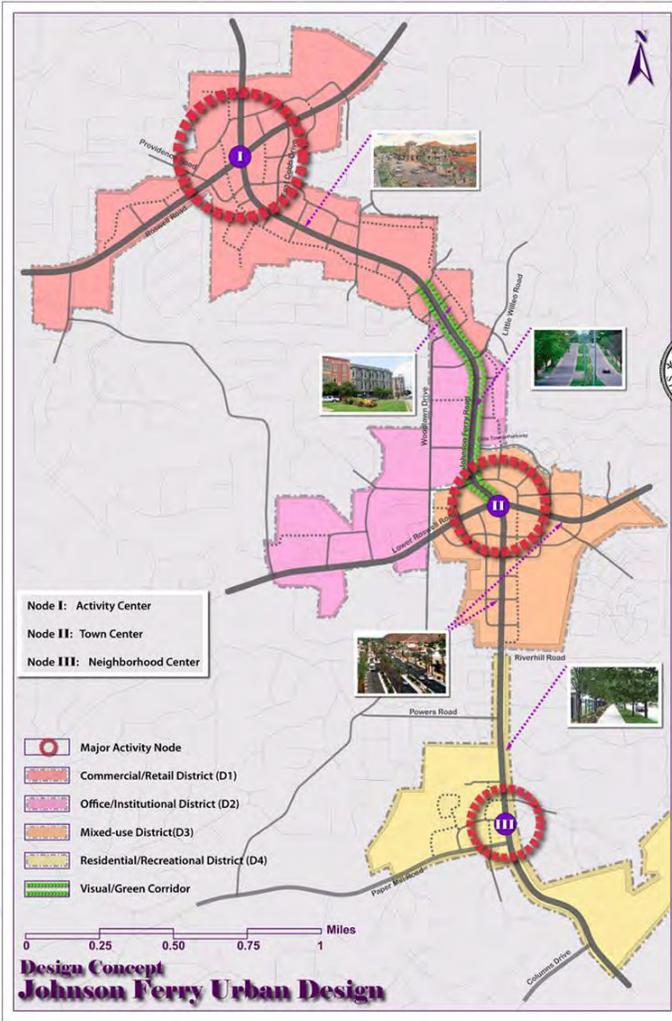
COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

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JOHNSON FERRY ROAD URBAN DESIGN

DESIGN CONCEPT



AERIAL

DISTRICT 2 STREET SECTION



COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Master Plan

November 2009

RIVER LINE MASTER PLAN

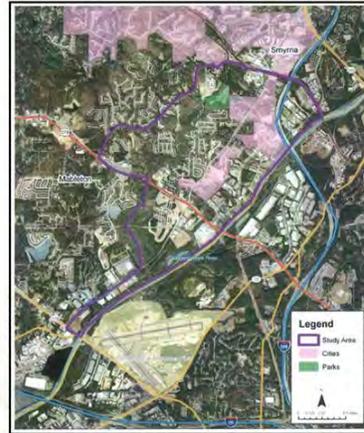
INTRODUCTION

The Cobb County Community Development Agency contracted with a consultant to create a master plan that addresses land use, preservation, recreation and non-vehicular transportation in an area of southeast Cobb County that borders the Chattahoochee River.

A Stakeholder Committee and Project Management Team were established. Three public meets were scheduled and an additional four meetings were conducted to ensure there was sufficient public involvement.

Three alternative concepts were created. Through community and stakeholder feedback, a final master plan was created that incorporated the strongest features of the three alternative concepts. The primary focal point of the final master plan is a mixed-use village center along the Chattahoochee River.

The master plan explores a range of options and then identifies future, discrete improvement projects and lays out an achievable and cost effective strategy for their implementation.



MAP

IMPLEMENTATION STRATEGY

The Implementation Strategy intended to provide direction for how to make the recommendations in the plan a reality. This Strategy builds an Implementation Schedule of actions needed to implement the goals, programs and projects formulated as part of the Final Master Plan. The Strategy includes:

WHY...

The River Line is an area in transition. The area has a rich and diverse history. The master plan is intended to create a “framework” that guides the future of the River Line. Although conceptual in nature, the planning concepts were drawn from a thorough a careful understanding of the land, the community and the history that has shaped both.

Six primary planning principles were developed to guide development of a master plan.

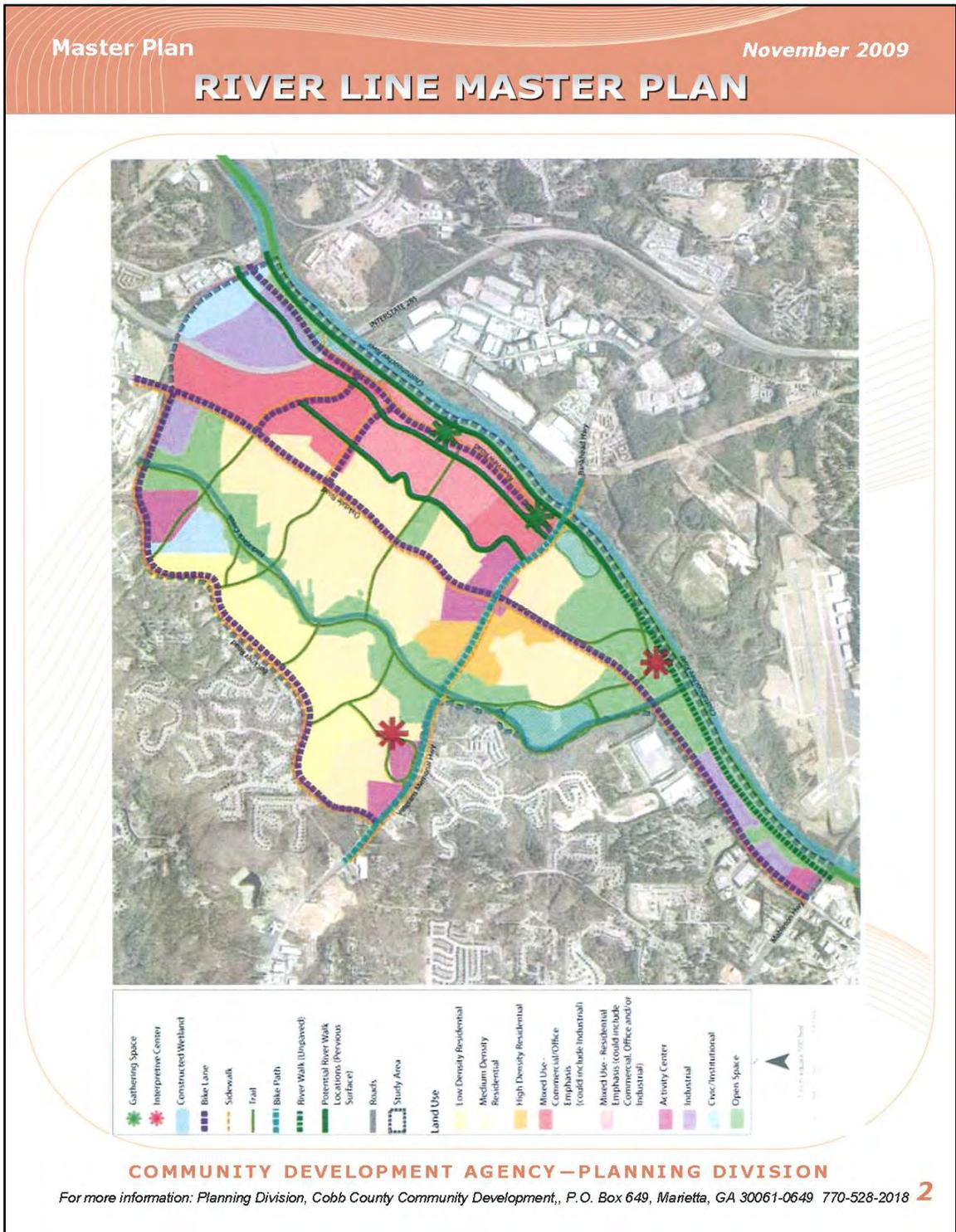
- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- Emphasize Cultural & Historic Resources
- Create Community-friendly Character
- Develop Strong Sense of Identity
- Enhance Businesses in the Area



- Maintain active oversight of the development of the River Line area
- Change land uses to better reflect the desired community-friendly character of the area
- Ensure future development consistently embodies the desired character of the area
- Develop programs and policies to encourage the preservation and maintenance of the shoupades and other historic resources found along the River Line
- Promote historic-based tourism
- Encourage low-impact development
- Improve existing parks and develop new accessible parkland in the River Line area
- Develop a system of trails to provide greater opportunities for recreation and non-vehicular transportation
- Ensure local and regional transportation plans reflect the desired community-friendly character of the area
- Develop a network of bicycle paths to provide greater opportunities for non-vehicular transportation

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018 **1**



Corridor Study
2006

SIX FLAGS ROAD CORRIDOR PLAN

INTRODUCTION

In September 2005, the Cobb County Department of Transportation hosted a workshop on pedestrian safety and mobility along Six Flags Drive in southern Cobb County. The workshop was facilitated by the Atlanta Regional Commission (ARC) via its Walkable Communities initiative.

Based on the finding of this workshop the Planning Division developed this study in 2006, which examined the relationships between land use patterns, transportation infrastructure and public safety along the corridor.

MAP

WHY...

The purpose of this study is to examine existing land uses, zoning, and future land use recommendations in order to determine whether or not policy changes would be appropriate. The following is a breakdown of each individual section of the document:

Methodology: Provides a basic overview of the tools and techniques used to carry out the study.

Community Profile: Provides background information on the study area; Includes information on existing conditions within the study area such as demographics, housing stock, commercial/retail uses, etc.

Concept Plan/Recommendations: Provides detailed strategies and action items to be considered for implementation within the study area.

Implementation: Provides information on ways to apply the strategies brought forth within the Concept Plan and Recommendations section of this document.

RECOMMENDATIONS

The concept plan for the Six Flags Drive corridor focused on creating a *sense of place* for the area. The area is within a zip code (30168) that is associated with the City of Austell, though it is not physically located with the city's boundaries. The overall theme of the concept plan is to transform the corridor into a destination/activity center, complete with parks and greenspace, new multi-family housing opportunities, and new mid-range retail outlets.

Considering the fact that issues regarding transportation infrastructure were the primary factors leading to the initiation of this study. The following is a listing of recommended projects and improvements that we believe will assist in increasing the attractiveness of the study area:

- Sidewalks (5' wide concrete), with Pedestrian Refuge Islands
- Bus Stop and intersection improvements
- Decorative Streetlights
- Pockets Parks
- Raised Medians
- Connecting sidewalks
- Aesthetic Features - Six Flags Drive main corridor, South Cobb Recreation Center to Riverside Parkway/Interstate 20
- Street Grid Network
- Intersection Improvements

COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

LCI Study
2012

SIX FLAGS LCI STUDY

INTRODUCTION

The Six Flags Livable Centers Initiative (LCI) Study offers and analyzes public and stakeholder input and provides recommendations on transportation, land use, and economic development with an eye towards sustainability for the study area in southeast Cobb County.

Cobb County was awarded this LCI grant by the Atlanta Regional Commission to further the efforts made through various other studies in the area and to present the community with implementable projects and policies to enhance the area. This study was done to identify new opportunities within the study area.

MAP

WHY...

The overall purpose of this study is to develop a master plan for multi-modal transportation options, a mix of compatible but varied land uses that are supported an economic analysis and an implementable five year program.

COMMUNITY INPUT

Based on the community input the top goals, regardless of category are:

Attract community serving retail uses, such as grocery stores, banks, and sit-down restaurants.

Encourage the redevelopment of older apartment complex properties along Six Flags Drive.

Create a safer community for residents and visitors.

GOALS AND RECOMMENDATION

The goals of the Six Flags LCI study were presented in three main categories. Land use, transportation and economic development. The top goal within each of the above category is as follows:

Land Use - Create a safer community for residents and visitors.

Transportation - Develop and prioritize a network of paths for non-motorized vehicles and pedestrians by interconnecting existing sidewalks and introducing new paths/sidewalks/trails for major routes & corridors.

Economic Development - Attract office jobs in regionally competitive industries such as professional and technical services, health care, and educational services.

There are two overarching recommendations that emerged from assessing all of the input to this process:

- The community has members who are very engaged and searching for a way to help the area succeed. It is recommended that this group initiate the formation of a Six Flags Community Task Force.
- The second recommendation is that the requirements for additional police resources be evaluated and that funding opportunities to support this growth in police presence be identified and sought.

COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION 1

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

SOUTH COBB IMPLEMENTATION STRATEGY

INTRODUCTION

Over the past decade, there has been substantial effort and discussion that have occurred in developing a strategy for improvements in South Cobb. South Cobb is an area of immense promise and opportunity given the area's superb location, easy access to job centers, and active business and residential communities. The purpose of this report is to take the various efforts that have taken place and fold them into a clear and concise strategy for improving South Cobb quality-of-life.

The South Cobb Strategy keys in on three main initiatives that, as separate entities, can impact their local surroundings, but when combined together can have a transformative effect of improving the lives and economic conditions for the community. They include Mableton, the Six Flags area, and the River Line.



WHY CREATE THIS STRATEGY?

Local and state elected officials assembled a team and requested involvement of community partners to develop a strategy and communication tool to help South Cobb develop a clear concise action. In effect, Cobb County is trying to build new market share and improve the lives, spirits, and living conditions of those that reside in these neighborhoods. In addition, the effort includes a means to collaborate with other area partners to improve education, increase social capacity, and coordinate non-profit organizations to foster community improvements. Together these efforts will leverage public, private, and non-profit capabilities into an area that is in need of revitalization. By taking a holistic approach to community revitalization, the active partners will help to ensure that the mistakes of the past are not replicated.

SOUTH COBB DEVELOPMENT NODES

The three South Cobb Development Nodes (Mableton, Six Flags, and River Line), are like a three legged stool, each is holding its own and together they can create a stable, safe, and reliable place. If these three areas are balanced, then the goals set for each unique character area will be supportive of one another.

Mableton

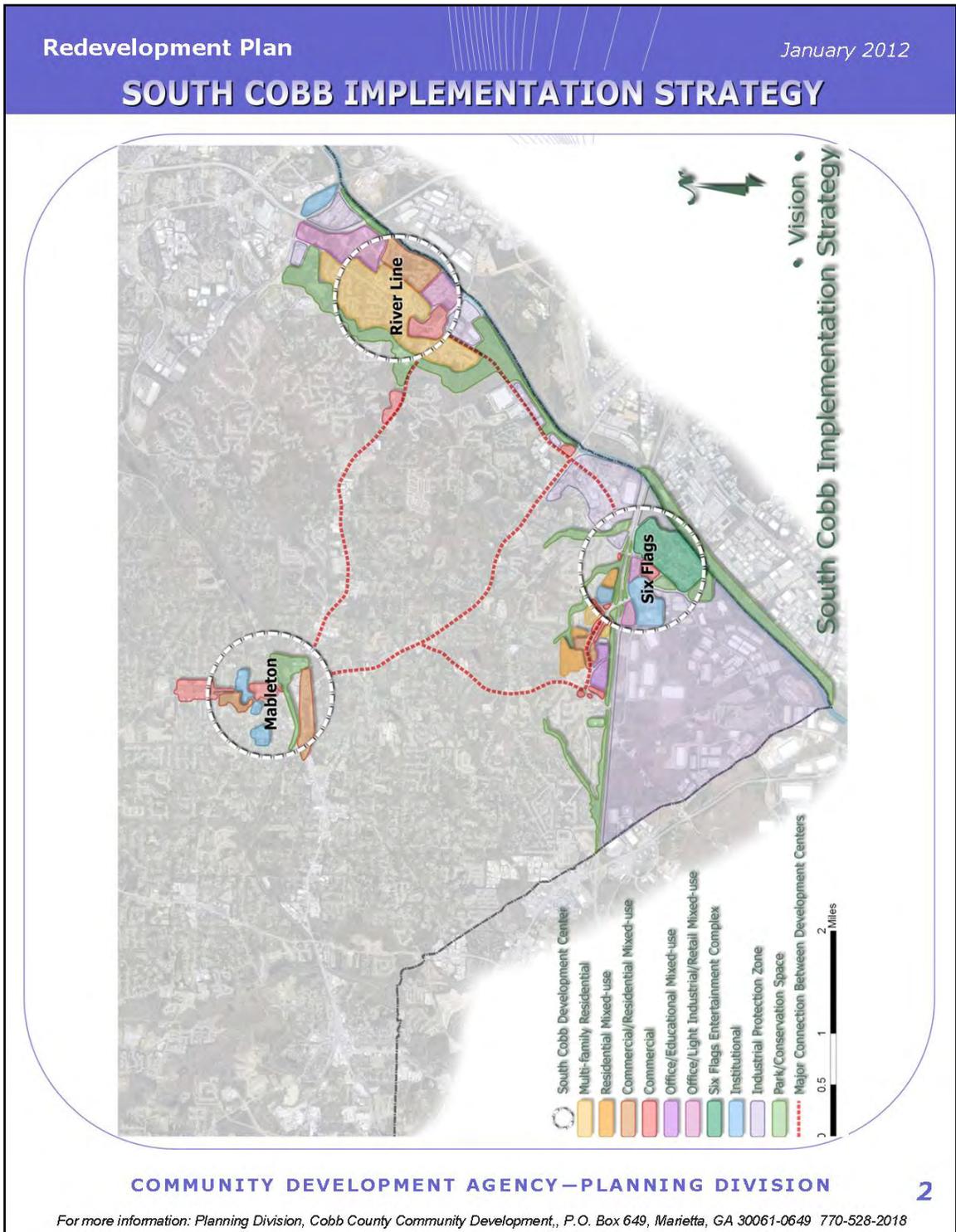
The Mableton Implementation Strategy is a visual depiction of the Illustrative Master Plan created by the residents, businesses, and stakeholders in the Mableton community. Mableton is a community with good existing structure including a well proportioned street grid around Church Street and an organic network of roads that have developed over time closer to Floyd Road. The Implementation Strategy proposes a number of additional street connections that will blend the two street methodologies in a manner that improves connectivity for all modes or travelers (vehicles, pedestrians, and bicyclists). In addition, one of the main components of the strategy is to increase the number of civic spaces, as you would see in many historic towns. This is accomplished through the addition of greens, squares, community gardens, and pocket parks throughout the community. Finally the implementation of this vision is based upon four main "development" sites, which are the North Quadrant, Town Center, Mableton Elementary, and the Old Town Center. These four strategic quadrants have potential to establish clearly defined pilot projects and character that together form the new Mableton community.

Six Flags

The Six Flags Implementation Strategy lays out a scenario that concentrates revitalization efforts into two areas. The first is along Six Flags Drive between Factory Shoals Road and the I-20 Interchange. The second is south of I-20 adjacent to the Six Flags Over Georgia Amusement Park. In order to activate the redevelopment along Six Flags Drive, it is necessary to change the existing dynamics. The core area of the Six Flags Drive Node has a high concentration of apartment communities that are nearing the end of their life span. The property owners have not reinvested in their properties and as a result rents are low, vacancies are high, and crime is increasing. Using NSP3 funds, the South Cobb Redevelopment Authority, Cobb County, and the Cobb CDBG (Community Development Block Grant) Program can work together with local charitable foundations to initiate a catalyst redevelopment project. All means will be taken to ensure that responsible residents will be able to remain in the community, if they wish, so that we are not destroying the existing community fabric where networks and bonds have been established.

River Line

The River Line Implementation Strategy is a layout of how land use, transportation, historic preservation, and natural resource protection can all work together to build community spirit, support redevelopment, and stabilize a community. The area greatly benefits by being adjacent to the Chattahoochee River, it has convenient access to I-285, and is in the vicinity of stable industrial job opportunities. The River Line Area must balance the needs of the existing residents and the existing industrial businesses so that both will be able to prosper all while respecting the topographic and hydrologic challenges that occur being adjacent to the Chattahoochee River.



Master Plan
July 2012

VININGS VISION

A MASTER PLAN FOR A GEORGIA HISTORIC COMMUNITY

INTRODUCTION

Vinings is a unique community located in the southeast part of Cobb County inside I-285. It has a historic core that has developed into a high-end, low density, residential community that is now surrounded by more intense and high density uses.

The Vinings Vision was adopted by the Cobb County Board of Commissioners in July 2012 after a lengthy planning process. The goal was to produce a plan specific to the community's needs.

The planning process included four public meetings. Plan themes, goals and objectives were identified. The final document included an existing conditions analysis, a vision, concept plan, and recommendations and an implementation program.

The recommendations and implementation program included short, mid- and long-range goals.

VININGS COMMON



WHY...

The Vinings Vision Plan was a Cobb County Board of Commissioner request. The Vinings community had expressed interest in creating long range strategies for the community.

The Vinings Village has never been incorporated, but there has always been a strong sense of identity and sense of place associated with the area by the residents and businesses.

While there are many studies for the areas surrounding Vinings, none had ever focused solely on the issues related to the core of Vinings. These issues are wide-ranging that include land use, transportation, historic preservation, natural resources and maintaining a sense of place.

With the community's input, the final document was able to address many of Vinings' most pressing concerns.

RECOMMENDATIONS

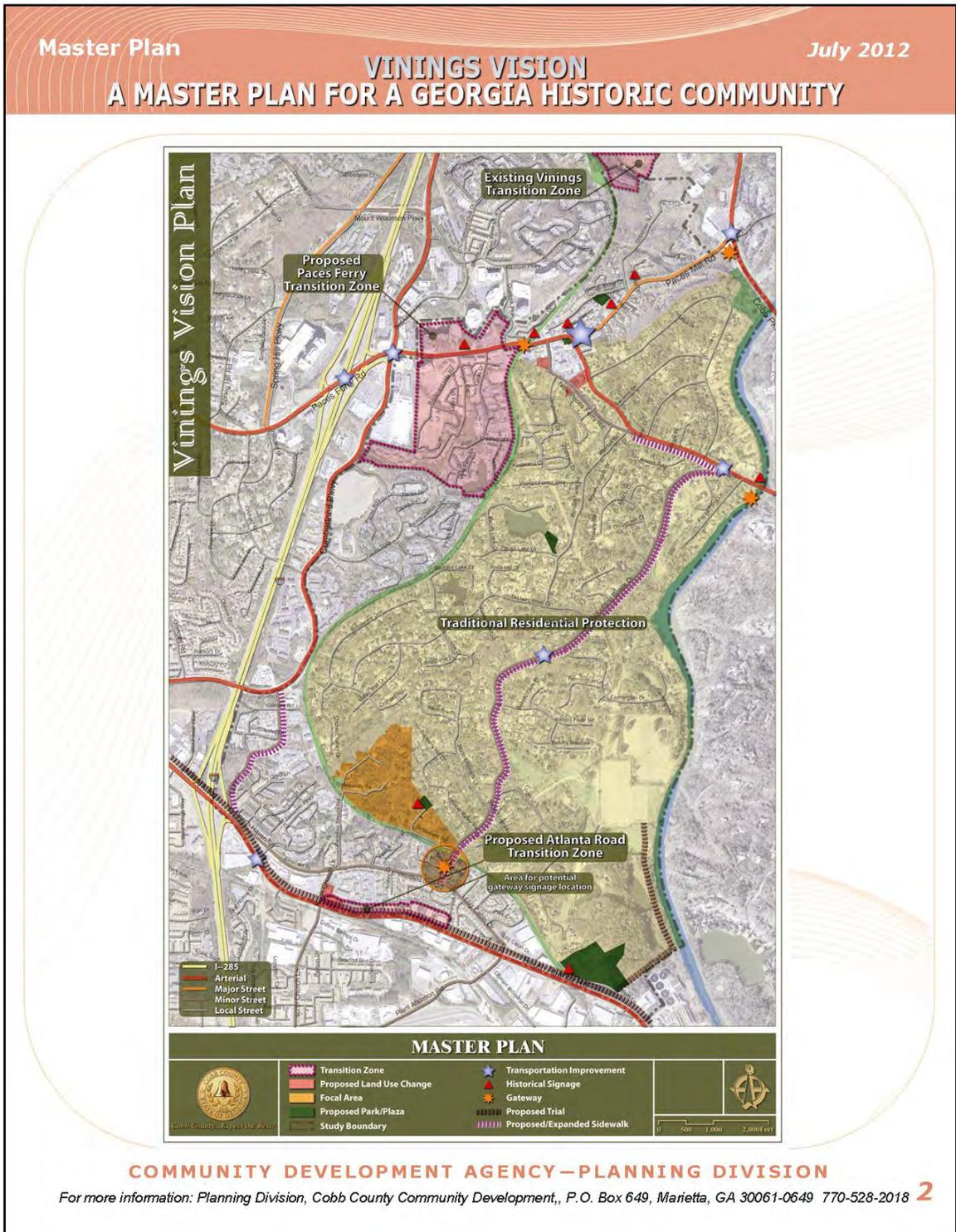
The recommendation and implementation program included items under multiple topics, including traffic, bicycle/pedestrian infrastructure, land use, natural environment, community facilities, historic preservation, aesthetics and sense of place. Many of the proposed projects will require community fundraising and partnerships. Below are some highlights.

- Make road improvements at the Paces Ferry Road and New Paces Ferry intersection, including new left turn lane from Paces Ferry to New Paces Ferry
- Roundabout at Woodland Brook Drive and Paces Ferry Road with pedestrian-friendly features
- Signalized crosswalks and pedestrian improvements at Paces Mill Road and Paces Ferry Road
- Create two new transition zones along Paces Ferry Road and Atlanta Road
- Acquire land for Vinings Commons (plaza) at the corner of Paces Ferry Road and Paces Mill Road
- Create historic trail with interpretive signage and wayfinding signage incorporated into streetscape
- Streetscape on Paces Ferry Road, Paces Mill Road and New Paces Ferry Road
- Erect signs at four Vinings gateways



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018 **1**



November 2014

COBB COMPETITIVE EDGE

ABOUT

The Cobb Competitive Edge is a comprehensive strategy for economic development led by the Cobb Chamber of Commerce. The EDGE was introduced in 2012 and is a partnership between the business community, local development authorities and the six cities located in Cobb County. The goal of the EDGE is to market Cobb County to prospective businesses and strengthen the economy by recruiting and retaining jobs. The EDGE includes an implementation plan that identifies seven seeds or areas of focus, seven benchmarks for success and seven targeted industries that are conducive to the economy and quality of life that currently exist in Cobb County.

TARGET INDUSTRIES

1. Aerospace and Advanced Equipment Manufacturing
2. Information Technology and Software
3. Professional and Business Services
4. Wholesale Trade
5. Healthcare Services
6. Travel and Tourism
7. Bioscience



COBB'S COMPETITIVE EDGE

SEVEN SEEDS

The EDGE strategy includes seven specific goals ranging from creating jobs, marketing the County and creating a sense of place.

- Seed 1:** Retaining & Expanding Existing Business
- Seed 2:** Encouraging Entrepreneurship & Aiding Small Business
- Seed 3:** Marketing Cobb & Projecting a Positive Image
- Seed 4:** Developing, Recruiting & Retaining Talent
- Seed 5:** Investing in Transportation Infrastructure & Traffic Relief
- Seed 6:** Support & Coordinate Redevelopment Efforts
- Seed 7:** Cultivating Community Identity & Sense of Place

BENCHMARKS

The Cobb Competitive Edge contains a strategy which includes seven benchmarks to be accomplished by 2018. They include:

1. Creating 7,500 new jobs
2. Increasing payroll earnings and income by \$420 million and \$7,000 per capita
3. Reducing unemployment to 5.5%
4. Increasing public school graduation rates by 4%
5. Increasing the number of college-bound students in Cobb County by 7%
6. Increasing the number of existing industry site visits from 30-100 annually
7. Increasing quality of life as measured by Kennesaw State University's Quality of Life Survey



COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

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Corridor Study
2009

AUSTELL ROAD ACCESS MANAGEMENT PLAN

INTRODUCTION

In July 2007, Cobb County completed a LCI Study for the Austell Road Corridor in which several recommendations were given. One of the results of the prior LCI study effort was the inclusion of a transportation systems recommendation to develop an Access Management Plan.

Access Management (AM) is the systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway. Access Management involves roadway design applications, such as median treatments and auxiliary lanes, and the appropriate spacing of traffic signals.

The map shows the Austell Road Corridor study area in brown, bounded by Leila Street to the south and Callaway Road to the north. Major roads shown include EastWest Connector, Austell Road, and Callaway Road. An inset map titled 'ATLANTA AREA' shows the location of the Austell Corridor. A legend indicates the LCI Austell Rd Study Area and Austell Road (LDRP) Right-of-Way. Logos for Cobb County and POND are also present.

WHY...

The primary goal of the study is to produce a versatile planning tool that can be used to prevent future access problems and to provide solutions to current access dilemmas. The purpose of this planning effort is to evaluate roadway design and access characteristics and propose access changes that improve the safety and operation of the corridor. Considerations included median closures and improvements, signal location, auxiliary lanes, site access, land use concepts and improvements to the supporting roadway network.

RECOMMENDATIONS

Recommendations for the Austell Road Access Management Plan consist of a number of different types of projects. The recommendations also include potential new roadways, changes to the median, driveway closures, and pedestrian projects. Listed below is a few of the recommended projects:

- Widen Austell Rd to 6 lanes from Windy Hill Rd to Veterans Memorial Hwy.
- Extend 2 lanes on Brookwood Dr to Veterans Memorial Hwy (US 278/US 78/SR 5).
- Widen Floyd Rd to 4 lanes from Austell Rd to Hicks Rd.
- Realign Hurt Rd at Floyd Rd intersection.
- Roadway operation upgrades for Clay Rd from Austell Powder Springs Rd to Austell Rd.
- Add a wider shoulder on the northeast side of the Austell Rd & Mulkey Rd intersection so that U-turns can be made more easily.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION **1**

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

LCI Study
July 2007

AUSTELL ROAD LCI

INTRODUCTION

The Austell Road Corridor Livable Centers Initiative Study is a Multi-disciplinary planning study carried out by Cobb County with partial funding from the Atlanta Regional Commission (ARC). The vision motivating this effort is to revive the spirit and strength of this street and the neighborhoods, businesses and activity centers that it links together. The study supports the implementation of the Cobb County Comprehensive Plan by seeking to:

The study area for the Austell Road Livable Centers Initiative Study is a four-mile long segment of Austell Road stretching from Leila Street to Callaway Road. The study area is approximately 1/2 mile in width.

MAP

WHY...

The purpose of the study is to develop an implementable plan that will serve as a blueprint for addressing transportation, lands use, economic development and community design issues in a holistic way. The emphasis is on creating livable environments as well as efficient vehicular movement and more efficient utilization of existing infrastructure.

RECOMMENDATION

The recommendation of this study fall into five areas. Below is a summary Of each areas and the top areas of focus. Full detail and description of each recommendation can be found in the study document:

- **Transportation improvements for all modes of travel**
 SPLOST Projects
 New Intersection Improvements
 Access Management Strategies
- **Better land use regulations and incentives**
 Changes to Future Land Use Map
 Changes to Zoning Ordinance
- **Community design features**
 Austell Road Streetscape
 Design Plans for "Catalyst" Sites
- **Neighborhood preservation and housing**
 Better Land Use Transitions
 Infill Development Regulations
 Code Enforcement
- **Community organization strategies**
 Creation of Neighborhood Stabilization
 Develop a Business Association
 Partnering with Existing Community Organization

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Corridor Study

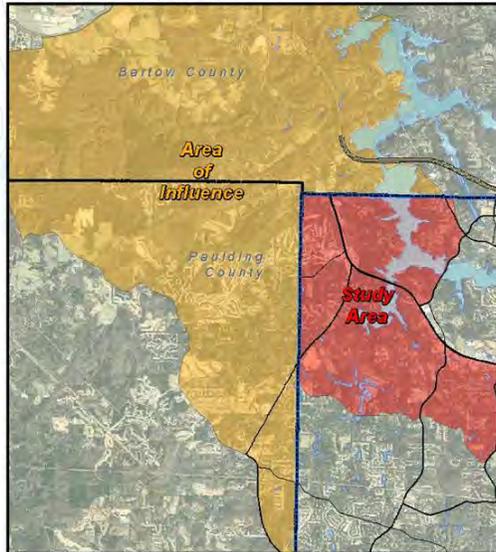
August 2014

NorthWest Cobb Land Vulnerability Analysis

INTRODUCTION

The Northwest Cobb Land Vulnerability Study is a collaborative effort involving various departments within Cobb County as well as the community. The Community Development Planning Division was the lead in the effort with other departments providing technical assistance including the Department of Transportation and Water Systems as it relates to transportation, stormwater and sewer. To ensure the study is successful and reflects the community's character and ideas, residents and business owners in and around the study area were a valuable and informative asset to this plan. The Primary tasks for the vulnerability analysis included an existing conditions report, community involvement, and a concept plan that was approved by the Board of Commissioners and included in the Cobb County 2030 Comprehensive Plan.

MAP



WHY...

The Northwest Cobb Land Vulnerability study area is in a challenging area of Cobb County. There are environmentally sensitive lands. There are incompatible land uses along with three highly traveled arterial roadways and proposed new transportation projects. There are emerging new developments that will impact the study area and there is an intergovernmental water agreement with capacity limits. With the new and growing infrastructure, the attraction of Lake Allatoona, and the new commercial developments there is expected growth for northwest Cobb County.

The goal of this report was to examine, identify, and modify incompatible land uses with respect to existing and changing conditions that could influence this area over the next 10 to 20 years. These influencing forces include incompatible land uses, commuter traffic, new and improved transportation facilities, commercial and residential developments, and environmental factors related to stormwater runoff and lake Allatoona.



RECOMMENDATION

By Implementing the Northwest Cobb Land Vulnerability plan the goal of modifying incompatible land uses and adding new policy direction within the 2030 Plan will be achieved and guidance on future development will be recognized and to an extent predictable for the county, property owners and more importantly the community. This plan provides a proactive approach to guiding and controlling future growth for north west Cobb County.

The Northwest Cobb Land Vulnerability Analysis includes a "Framework" that guides the future of northwest Cobb County. The "Framework" plan's strategy is outlined by three major elements that make up the recommended vision for the study and is summarized within the Northwest Cobb Land Vulnerability Study Implementation Plan.

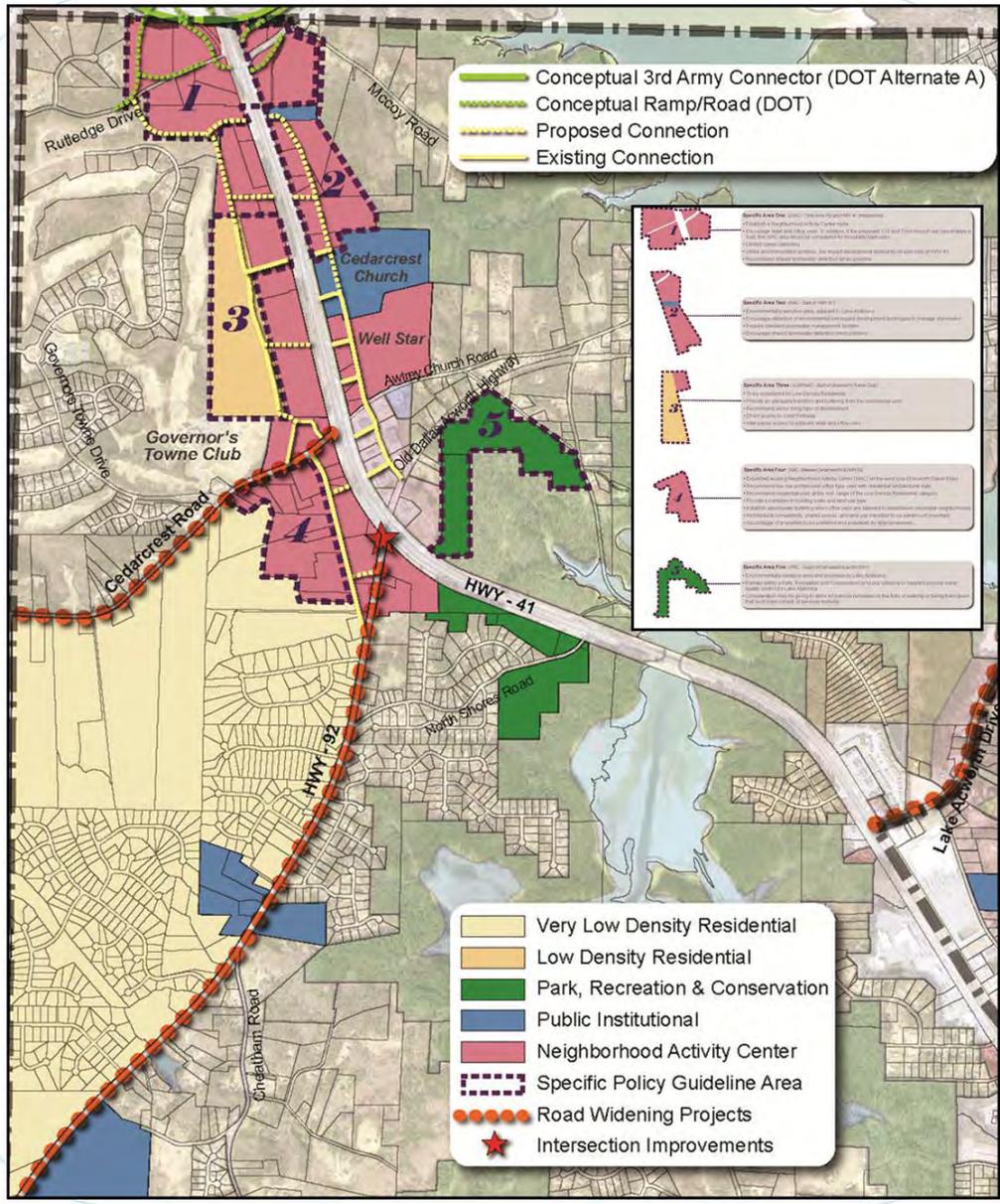
The Implementation Plan focuses on modifying land use changes and adding new policy text to better align this area of the county to the market realities that are expected.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Corridor Study August 2014
NorthWest Cobb Land Vulnerability Analysis



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION 2

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Adopted 2004
 Five-year Update 2009
 Ten-year Update 2015

LCI Study

TOWN CENTER LCI PLAN

WHY CREATE THIS PLAN?

The rapid growth occurring in this LCI area, although desired, has caused increasing problems with congestion, mobility, and accessibility due to development patterns required by previous policies and regulations. LCI program provides a best opportunity for Town Center Community Improvement District (TCCID) to solve these problems by offering to fund the LCI study and transportation implementation. The main goals of this study are to integrating land use, urban design, and transportation to overcome the obstacles caused by them; to building on community support; to get the LCI funding for the implementation; and to stimulating locally driven opportunities.

PLAN BRIEF

The primary purpose of the TCCID LCI study of 2004 was to create a vision with implementable steps that, when undertaken, would promote great livability, improve mobility, and provide for residential and commercial development alternatives within the study area. There were six key sites in the Framework Plan for future investment:

- Town Center Mixed-Use Village
- High-Density Office Mixed-Use
- Transit (BRT) Center Development
- Chastain Mixed-Use
- Noonday Creek Residential Village
- Town Center Trails/Open Space

The Town Center village and BRT station had been selected among six key sites as the focus areas build upon the Framework Plan and illustrate the specificities of building type, density, and design character for key areas within Town Center. On the whole, the Framework Plan defined a vision for creating several new "urban" neighborhoods, connected by a more walkable core and a new "downtown" for the Town Center area. The Action Plan provided detailed action steps required to implement the SuPurb.



INTRODUCTION

The TCCID, situated around interstates 75 and 575, is an attractive location for commercial and office establishments, as well as residential development. This area serves as an activity center for most of northwestern Cobb County, Marietta, Kennesaw, and southern Cherokee County, and as a regional activity center for the Atlanta metropolitan area.

In 2003, the TCCID initiated a master planning process for the entire CID resulting in a strategic plan which identified a 'core' area where new development and redevelopment are most likely to occur within the CID. In 2004, the TCCID requested and received a Livable Centers Initiative (LCI) grant to create a LCI master plan, supported with a detailed action plan for this core area or called SuPurb study area. The LCI program funds planning studies for local jurisdictions to develop transportation-efficient land use plans that promote development and redevelopment and increase transportation in activity and town centers.

The Town Center SuPurb LCI Plan 5-year Update has been made on 2009 as an evaluation and appraisal report toward the implementing LCI plan over the last 5 years (2004-2009) as well as updating specific objectives and action items regarding the next 5-year Action Plan (2009-2014).

In 2014 TCCID and the City of Kennesaw received ARC LCI grant to complete a joint study for a major LCI Study Plan Update. Market demands in the TCCID have greatly changed since the previous LCI initiative. Kennesaw State University (KSU) has seen tremendous growth. As growth pressure continues, the new study/plan needs to understand the market demands and the community's goals to develop in a way that meets these needs.

The LCI Plan five year Update 2009 served as an evaluation and appraisal report summarizes all progress toward implementing the Town Center SuPurb LCI plan in the previous five years regarding transportation initiatives, housing and other local initiatives, progress on three key development focus areas, and new developments. The new 5-Year Action Plan had been updated and continued to be the guide for implementing the Town Center LCI plan.

The 2015 TCCID LCI Plan seeks to develop an innovative regional district that promotes a diverse mix of uses, capitalizing on the growth of KSU, partnerships between public, private and educational entities, and growth of area amenities to attract a diverse 18-hour live/work/play/learn/innovate community. The key concepts of the visionary master plan includes six major components:

- TCCID LCI Overlay District: encourage mixed use, and well-connected infill development and redevelopment throughout the study area.
- Town Center Park and Restaurant/Retail Row: develop a phased entertainment amenity in the center of the CID with access to the Noonday Creek Trail and regional shopping.
- Chastain Road Entertainment District: continue to encourage growth by investing in pedestrian friendly connectivity and infrastructure.
- Transit Oriented Development Opportunities: focus on mixed use and high density growth at four key development nodes in concurrence with proposed Connect Cobb Express Bus stations within the study area.
- 7 Mile Loop Project (Noonday Creek Trail): create a scenic and natural connector to make the trail accessible to more types of community recreation, such as cycling, walking or jogging.
- Transportation: a series of improvement to upgrade road streetscape, bike, pedestrian, trail, and public transit system, .

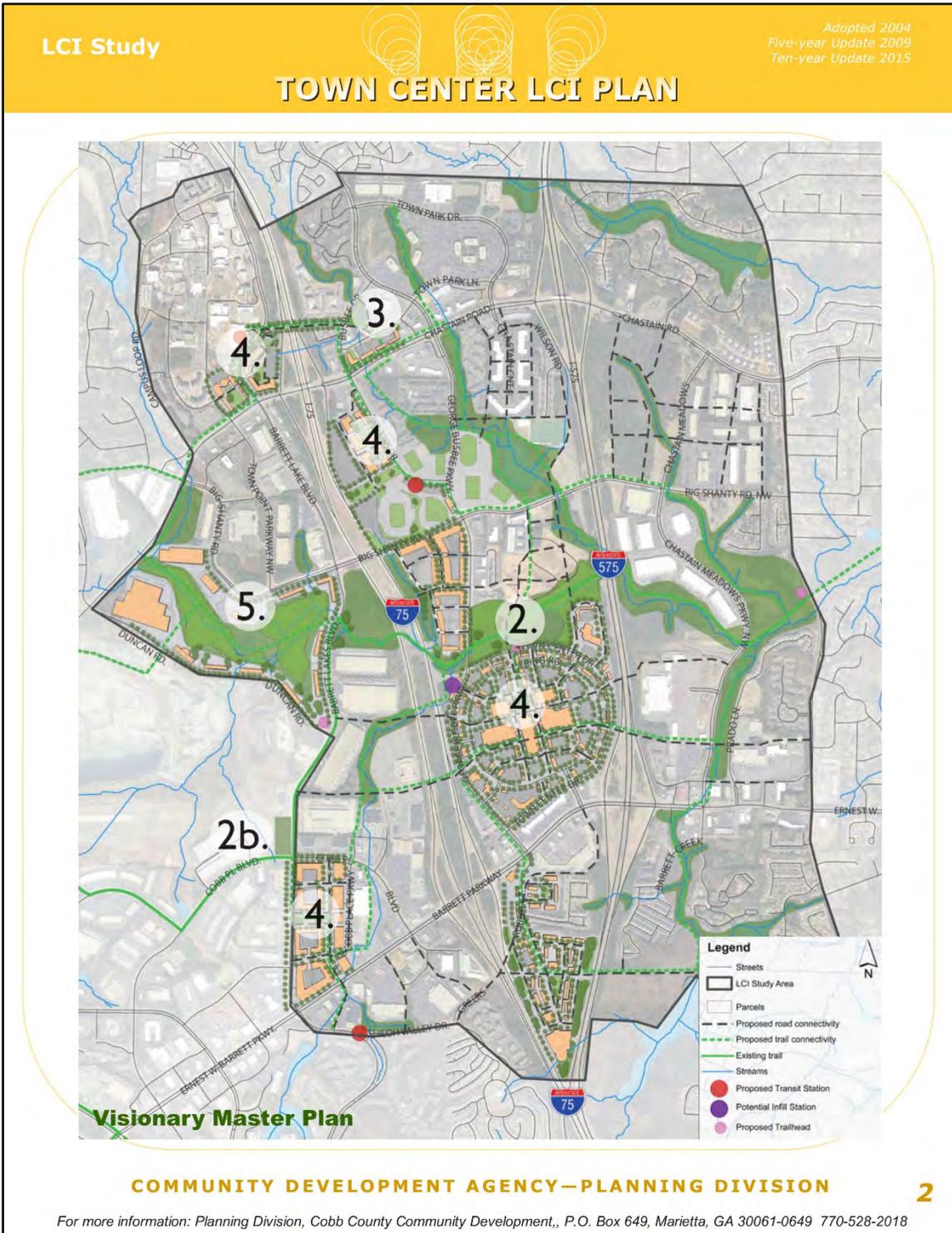
Five to ten year incremental phasing is provided to implement the visionary plan in a comprehensive, realistic manner.

The implementation strategies are laid out for implementing the master plan including organization, funding, and resource recommendations for individual projects. Five-year action plan schedule includes all the recommended projects/initiatives which itemized Housing, other local initiatives, economic development, transportation priority projects and so on with cost estimates, responsible parties, and potential funding sources included.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018



Master Plan
2014

COMPREHENSIVE TRANSPORTATION PLAN

INTRODUCTION

Cobb County's Comprehensive Transportation Plan (CTP) is done regularly in cooperation with the county's six cities. The most recent update to the plan (CTP Update 2040) began in April 2013 and is scheduled to be completed late 2014 or early 2015.

The data and findings described as part of the overall document provide a foundation for identifying specific strategies to maintain and improve Cobb County's transportation system in both the near term and long term future.

The CTP process involves a comprehensive public involvement process that includes a interactive website (www.cobbinmotion.com), video, considerable individual stakeholder interviews and stakeholder and technical committees.

Recommendations will be divided between short term and long term. Funding sources and estimates are to be considered and included.



COBB COUNTY | UPDATE 2040
COMPREHENSIVE
TRANSPORTATION
PLAN

WHY...

Cobb County is a major center for residential, commercial and industrial growth within the Metropolitan Atlanta region, as well as an important through route for tourism, freight and business travel—all of which taxes the county's transportation network capacity.

The Comprehensive Transportation Plan (CTP) was prepared to serve as a blueprint for transportation investments—automobile, transit, freight, pedestrian and bicycle—by Cobb County and its municipalities for the next 25 years.

The county's transportation system has been expanded over time to serve a growing economy and population of the county, and is now substantial with major roadways in place to serve future generations. As development patterns continue to solidify and undeveloped land becomes scarcer, additional transportation capacity will come more from improving existing corridors rather than the construction of completely new major travel corridors.

REMAINING SCHEDULE

- July 2014—Scenario Planning and Evaluation
(includes Performance Evaluation, Health Impact Assessment and Economic Impact Assessment)
- August 2014—Conclude Scenario Planning and Evaluation and begin developing Recommendations
(includes Funding Analysis, Priority Screening Tool and CTP Phased Implementation Plan)
- September 2014—Draft Unconstrained Plan and Constrained Plan; Recommendation Report
- October 2014—Conduct Board of Commissioner and City Council Briefings; Continue Stakeholder and PI Outreach Involvement
- November 2014—Summary Report
- December 2014 and April 2015—Finalize Summary Report; CTP Adoption by County and Cities

DEPARTMENT OF TRANSPORTATION—PLANNING DIVISION

For more information: Planning Division, Cobb Dept. of Transportation, 1890 County Services Pkwy, Marietta, GA 30008 770-528-1600

February 2015

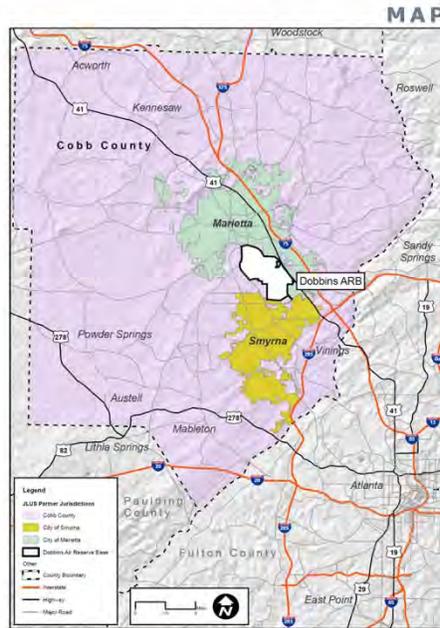
Dobbins Air Reserve Base Joint Land Use Study

INTRODUCTION

The Dobbins Air Reserve Base Joint Land Use Study was conducted as a collaborative planning effort that included Cobb County, City of Marietta, City of Smyrna and Dobbins ARB.

The JLUS planning process was designed to create a locally relevant plan that builds consensus and obtains support from the various stakeholders involved.

The JLUS was undertaken in an effort to develop a set of recommendations that would prevent or mitigate encroachment in the areas surrounding Dobbins ARB. The JLUS recommendations help protect the installation military missions; the public health, safety, welfare, and quality of life; and economic viability of surrounding communities.



WHY...

The intent of this planning effort is to establish and foster an on-going working relationship among Dobbins ARB and neighboring communities. The JLUS was developed under the guidance of three main objectives:

UNDERSTANDING. Increase communication between the military, local jurisdictions and stakeholders to promote an understanding of the strong economic and physical relationship between Dobbins ARB and their neighbors.

COLLABORATION. Promote collaborative planning between the military, local jurisdictions, and stakeholders in order to ensure a consistent approach in addressing compatibility issues.

ACTIONS. Develop and implement strategies for reducing the impacts of incompatible activities on the community and military operations.

RECOMMENDATION

The heart of the Dobbins ARB JLUS is the set of 83 recommended strategies that address compatibility issues. Since the Dobbins JLUS is the result of a collaborative planning process, the strategies represent a true consensus plan. The strategies developed are uniquely tailored for this JLUS and respect the local context. The strategies cover a variety of compatibility issues, including anti-terrorism, communications, land use, light and glare, safety, noise and vertical obstructions. Some of the recommendations include:

- Coordinate with GDOT to provide roadway improvements along South Cobb Drive to prevent vehicles from crashing into the Dobbins ARB perimeter fence
- Establish a JLUS Implementation Coordination Committee to provide oversight and monitoring of the JLUS implementation
- Consider amend zoning codes to include sound attenuation in construction of new buildings in Noise Zones
- Develop a 3-D Imaginary Surfaces Model to assist the jurisdictions in considering code amendments to further enhance military computability structures

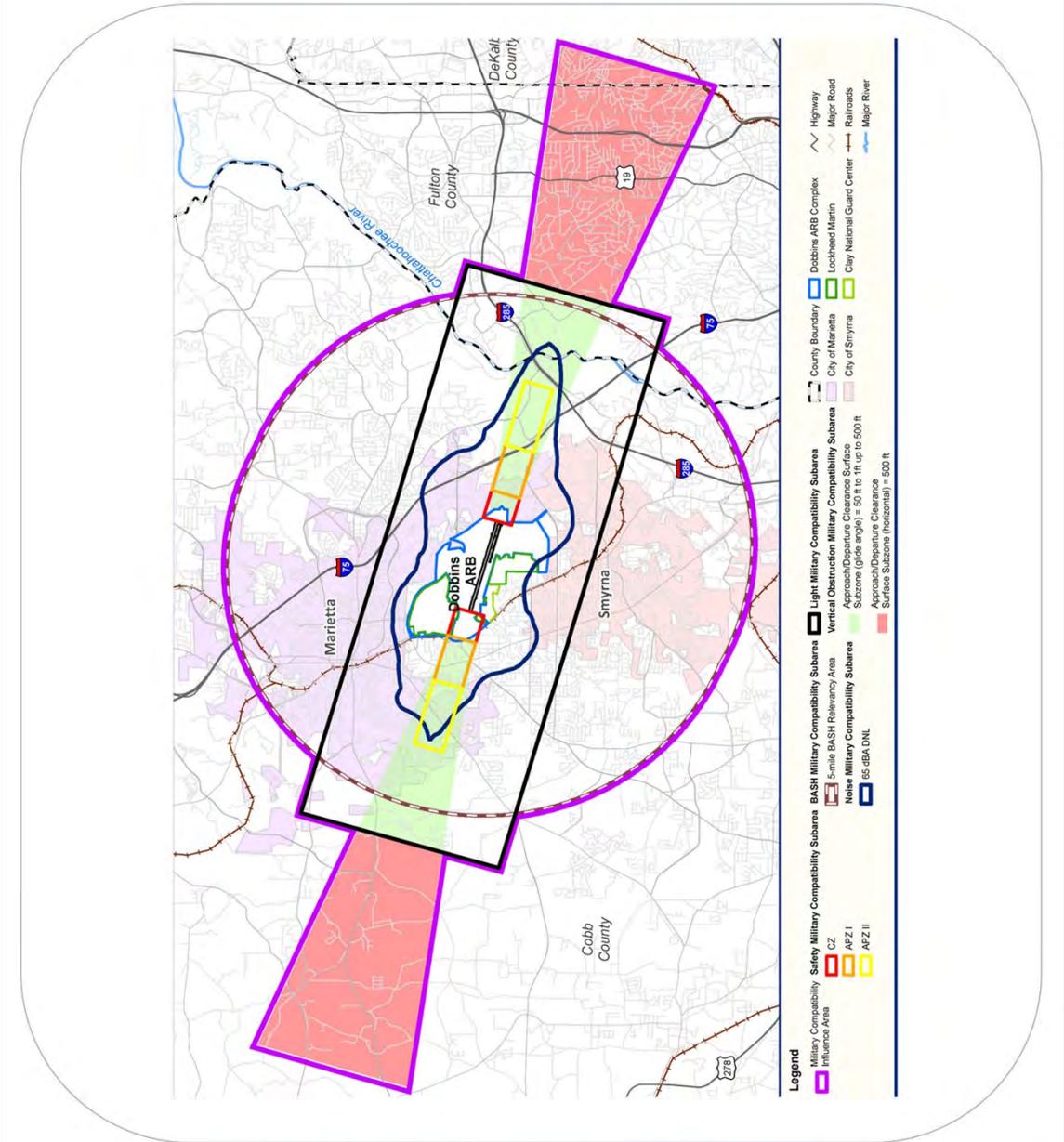
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February 2015

Dobbins Air Reserve Base Joint Land Use Study



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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Master Plan
Updated 2015

Powers Ferry Master Plan

INTRODUCTION

The Powers Ferry Road Master Plan is a mid-to-long range plan that will accommodate future growth and improve the quality of life for residence, employees and visitors of the area.

The study area has excellent access to the interstate highway system and includes a network of five interconnected arterial roadways. There has been considerable investment over time in residential, commercial, and office development. Residential developments consist of a blend of older and new townhome and condominium developments with few single-family homes. Commercial developments have access to at least one of the five arterials with a strong retail focus on the northern edge of the master plan area and office development concentrated within the Cumberland Community Improvement District on the southern end.

Originally approved in 2010, this plan was updated in 2015.

MAP

Conceptual Land Use Plan

WHY...

The primary purpose of this plan is to effect change in an urban/suburban environment by creating a single comprehensive vision of the community's desires for the future. The plan provides an educational and decision-making tool that gives citizens, property owners, developers, and adjacent communities a clear indication of what is expected in the future for this part of the Powers Ferry corridor.

The purpose of the update in 2015 was to review the document and make sure the vision is still relevant. It provided an opportunity to address recent planning initiatives and infrastructure improvements that will affect the study area. This update also provided an opportunity for the community to remain proactive in its future development.

RECOMMENDATION

The Powers Ferry Master Plan provides a guiding vision for future growth that is based on the hopes, desires, and economic realities of the future.

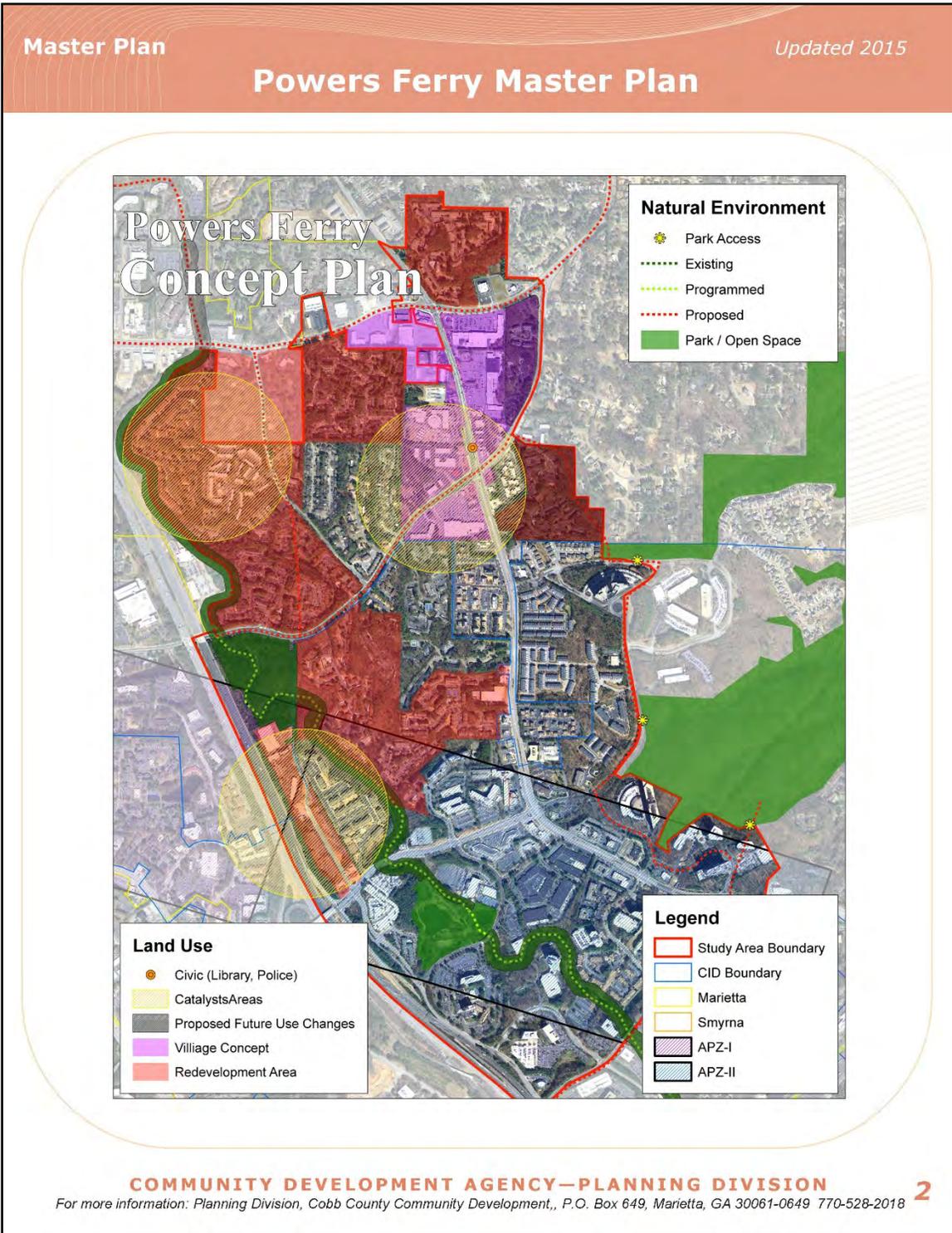
The Conceptual Land Use Map serves as a broad guide to future investments and outlines the type and scale at which future developments should occur. The map contains future character districts that are defined within the Powers Ferry Master Plan.

The following are some of the new recommendations from the Powers Ferry Master Plan Five-Year Update (for a full list please see the Powers Ferry Master Plan Five-Year Update):

- Investigate opportunities to relieve traffic congestion and maintain/improve LOS of Powers Ferry Road
- Coordinate with DOT to manage traffic impacts of SunTrust Park
- Investigate pedestrian safety improvements on Powers Ferry Road
- Encourage a balanced mix of housing and explore opportunities for increased home ownership in the area
- Encourage the development/redevelopment for new retail and restaurants.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development,, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018



Master Plan Update

The Town Center Master Plan update is ambitious in nature focusing on three aspects; infrastructure, development/redevelopment, and parks/trails, and will help the District set realistic and achievable goals for the next 5-10 years. Infrastructure improvements focus on corridor enhancements to create a safe, less congested and aesthetically pleasing roadway network. Development strategies include transforming strip centers and older developments into pedestrian-friendly, mixed-use centers. An expanded parks and trail network will continue to enhance the area and district. The master plan proposes 48 projects with a potential investment of \$57 million for short-term projects and \$108 million in the long-term.

VISION

As part of the master plan process a three-part vision for the Town Center CID was created:

1. **CAPTURE THE MOMENTUM.** The Town Center CID area is growing rapidly. Town Center has seen tremendous job growth, new housing developments, and Kennesaw State University's enrollment grow to more than 35,000 students. With new football and sports programs, the recent transition from a commuter campus to a 24/7 campus and increased desired to live on/near campus, the CID has expanded beyond projections. Cobb County International Airport is also implementing a master plan to expand the airport and runway to accommodate an enhanced fleet. Outside the CID boundary, the Northwest Corridor along I-75 has become a "power alley" of sports, with SunTrust Park and The Battery to the south and the LakePoint Sporting Complex to the north. This is a great opportunity for the CID to capitalize on the trends and investments as a regional activity center.
2. **RAISE THE BAR.** The Town Center CID should continue to raise the bar on the level and quality of development/redevelopment in the area. The district has some retail centers that are aging or outdated. Redevelopment of outdated strip centers and big box stores to mixed-use, more walkable developments will create places that people want to live, shop and eat. The CID can also raise the bar by enhancing the level of quality shopping and entertainment options within the District.
3. **CREATE A PLACE WHERE PEOPLE WANT TO BE.** The updated Master Plan recognizes the need to embrace the area's evolving brand, art and culture. Parks, trails, plazas and public gathering spaces combined with contemporary development will create a greater sense of place, identity, and attraction.

MARKET OVERVIEW

- Housing will be a short-term need in the Town Center market area to keep pace with continued population growth. New residential product within the CID should focus on for-sale and rental multifamily
- Future redevelopment of single-use retail centers could provide key opportunities to better integrate jobs, housing, and retail
- Lower than average asking rents could delay new office construction in the short term, but continued growth in key employment sectors will eventually drive demand
- Key tracts of land, offering access to infrastructure and transportation corridors, should be preserved for future employment

DEVELOPMENT/REDEVELOPMENT PRIORITIES

- The Town Center CID should continue to look for opportunities to redevelop strip centers into mixed-use centers in more clustered, connected patterns with green space
- Redevelopment should first occur between/adjacent to I-75 and I-575 to position the highest densities in the core of the District and away from the surrounding residential
- Town Center CID should capitalize on the favorable housing market and opportunities for large or small public and private parks

INFRASTRUCTURE ENHANCEMENTS

- Priority projects certainly require vehicular improvements, but achieving a better multimodal transportation network that provides local connections to the great venues and resources in the Town Center area is vital to creating a place where residents, students, and visitors want to be
- Projects include roadway improvements, corridor enhancements, and new connections/bridges

BICYCLE/PEDESTRIAN/OPEN SPACE NETWORK

- The master plan proposes a Town Center Loop Trail that connects pedestrians and cyclists to all major Town Center destinations between KSU, Town Center Mall, Barrett Parkway, and Barrett Lakes Boulevard
- Priority projects include the Town Center Loop Trail and two public parks. Other projects include the Cobb Parkway Pedestrian Bridge, on/off-street bicycle network, and a third public park

Master Plan
JANUARY 2005

COBB SENIOR SERVICES 10 YEAR MASTER PLAN

INTRODUCTION

In January 2005, a request was made for the development of a ten year master plan to be prepared and implemented by Cobb Senior Services. This was in response to the changing demographics that would impact the future needs of Cobb County's senior population.

Care was taken to create a Master Plan Committee that represented the make up of Cobb County. Most were older citizens with the majority being long time residents of Cobb County. They have seen the County grow and know the players who have helped the county's development.

RECOMMENDATIONS

Cobb Senior Services Ten Year Master Plan: "Thriving in an Environment of Change," the adopted master plan serves as a strategy crafted to meet the challenges of the next decade. The following are a summary of recommendations by area which can be viewed in full detail in the study document:

- **Information and Education**
CSS will continue to be the voice of expressing the needs of the senior population.
- **Volunteerism**
Continue developing the Meals on Wheels ADOPT A ROUTE program.
- **Advocacy**
Create Best Practices recognition program that will showcase businesses and non-profits in the community for their efforts to support seniors.
- **Facilities**
CSS will consider a variety of options to maximize the usefulness of any planned facility – by grouping services in a shared facility if there could be benefits in efficiency gained. The new Senior Services Center located on Powder Springs Road has sufficiently met this recommendation.
- **Services**
Encourage a collaborative effort between the government, faith based, private sector and non-profits to ensure that Personal Care, Homemaker and Respite services are available to all in need and that they continue to maintain a high level of service standards.

WHY...

The purpose of the plan was to review and assess the current programs and services of Cobb Senior Services, study current demographics and trends, and make recommendations to meet future needs. A set of core values were used to guide these recommendations at every phase of planning.

The final document will be used by Cobb Senior Services to effect changes in programs, activities, and facilities and services. Action plans will also be created based on this Master Plan.



COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

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Master Plan
2017

Cobb Senior Services 10 Year Master Plan

INTRODUCTION

Cobb Senior Services contracted with The A.L. Burruss Institute of Public Service and Research at Kennesaw State University to complete a community assessment of the needs and interests among Cobb County seniors and family caregivers. The primary goal of the assessment is to identify priorities and key recommendations for Cobb Senior Services' Ten Year Master Plan. This assessment, initiated in July of 2016, includes key informant interviews, phone and online surveys as well as focus groups. The areas of focus include: transportation, housing/environment, social engagement, elder abuse, caregiving, and health and wellness. The findings will be used to develop recommendations for the Ten Year Master Plan which will be put forward for the Board of Commissioners for adoption in late 2017.

WHY...

The senior population in Cobb County reflects the national trend of increasing numbers of seniors comprising a greater percentage of the population. This demographic shift presents its own unique opportunities and challenges. Cobb Senior Services has sought to collect community input on the direction and approach needed to address aging issues in Cobb County. Gaining this community feedback on how to move forward is critical in light of increased demand on limited resources and budgets paired with rising health care costs nationally. The Master Plan will guide development of Cobb Senior Services' new programs and services for seniors and their caregivers.

REMAINING SCHEDULE

- July 2017 – Complete phone and online survey data collection
- August 2017 – Summarize and present findings and begin developing recommendations
- September 2017 – Conduct stakeholder meetings
- October 2017 – Finalize recommendations
- November 2017 – Complete Master Plan
- December 2017 – Finalize Master Plan; Present to Board of Commissioners



COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018 **1**

Transportation Study
2008

South Quadrant Transportation Study (SQTS)

INTRODUCTION

As a proactive measure, the Cumberland Community Improvement District (CID) initiated a transportation study in 2007 to identify transportation issues in the area and potential measures to preserve the area's character, mobility, and accessibility. This study assesses area transportation problems and identifies potential mechanisms, including transportation infrastructure projects that can support the South Quadrant's current and future transportation mobility and accessibility needs.

The CID's South Quadrant area, which includes Vinings activity center and the Atlanta Road corridor, currently enjoys an efficient and reliable transportation network—a significant benefit that adds to the area's appeal and attractiveness for area business owners and residents. This area has been experiencing tremendous growth in residential, commercial, and office development. These development trends are expected to increase area growth and travel demand, potentially pushing the transportation system to capacity.

MAP

PROJECT APPROACH

The approach for this South Quadrant Transportation Study combines technical and nontechnical elements to identify realistic solutions for the area. The technical elements rely on facts related to existing and future travel patterns, capacity and operation of the transportation system, and potential growth and redevelopment. The nontechnical elements used in this approach include the issues, needs, concerns, and desires of the Cumberland CID and the key stakeholders in the area identified through meetings and interviews.

The study consists of three phases, which are described below:

- Phase I: Data Collection and area assessment
- Phase II: Assess future traffic demands
- Phase III: Development of study document

GOALS

Recommendations were created based on specific goals identified by the stakeholders of the South Quadrant Study. The following are just some of the goals identified. To get a full list of the goals and potential solutions please see the SQTS final report.

- Reduce turning movement conflicts
- Reduce delay
- Reduce crashes
- Increase connections between destinations
- Reduce pedestrian/destination conflicts
- Address increase intrastudy area trips
- Create recognizable gateways
- Create a recognizable center
- Maintain consistency in look

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

Johnson Ferry and Shallowford Road Small Area Plan (JOSH)

September 2020

INTRODUCTION

As part of the Community Work Program from the Cobb County “2040 Comprehensive Plan”, the Board of Commissioners requested the Cobb County Community Development Agency, Planning Division, to undertake a small area planning study focused on the intersection of Johnson Ferry Road at Shallowford Road and surrounding areas. The study and the planning process is referred to by the acronym *JOSH*.

Located in northeast Cobb County, the JOSH study area is mostly an affluent and prideful community of single-family residential subdivisions with associated neighborhood commercial uses and institutional services, such as schools and churches. The great quality-of-life and excellent schools attracts families to the area. In addition, established family ties, the climate, and Cobb’s excellent senior services, all contribute to empty nesters choosing to remain and/or move into the JOSH area and the County.

MAP



WHY...

As growth continues in the JOSH community, this document establishes a collaborative community vision that reflects the ideas and desires of the area residents and property owners. This plan helps to keep stability, provide community expectations and improve the overall quality-of-life for the community.

The purpose of JOSH is to provide guidance to the Board of Commissioners over the next 10 to 20 years regarding land development and infrastructure improvement decisions pertaining to land use, design guidelines, parks and greenspace, transportation and stormwater.

RECOMMENDATION

Recommended projects for the JOSH Small Area Plan are based on the guiding principles that have been identified for each of the five (5) elements, which include land use, transportation, stormwater, parks and sense of place. All recommendations reflect the ideas and desires of the community and assist in resolving the issues and concerns indicated by the community.

Specifically, this plan will:

- Guide staff and elected officials in responding to development proposals, rezoning requests, parks and greenspace decisions and infrastructure decisions.
- Provide guidance to land owners and developers in making land development and transportation system investment decisions.
- Provide recommendations that will help to improve the overall quality of life for the community.
- Help to improve the community’s sense of identity

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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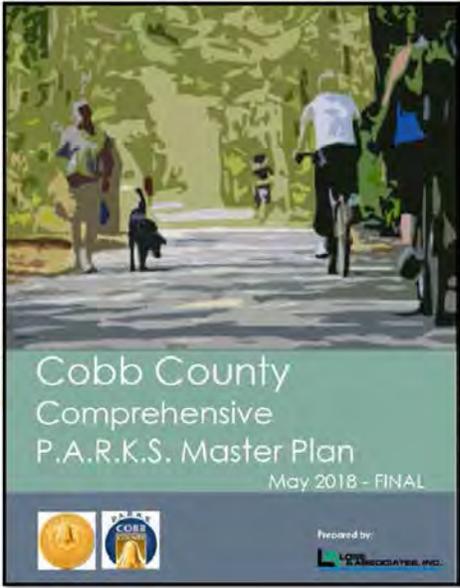
Master Plan
Cobb County
May 2018

Comprehensive PARKS Master Plan

INTRODUCTION

Cobb County P.A.R.K.S. (Parks, Arts, Recreation, Keep Cobb Beautiful, and Solid Waste) Department is responsible for a variety of parks and recreational programming and facilities. 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, 6 tennis centers and 122 tennis courts, 4 indoor aquatic centers, more than 60 miles of trails and the fairgrounds at Jim R. Miller Park.

In total, P.A.R.K.S. manages 84 separate properties with a total land area of 5,725 acres. Of the 84 parcels, 61 are developed and 23 are currently undeveloped. An array of youth and adult athletic, artistic, therapeutic and education services and programs are offered through the department and working with other organizations. Recreational programming is provided to Cobb's senior population at its Senior Centers and Neighborhood Centers.



WHY...

In 2016, Cobb County engaged the services of Lose & Associates, Inc. to develop a comprehensive master plan for the P.A.R.K.S. Department. The goal of the plan is to assist Cobb County P.A.R.K.S. in guiding its plans for future improvements to the county's parks, recreation, greenspace, trails and recreational programming over the next ten years. It also examines staffing, operations and funding, and makes recommendations for improvements.

Cobb County's changing demographics, evolving development patterns and increased park facilities make the current plan ever necessary in moving forward. With a current population of 748,150, and a projected increase of more than 53,000 residents by 2030, Cobb County continues to experience changes in density, age and overall makeup throughout the county, impacting parks, recreational and senior needs in the coming years.

RECOMMENDATION

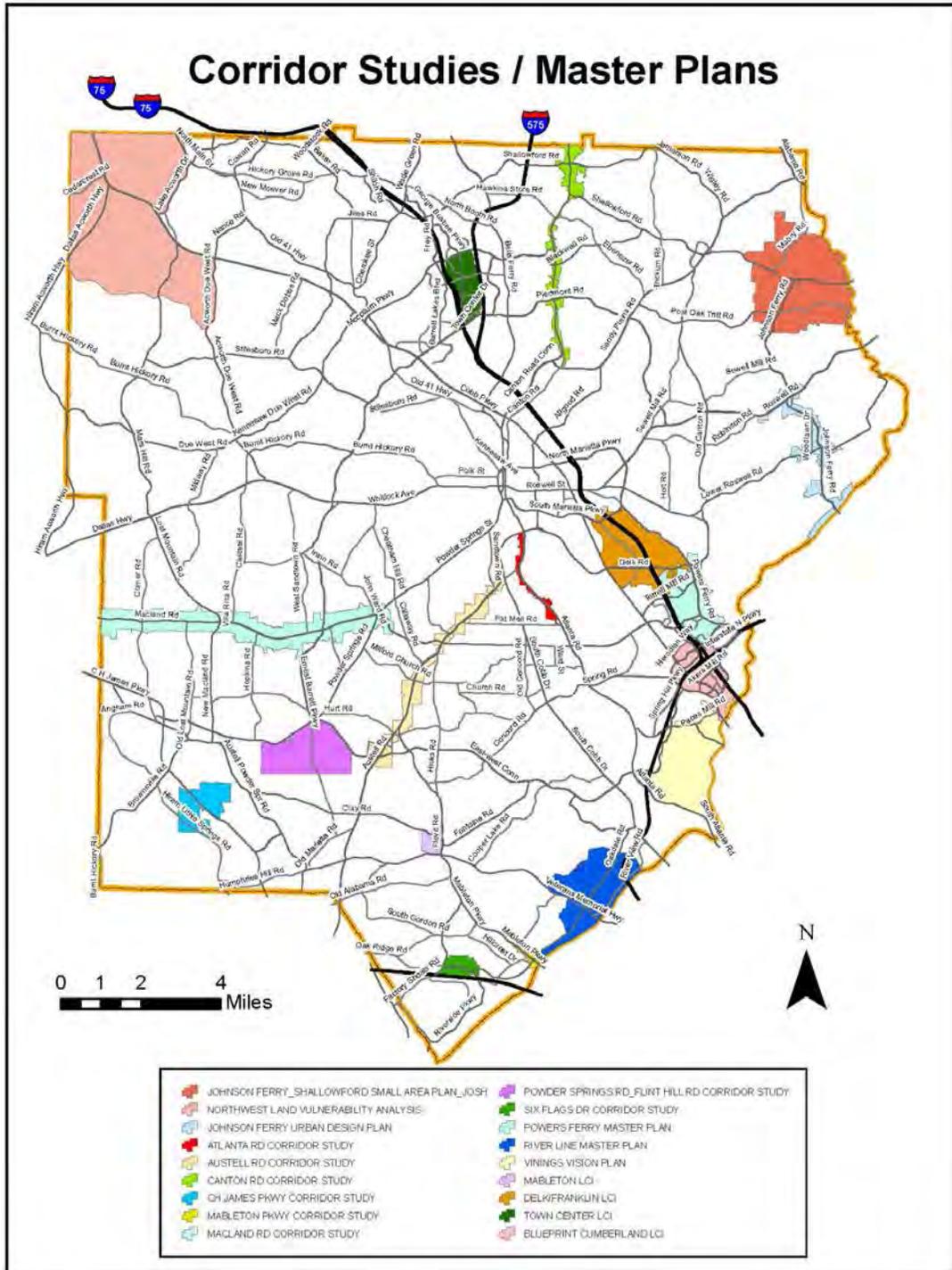
The following are a few of the key recommendations from the plan:

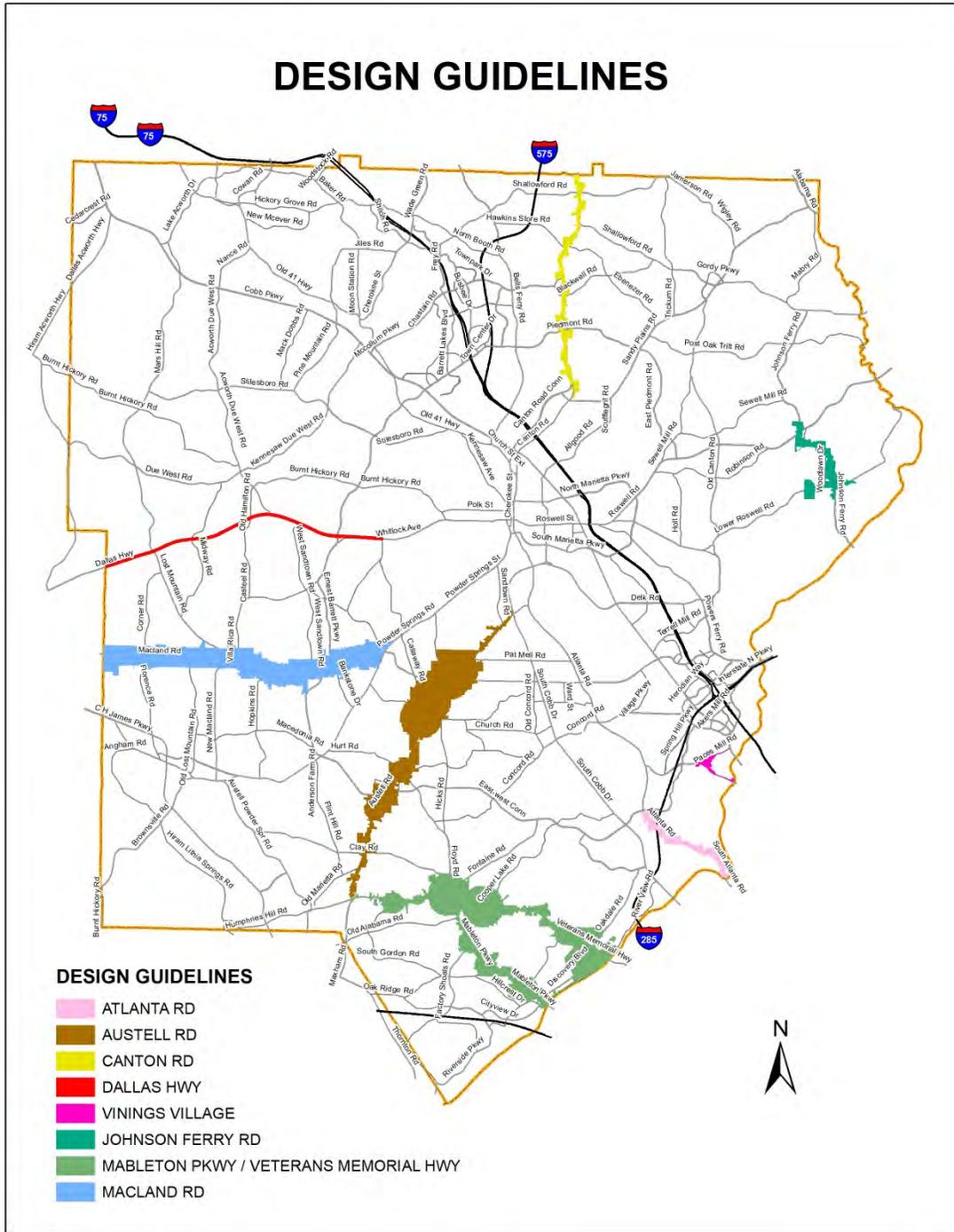
- Expanding partnerships with existing and new organizations
- Creation of an Administrative Services Division within the department, responsible for finance and budget, human resources, marketing, customer service, contact management and sponsorship/gift development
- A park maintenance plan, park maintenance standards and replacement schedule for equipment and facilities
- A series of recommendations were provided to address maintenance of existing park facilities, including addressing ADA access deficiencies, deteriorating structures, and general upkeep of public areas, trails and landscaping.
- Additional facilities distributed throughout the county, at both existing parks and undeveloped parcels, were suggested in order to mitigate gaps and deficiencies in level of service.
- Adopting a comprehensive Revenue Policy based on the cost of service with a multi-tiered service level system and a phased approach to move toward a more self-sustaining system.
- Increase general fund revenues to the P.A.R.K.S. Department.
- Build on existing partnerships.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

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Cobb County

2040 COMPREHENSIVE PLAN 5 YEAR UPDATE

OCOTOBER 2022

Regional Water Plan & Environmental Criteria

Appendix 6



Prepared by:
Community Development Agency
Planning Division



Cobb County...Expect the Best!

APPENDIX 6

THE REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

Planning for adequate water supply and distribution, wastewater treatment and stormwater management is important in preparing the county for future growth and emergency preparedness. Water provides public health protection, fire protection, support for the economy and quality of life. Good water stewardship is essential to the overall fabric of Cobb County

The "*Minimum Standards and Procedures for Local Comprehensive Planning*" encourages each local governments in the State of Georgia to review the Regional Water Plan covering its area and the "*Georgia State Rules for Environmental Planning Criteria*" (O.C.G.A 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations.

THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

Cobb County is within The Metropolitan North Georgia Water Planning District (Metro Water District). The district establishes strategies for water supply and conservation, watershed and wastewater management through an integrated, holistic approach that includes three comprehensive water plans.

Water Supply and Water Conservation Management Plan

The *Water Supply and Conservation Management Plan* provides the framework for meeting long-term supply demand. It is a holistic plan that

looks at regional issues. However, it provides local water planning recommendations to ensure an adequate water supply for future populations.

Watershed Management Plan

The *Watershed Management Plan* details strategies and recommendations for both effective watershed and stormwater management and water quality protection. The plan provides local and optional watershed management measures which are to be performed at the local level.

Wastewater Management Plan

The *Wastewater Management Plan* defines long-term strategies for comprehensive wastewater management across the region and provides local wastewater planning considerations.

During the Cobb 2040 planning process, appropriate staff reviewed the Metro Water District plans and have taken them into consideration in formulating Cobb's 2040 Comprehensive Plan.

RULES FOR ENVIRONMENTAL PLANNING CRITERIA

The *Rules for Environmental Planning Criteria* include basic rules and regulations that are intended to improve the natural environment for the people in the state. This section analyzes the five criteria that are listed in the rules.

Water Supply Watersheds

Water supply watersheds are defined by the Georgia Department of Natural Resources (DNR) as areas of land upstream from a government-owned public drinking water intake. There are two water supply watersheds within Cobb County; the Chattahoochee River and Lake Allatoona.

Watershed protection is necessary to help ensure water quality for residents of a community.

The Georgia Department of Natural Resources (DNR) has established requirements for environmental planning in sensitive areas. These requirements include vegetated buffers and limitations on impervious surfaces

and septic systems within certain watersheds. Another protective measure required by the DNR *Rules for Environmental Planning Criteria* that applies to certain watersheds within Cobb County relates to hazardous materials. New facilities which handle hazardous materials as determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.

Other protective measures are mandated through the Metropolitan River Protection Act which establishes a 2,000 foot river protection corridor along the Chattahoochee River.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. Cobb County is underlain by a complex of metamorphic and igneous rock ranging in thickness from less than 10 feet to possibly more than 10,000 feet. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soils and relatively low slopes that may contain significant recharge areas.

In Cobb County, the largest probable groundwater recharge area encompasses Marietta and stretches north and south of the city. Two smaller areas of significant recharge are found in West Cobb, south of Acworth and Kennesaw.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet state minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that treat, store or dispose of hazardous waste, or that handle hazardous materials of a type and amount to be defined by local ordinance must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot

size for use of septic tank/drain field systems. To ensure protection of groundwater recharge areas, the Cobb County Zoning Ordinance specifies that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation. The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the Georgia Department of Natural Resources; Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 square foot lot size, dependent on suitable soil type and approval from the county's Office of Environmental Health, prior to allowing the installation of a septic systems.

Wetlands

According to the Georgia DNR *Rules for Environmental Planning Criteria*, wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are valuable for a number of reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. Finally, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetlands maps for Cobb County. A generalized wetland map can be found in the Community Profile – Appendix 1, Figure 80.

According to the USDA maps, Cobb has many wetlands of 5 to 15 acres in size and several that are 20 to 40 acres. For example, concentrations of wetlands are found along the Chattahoochee River, along Ward Creek in west Cobb,

Sweetwater Creek in southwest Cobb and along Nickajack Creek in south Cobb.

The U.S. Environmental Protection Agency's goal, as applied to the Section 404 permitting process required before disturbing wetlands, is to allow no long term degradation and no net loss of wetlands. Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Community Development Agency routinely visits each potential development site that is submitted for review. When Staff conducts a site visit and if it is determined that wetlands may exist on a site, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering over one acre of wetlands as required by the Clean Water Act. Therefore, residential developments located within the residential categories as recommended on the Future Land Use Map, shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. Cobb County does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

- ❖ Acceptable uses of wetlands may include the following:
 - ◆ Timber production and harvesting
 - ◆ Wildlife and fisheries management
 - ◆ Wastewater treatment
 - ◆ Recreation
 - ◆ Natural water quality treatment or purification
 - ◆ Other uses permitted under Section 404 of the Clean Water Act

- ❖ Unacceptable uses of wetlands may include the following:
 - ◆ Receiving areas for toxic or hazardous water or other contaminants
 - ◆ Hazardous or sanitary waste landfills
 - ◆ Other uses unapproved by local governments

In some of Cobb County's least intensive developed areas, there may be the opportunity to go over and above these minimum standards of protection by

using wetlands for passive recreation and green spaces. This would counteract stressful effects of new growth and development.

Protected Rivers & Mountains

The Chattahoochee River and Kennesaw Mountain are the two major protection areas in Cobb County. The Federal government is responsible for the protection of Kennesaw Mountain National Battlefield Park and the Chattahoochee National Recreation Area which follows a significant portion of the Chattahoochee River in Cobb County. These are national park lands, protected from development and other intrusions within their boundaries. It is important to note that Kennesaw Mountain does not meet the minimum requirements established by the Georgia Department of Natural Resources to qualify as a protected mountain.

State Legislation

The Metropolitan River Protection Act (MRPA) was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature's ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee Corridor Plan was adopted by Atlanta Regional Commission and established three sets of standards for protection of the river corridor. The standards include; limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-

foot impervious surface setback along the river as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through the Chattahoochee Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee within Cobb County must be reviewed by the ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Local Protection

Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams including Willeo, Rottenwood and Sope creeks. In the ordinance, the "Protection Area" is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries. This tributary buffer ordinance has been augmented by the requirements of the Cobb County Stream Buffer Ordinance, which covers all streams in the county and has requirements for buffer depth that vary with basin size.

During the Cobb 2040 planning process, appropriate staff reviewed the *Rules for Environmental Planning Criteria* and have taken them into consideration in formulating Cobb's 2040 Comprehensive Plan.