

**MINUTES OF BOC WORK SESSION
COBB COUNTY BOARD OF COMMISSIONERS
JULY 28, 2026
1:30 PM**

CALL TO ORDER

The Work Session of the Cobb County Board of Commissioners was held at 1:30 p.m., on Tuesday, July 28, 2026, at the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia, in the Board of Commissioners Meeting Room. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrill

Commissioner Monique Sheffield, not present

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 1:30 p.m.

PRESENTATIONS

1. To provide an update on the American Rescue Plan Act (ARPA).

Bill Volckmann, Deputy County Manager, presented information regarding the American Rescue Plan Act. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

2. To present information and updates regarding housing in Cobb County.

Jessica Guinn, Community Development Agency Director, and Steven Gonzales, Planner III, presented information and updates regarding housing in Cobb County. A copy of the information presented is attached and made a part of these minutes.

No official action was taken by the Board.

3. To present information regarding data centers.

Jessica Guinn, Community Development Agency Director, and John Pederson, Zoning Division Manager, presented information regarding data centers. A copy of the information presented is attached and made a part of these minutes.

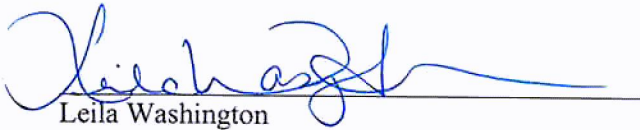
No official action was taken by the Board.

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ADJOURNMENT

The meeting was adjourned at 3:05 p.m.

A handwritten signature in blue ink, appearing to read 'Leila Washington', is written over a horizontal line.

Leila Washington
Deputy County Clerk
Cobb County Board of Commissioners

American Rescue Plan Act (ARPA)

WORK SESSION

JULY 28, 2026



Reference No. 1

Agenda



ARPA Award
Original Award
Additional Revenue
Project Allocation



ARPA Activity
Key Performance Indicators
ARPA Spend
Project Watchlist

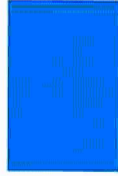


Closing
Summary
Questions and Answers



ARPA Award

- Original Grant Award **\$147.7 million**
- Interest Revenue **\$19.6 million**
- For a total of **\$167.3 million**



ARPA Project Allocation

A black cross icon inside a black-bordered box.

Community Health

A green infinity symbol icon inside a green-bordered box.

Support Services

A green line graph icon inside a green-bordered box.

Economic Development

A blue icon of a bridge and water inside a blue-bordered box.

County Infrastructure

A blue shield icon inside a blue-bordered box.

Public Safety

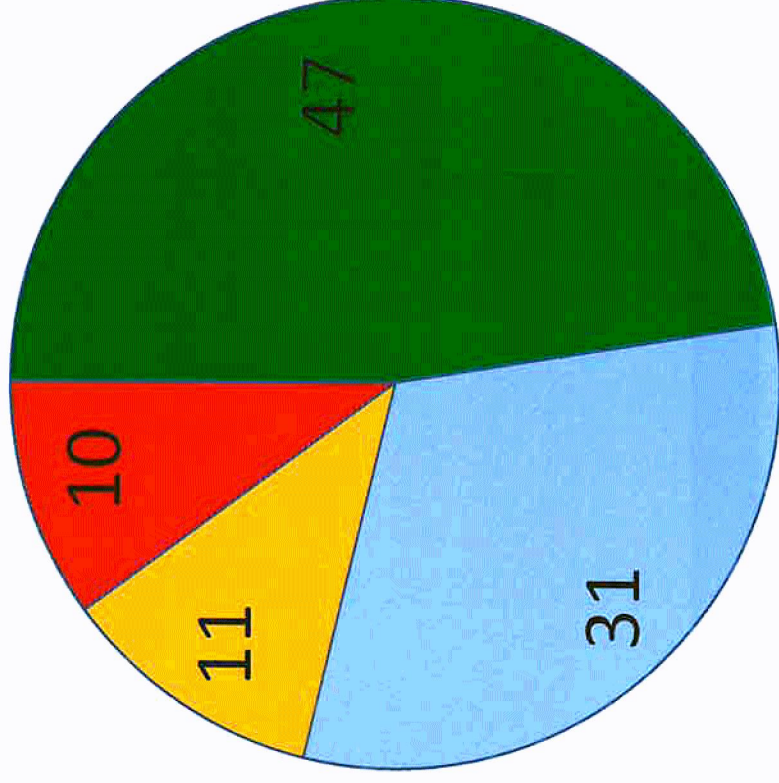
Allocated to over **99 projects**

Community Health, Support Services, Economic Development, County Infrastructure, and Public Safety

Key Performance Indicators

KPI Category	KPIs Achieved
Food/Housing/ Shelter	819,718
Public Health	224,272
Education/Careers	34,246
Safety/ Legal	28,632
Transportation/Infrastructure	9,314
Other	<u>840</u>
Total	1,117,022

ARPA Activity



- 100% Spent
- 90%-99% Spent
- 80%-89% Spent
- Below 80% Spent

As of July 20, 2026, Spent
\$123.2 million

ARPA Project Watchlist

Organization	Project Description	Percentage Spent
Vision to Learn	Vision Care for School Children	75%
Center for Family Resources	Rental Assistance	73%
Cobb Economic Development	Economic Development Strategic Plan	70%
Cobb & Douglas Public Health	Public Health for Infants	70%
Cobb & Douglas Public Health	Public Health Outreach	65%
Cobb & Douglas Public Health	Public Health Opioid Reduction	61%
Habitat for Humanity	Affordable Housing	56%



ARPA Project Watchlist

Organization	Project Description	Percentage Spent
Cobb & Douglas Public Health	Septic System Repairs	49%
Cobb & Douglas Public Health	Public Health Epidemiology	12%
Cobb & Douglas Public Health	South Cobb Health Complex	1%

These 10 projects have **\$14.9 million** remaining to be spent. The project with the largest remaining balance is the South Cobb Health Complex at **\$8.5 million**.

ARPA Summary



- \$123.2 million Spent or 83.4%
- 1,117,022 Individuals Served/
Impacted

ARPA Spend Deadline – September 30, 2026

Thank you

QUESTIONS?



BOC Housing Initiatives

Tuesday, July 28th, 2026

Cobb County...Expect the Best!

2026

Reference No. 2

The Housing Toolbox



Cobb County...Expect the Best!

2026

Cobb County Strategic Plan

Adequate Quantity & Availability of Housing Types

- Evaluate and adapt land use policies that promote exclusionary zoning and inhibit a variety of housing options across Cobb
- Encourage mixed-income housing developments to create well-rounded housing communities
- Ensure the County's Unified Development Code enables a variety of housing types
- Consider possible incentives for developers to build housing communities that accomplish the desired outcome such as preserved greenspace

Cobb County...Expect the Best!

Increased Attainable & Quality Housing Options

- Plan for inclusive senior housing options to accommodate the needs and desires of the aging population
- Review and adapt building codes to consider energy-efficient construction and renovations to pose lower utility cost for residents.
- Identify and implement strategies to attain a county-wide attainable housing goal
- Consider implementing rent stabilization policies to protect Cobb County tenants
- Develop and publish a county Housing dashboard as well as County Land Banking Authority

Preventing & Addressing Homelessness

- Establish transitional housing programs to assist individuals and families in transition from emergency shelters to stable housing
- Collaborate with public and private partners to establish a Cobb County Homeless Housing Fund (CCHHF) that constructs housing projects and provides support to unhoused citizens
- Offer down payment assistance programs and homeownership education to help individuals purchase homes

2026

The Toolbox

Quick Wins

(0 to 2 years)

- Accessory Dwelling Units
- Expedited permitting
- Reduced permitting fees
- Density bonuses
- Reduced parking requirements
- Strategic zoning updates

Building the Toolbox

(2 to 4 years)

- Land Bank
- Community Land Trust
- Housing Trust Fund
- Low Income Housing Tax Credit support strategy
- Property acquisition fund
- Tax abatements

Building the System

(5+ years)

- Transit Oriented Development
- Housing preservation programs
- Regional housing partnerships
- Acquisition and redevelopment pipeline
- Transfer of development rights

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2026

Housing Initiative Prioritization Framework

Prioritizing initiatives based on implementation complexity and potential impact

Greatest Potential
Impact

1 Market-based solutions
Accessory Dwelling Units (ADUs)
Expedited permitting
Density bonuses

3 Regulatory enhancements
Fee Waivers
Parking requirement flexibility
Strategic zoning updates

2 Strategic investments
Land Bank
Housing Trust Fund
Property Acquisition Fund

4 Capacity and partnership building
Community Land Trust
Transfer of development rights

Lower
Complexity

Higher
Complexity

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2026

Policies and Tools



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2026

Accessory Dwelling Units (ADUs)

1 Market-based solutions

Purpose

Expand housing choice by allowing small secondary residences on existing residential lots.

County Actions

- Amend ordinance
 - Define where permitted
 - Establish design and compatibility standards
- Update permitting and inspection procedures
- Conduct public outreach and education

County Costs

- Staff time
- Public outreach and education
- Potential permitting system updates
- Permit fees may offset portion of administrative costs

Outcomes

- Incremental increase in housing type without large-scale neighborhood change
- More attainable and multigenerational housing options
- Support aging in place
- Provides homeowners greater flexibility and potential supplemental income

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2026

Density Bonuses

1 Market-based solutions

Purpose

Encourages development by providing modest development incentives in exchange for community benefits.

County Actions

- Amend ordinance
 - Define eligibility criteria and requirements
 - Define public benefits
 - Identify appropriate areas
- Establish review and compliance process
- Monitor long-term compliance

County Costs

- Staff time
- Potential infrastructure planning in targeted areas
- Periodic monitoring of compliance
- Ongoing program evaluation and performance tracking

Outcomes

- Encourages development where appropriate
- Expand housing choices
- Leverage private investment to address community needs
- Support strategic growth while preserving neighborhoods

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2026

Expedited Permitting

1 Market-based solutions

Purpose

Reduces the time required to review and approve eligible development applications.

County Actions

- Establish eligibility criteria
- Develop streamlined review process and target timelines
- Coordinate review across departments
- Monitor and report permit processing times

County Costs

- Staff time
- Potential technology and workflow improvements
- Potential process refinement
- Ongoing performance monitoring and reporting

Outcomes

- Efficient and predictable review timelines
- Reduced development costs associated with permit delays
- Improved customer service and government efficiency
- Encourage timely investment in community development

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2026

Land Banks

2 Strategic investments

Purpose

Acquire, hold, and return underutilized properties to productive use in support of community goals.

County Actions

- Establish land bank with municipal partner
- Determine objectives and goals of the land bank
- Develop policies for property acquisition, maintenance, and disposition
- Coordinate with partner/s

County Costs

- Staff time
- Initial funding
- Property acquisition and maintenance costs
- Legal and administrative fees

Outcomes

- Returns vacant and underutilized properties to productive use
- Supports targeted revitalization and redevelopment
- Reduces blight and long-term maintenance liabilities
- Strategic inventory of redevelopment sites

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2026

Transfer of Development Rights

4 Capacity and partnership building

Purpose

Preserve targeted land by allowing property owners to sell unused development rights in designated growth areas.

County Actions

- Designate preservation areas and growth areas
- Amend zoning ordinance to authorize the program
- Establish a tracking system for transferred rights

County Costs

- Staff time
- Program administration
- Optional seed funding if county chooses to buy/hold credits

Outcomes

- Preserves priority land without direct county purchase
- Increases housing choice in designated growth areas
- Market-based tool; does not rely on county funding

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2026

Questions



Cobb County...Expect the Best!

2026

Board of Commissioners Work Session

July 28, 2026

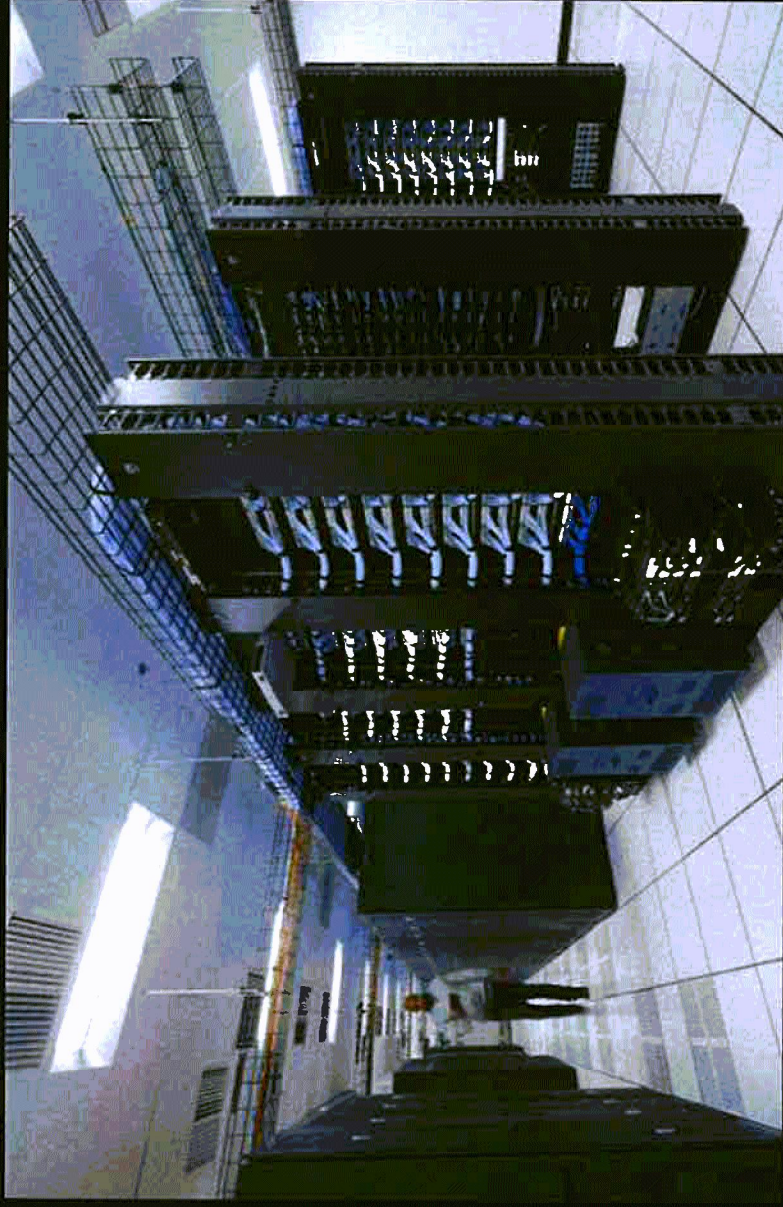
Data Center Update



Board of Commissioners Work Session

July 28, 2026

What are data
centers?



Board of Commissioners Work Session

July 28, 2026

Data Center:

A facility containing one or more large scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, and enhanced security features. (*Installment 2A Staff Draft March 2025, also in Installment*

2 Public Draft November 2025)

Board of Commissioners

Work Session

July 28, 2026

Article 4: Use Regulations Section 4.2. Principal Uses

Table 4-1: Principal Use Table⁴⁷⁵

P = Permitted by right S = Permitted as a Special Exception L = Permitted with a Special Land Use Permit
A = Allowed in Planned Development District Blank = Prohibited

Use Categories	RR	R-80	R-40	R-30	R-20	R-15	R-12	RD	FST	RA-4	RA-5	RA-6	RM-8	RM-12	RM-16	RM-24	RM-60	RSL	MHP	LRC	NRC	CRC	TS	OI	OLR	OMR	MX-N	MX-C	MX-R	LI	HI	PD	Use-Specific Standards		
Business Services																																			
Appliance repair ⁴³⁴																					P	S	P					P	P	P	P	A			
Broadcasting studio ⁴³⁵																						P		P			P	P	P	P	P	A			
Data center ⁴³⁶																															S	S	A	4.2.4(E)(3)	
Film or movie studio ⁴³⁷																															P	P	A		
Office ⁴³⁸																					P	S	P	P	P	P	P	S				A			
Office, contractor ⁴³⁹																						S									P	P	A		
Office supplies or services ⁴⁴⁰																															P	P	P	A	4.2.4(E)(4)

Installment 2 Public Draft November 2025

Board of Commissioners Work Session

July 28, 2026

Public concerns regarding data centers:

1. Power consumption
2. Water consumption
3. Noise
4. Viewshed
5. Heat dissipation
6. Land use



Board of Commissioners Work Session July 28, 2026

MINUTES OF REGULAR MEETING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 24, 2026
7:00 PM

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Community Development

24. To adopt a resolution instituting a temporary moratorium on rezoning applications and permit applications for new data centers in unincorporated Cobb County

To adopt a resolution instituting a temporary moratorium on rezoning applications and permits for new data centers in unincorporated Cobb County. A copy of said resolution is attached and made a part of these minutes.

Board of Commissioners

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Draft code includes:

- *Building design
- *Maximum Floor area ratio
- *Minimum and maximum lot size
- *Height regulations
- *Building setbacks
- *Parking
- *Noise
- *Buffers
- *Site lighting
- *Fencing
- *Decommissioning plan
- *Water infrastructure criteria



Board of Commissioners Work Session

July 28, 2026



Data Center Update
Questions?