

**MINUTES OF PUBLIC HEARING/COMPREHENSIVE PLAN
COBB COUNTY PLANNING COMMISSION
JANUARY 6, 2026
7:00 P.M.**

The Planning Commission's *2026 Comprehensive Plan and Future Land Use Map Amendments Public Hearing* was held on Tuesday, January 6, 2026, at 7:00 p.m. in the second-floor public meeting room of the David Hankerson Building, Marietta, Georgia. Present and comprising a quorum of the Commission were:

Nadia Faucette - Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey

CALL TO ORDER – CHAIRWOMAN FAUCETTE

Chairwoman Faucette called the hearing to order at 7:00 p.m. and introduced Mr. Phillip Westbrook, Community Development Senior Planner, who explained the procedures regarding the public hearing and provided information regarding the *proposed 2026 Comprehensive Plan and Future Land Use amendments*. A copy of the document entitled *2026 Comprehensive Plan and Future Land Use Amendments* is attached and made a part of these minutes.

ZONING DECISIONS (ZDs)

Mr. Westbrook read all the *proposed* Zoning Decision Comprehensive Plan Amendments (ZDs) into the record.

- ZD-1** (Z-55 from 11/2024) request from CAC to MDR for property located on the northwest corner of South Cobb Drive and Waldrep Circle, north of Dink Lane. (Commission District: 2)
- ZD-2** (Z-60 from 11/2024) request from CAC to MDR for property located on the west side of Bells Ferry Road, north of Turner Road (Commission District: 2)
- ZD-3** (Z-5 from 3/2025) request from IC to NAC for property located on the southwest corner of West Atlanta Street and Oakridge Drive. (Commission District: 2)
- ZD-4** (Z-6 from 4/2025) request from CAC to MDR for property located at the east side of Dogwood Drive, east of Nekoma Street. (Commission District: 2)
- ZD-5** (Z-13 from 7/2025) request from RAC-rs to RAC-hdr for property located on the southwestern side of Cobb Parkway, northwest of Riverview Parkway. (Commission District: 2)
- ZD-6** (Z-16 from 8/2025) request from CAC to MDR for property located on the south side of Rebecca Drive, west of Pair Street. (Commission District: 2)

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ZONING DECISIONS (ZDs) (CONT.)

All the *proposed* ZDs were considered and voted on concurrently; thereafter, the following motion was made:

MOTION: Motion by Beloin, second by Dance, to recommend **approval** of ZD-1, ZD-2, ZD-4, ZD-5, and ZD-6, *as presented*, and to recommend **denial** of ZD-3.

VOTE: **ADOPTED** 4-0

COMMISSIONER PROPOSALS (CPs) CONSIDERED CONCURRENTLY

Mr. Westbrook read all the *proposed* Commissioner Proposal Comprehensive Plan Amendments (CPs) into the record. Of the *proposed* CPs, the following amendments were considered and voted on concurrently as there were no public comments or commissioner concerns brought forward. Thereafter, the following motion was made:

MOTION: Motion by Dance, second by Massey, to recommend **approval** of the following Commissioner Proposals (CPs), *as presented*:

CP-3-2 Request from LDR to PI for property located at the terminus of Glenda Lane, south of Sewell Mill Road. (Commission District: 3)

CP-3-3 Request from PI to LDR for property located on the south side of Sewell Mill Road at Spindlewood Drive. (Commission District: 3)

VOTE: **ADOPTED** 4-0

COMMISSIONER PROPOSAL (CP) CONSIDERED INDIVIDUALLY

Mr. Westbrook read the following *proposed* CP into the record as it was considered individually and voted on separately.

CP-3-1 Request from PI to LDR for property located on the north side corner of Shallowford Road and Wesley Chapel Road. (Commission District: 3)

The public hearing was opened; Jenn Bimmerle and Fotios Tsutras addressed the Planning Commission. Following the presentation and discussion, the following motion was made:

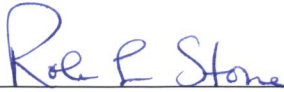
MOTION: Motion by Dance, second by Massey, to recommend **approval** of CP-3-1, *as presented*.

VOTE: **ADOPTED** 4-0

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ADJOURNMENT:

The hearing adjourned at 7:23 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Planning Commission

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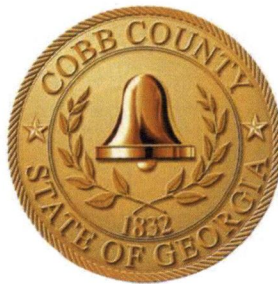
2040 Comprehensive Plan: *Vision for a New Era*

2026
Comprehensive Plan and
Future Land Use Amendments

Public Hearing Dates:

Planning Commission
January 6, 2026 at 7:00 PM

Board of Commissioners
January 20, 2026 at 9:00 AM



Community Development Agency

P.O. Box 649

Marietta, Georgia 30061

www.cobbcounty.gov/community-development

2026

BOARD OF COMMISSIONERS

Lisa Cupid, Chairwoman

Keli Gambrill – District 1 Commissioner

Erick Allen – District 2 Commissioner

JoAnn K. Birrell – District 3 Commissioner

Monique Sheffield – District 4 Commissioner

PLANNING COMMISSION

Nadia Faucette

Fred Beloin

David Anderson

Deborah Dance

Deidra Massey

COUNTY MANAGER

Dr. Jackie R. McMorris

COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP, Director

Phillip Westbrook, AICP, Senior Planner

Mandy Elliott, Planner III

Sharon Qin, AICP, Planner III

Donald Wells, Planner III

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Cobb County Comprehensive Plan Amendment Process

Background on the Cobb County Comprehensive Plan

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

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

In 2022, Cobb County adopted a five-year update to the 2040 Comprehensive Plan, which meets the minimum standards and procedures for local comprehensive planning. During the plan development process, residents and staff maintained the following vision statement for Cobb County:

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

Elements of the Cobb County Comprehensive Plan

- Identified needs the County should address in the next 20 years
- Vision Statement
- Goals and Policies for the County to consider realizing its vision
- Community Work Program that identifies projects that help to address the needs
- Future Land Use Plan that complements the goals and policies and a Future Land Use Map, that guides future development for the County.

Procedure to modify and update the Comprehensive Plan

To allow for timely, small-scale changes to the Comprehensive Plan and Future Land Use Plan, an annual plan amendment process has been established.

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

public of the proposed amendments. The posting consists of signs on main roads with general area notifications that alert the public about changes to the plan impacting a particular area. Letters are mailed to property owners informing them of the possible changes to the Comprehensive Plan, and the amendment package is posted online at www.cobbcounty.gov for public review.

The process concludes with public hearings with the Planning Commission (PC) and the Board of Commissioners (BOC), respectively. The Planning Commission must make recommendations to the Board of Commissioners, who must approve or deny the amendments to the Comprehensive Plan text or Future Land Use Map. These hearings serve as a forum to gather community input regarding the potential amendments and for the PC to recommend and the BOC to vote on adoption of the amendments. The approval process is described below:

- After analysis, staff briefs the PC and BOC, respectively, on the facts surrounding each proposed amendment.
- The PC, serving in its official role as a recommending body to the BOC, makes its recommendations by way of a vote.
- The BOC is briefed on the facts of each proposed amendment and is informed of the recommendation from the PC. The BOC then accepts the recommendation, rejects it, or modifies it by way of a vote. This vote is the final action that confirms the amendments to the Comprehensive Plan.

Terminology Guide to Proposed Amendments

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

Cobb County Zoning Districts

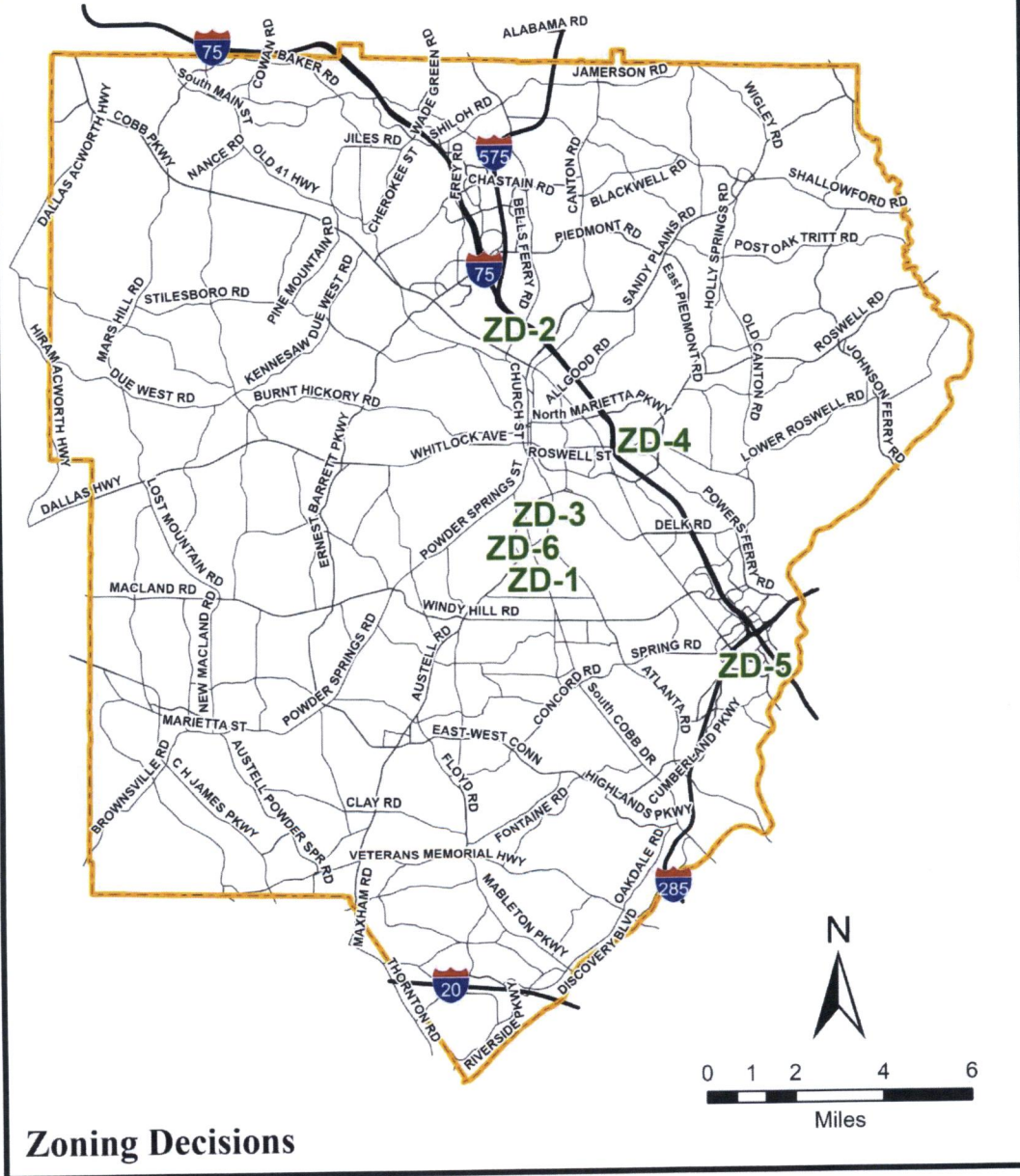
Code Reference	Zoning District	Zoning District Description
Sec. 134-193.	R-80	Single-family residential district, Min. 80,000-square-foot lot size
Sec. 134-194.	RR	Rural residential district, agricultural, park and open space / single-family
Sec. 134-195.	R-40	Single-family residential district, Min. 40,000-square-foot lot size
Sec. 134-196.	R-30	Single-family residential district, Min. 30,000-square-foot lot size
Sec. 134-197.	R-20	Single-family residential district, Min. 20,000-square-foot lot size
Sec. 134-198.	R-15	Single-family residential district, Min. 15,000-square-foot lot size
Sec. 134-198.1.	OSC	Open space community overlay district
Sec. 134-199.	R-12	Single-family residential district, Min. 12,000-square-foot lot size
Sec. 134-200.	RD	Residential duplex district
Sec. 134-201.	RA-4	Single-family attached/detached residential district, maximum 4 units per acre
Sec. 134-201.1.	PRD	Planned residential development district
Sec. 134-201.2.	RA-5	Single-family attached/detached residential district, maximum 5 units per acre
Sec. 134-201.3.	SC	Suburban condominium residential district
Sec. 134-202.	RA-6	Single-family attached/detached residential district, maximum 6 units per acre
Sec. 134-203.	RSL	Residential senior living district
Sec. 134-204.	RM-8	Residential multifamily district, maximum 8 units per acre
Sec. 134-205.	FST	Fee simple townhouse residential district
Sec. 134-206.	RM-12	Residential multifamily district, maximum 12 units per acre
Sec. 134-207.	RM-16	Residential multifamily district, maximum 16 units per acre
Sec. 134-208.	MHP/S	Mobile home subdivision district
Sec. 134-209.	RDR	Recreational outdoor golf driving range district
Sec. 134-210.	MHP	Mobile home park district
Sec. 134-211.	LRO	Low-rise office district
Sec. 134-212.	CF	Future commercial district
Sec. 134-213.	NRC	Neighborhood retail commercial district
Sec. 134-214.	LRC	Limited retail commercial district
Sec. 134-215.	O&I	Office and institutional district
Sec. 134-216.	UVC	Urban village commercial district
Sec. 134-217.	PVC	Planned village community district
Sec. 134-218.	CRC	Community retail commercial district
Sec. 134-219.	RMR	Residential mid-rise district
Sec. 134-220.	OMR	Office mid-rise district
Sec. 134-221.	RHR	Residential high-rise district
Sec. 134-221.1.	UC	Urban condominium residential district
Sec. 134-222.	OHR	Office high-rise district
Sec. 134-223.	OS	Office/service district
Sec. 134-224.	NS	Neighborhood shopping district
Sec. 134-225.	PSC	Planned shopping center district
Sec. 134-226.	TS	Tourist services district
Sec. 134-227.	GC	General commercial district
Sec. 134-228.	RRC	Regional retail commercial district
Sec. 134-229.	IF	Future industrial district
Sec. 134-230.	LI	Light industrial district
Sec. 134-231.	HI	Heavy industrial district

Future Land Use and Zoning Compatibility

FLU	COMPATIBLE ZONING
RAC	RA-6, RM-8, RM-12, RM-16, FST, RSL, UC, LRO, O&I, OHR, OMR, OS, CRC, GC, LRC, NRC, PSC, RRC, TS, PVC, UVC, NS
CAC	SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL
NAC	SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL
IC	OS, TS, LI
IND	OS, TS, LI, HI
PIA	Industrial zoning categories that allow for technology and biomedical development and non-polluting manufacturing centers, as well as uses within the PIA sub-categories.
RR	RR, R-80, R-40, PRD
VLDR	RR, R-80, R-40, R-30, R-20, OSC, PRD
LDR	RR, R-80, R-40, R-30, R-20, R-15, OSC, RSL (non-supportive)
MDR	R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)
HDR	RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)
PI	State, federal or local government use and institutional land uses such as government building complexes, police and fire stations, colleges, churches, retirement communities, and cemeteries
PRC	Permanently protected land dedicated to passive or active recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views, and historic or archaeological resources.
TCU	Power generation plants, railroad facilities, communication towers, airports, etc.
MTC	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 walkable, green and a vital hometown that will be an even better place to live, work, and play. Land use will be determined by the specific transect zones.

COMPREHENSIVE PLAN AMENDMENTS 2026

Proposed Amendment Location Map

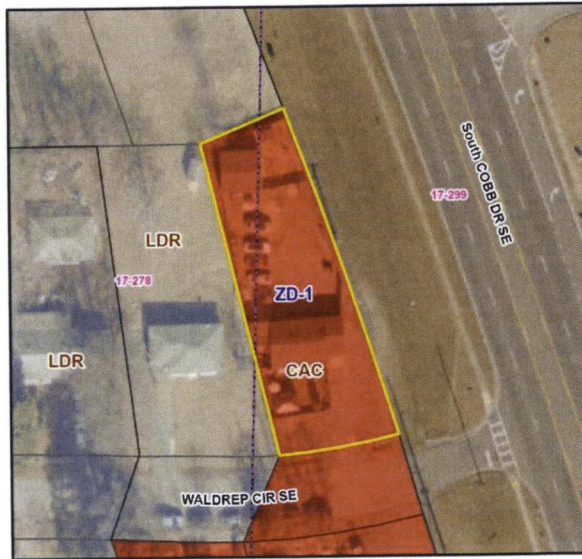


Zoning Decisions (ZDs)

ZD	MONTH	CASE	FLU		COM. DIST.	PROPOSED USE	LOCATION	PAGE
			EXISTING	PROPOSED				
ZD-1	11/2024	Z-55	CAC	MDR	2	Single-family residential	Northwest corner of South Cobb Dr. and Waldrep Circle, north of Dink Ln.	8
ZD-2	11/2024	Z-60	CAC	MDR	2	Single-family residential	West side of Bells Ferry Rd., north of Turner Rd.	12
ZD-3	3/2025	Z-5	IC	NAC	2	Heating and air contractor	Southwest corner of West Atlanta St. and Oakridge Dr.	16
ZD-4	4/2025	Z-6	CAC	MDR	2	Single-family residential	East side of Dogwood Dr., east of Nekoma Street	20
ZD-5	7/2025	Z-13	RAC-rs	RAC-hdr	2	Multi-family residential	Southwesterly side of Cobb Pkwy., northwest of Riverview Pkwy.	24
ZD-6	8/2025	Z-16	CAC	MDR	2	Single-family residential subdivision	South side of Rebecca Dr., west of Pair St.	28

COMPREHENSIVE PLAN AMENDMENTS 2026

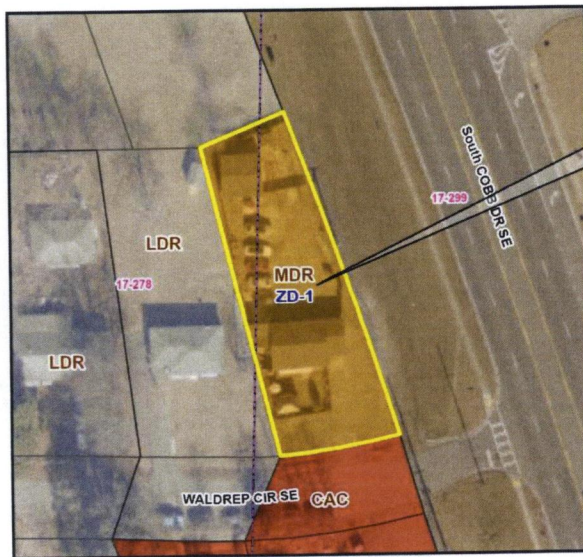
ZD-1 District 2



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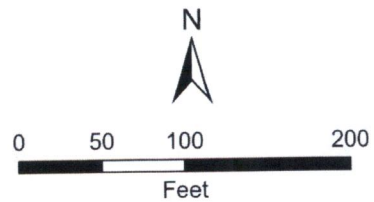
FUTURE LAND USE

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



PROPOSED

ZD-1
Community Activity Center
to
Medium Density Residential



Cobb County...Expect the Best!

ZD-1

REZONING CASE: Z-55 (Date Effect: Nov. 19, 2024; Changed from CF to R-12)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.27

PARCEL ID NUMBER (PIN): 17027800440 (D 17/LL 278, 299)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: NW corner of South Cobb Dr. and Waldrep Cir., N. of Dink Lane

ADDRESS: 1883 Waldrep Circle

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-55) from November 19, 2024, that changed the zoning from Future Commercial (CF) to R-12.

Definitions:

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

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

Planning History:

There have been no future land use changes on the subject site in the past 20 years. However, adjacent residential properties located to the west and north were amended from Community Activity Center to Low Density Residential in 2024 (CP-4-1).

Consistency with existing Corridor Studies and Other Plan:

The property is not located within the boundaries of an approved Small Area Plan, Corridor Study or other plan, therefore is not impacted by applicable study requirements

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is not directly adjacent to city boundaries

ANALYSIS

The 0.27 acre property was rezoned from CF to R-12 to allow for the development of a single-family residence. This rezoning action stemmed from a Code Enforcement case.

The site is currently designated CAC on the Future Land Use Map, which is intended to guide development toward community-scale commercial uses. The former CF zoning district functioned as a placeholder for future commercial activity and was consistent with the CAC designation.

With the approved R-12 zoning on a 0.27 acre parcel, the resulting density is 3.7 units per acre, making MDR a more appropriate Future Land Use designation for a single-family home.

However, given the unusual size of the tract, the evolving conditions in the surrounding area, and the nearby Future Land Use amendments adopted in 2024 (CP-4-1), it may be more appropriate to maintain the CAC designation at this time. Staff may wish to evaluate this area more broadly during the 2027 Comprehensive Plan Update to determine whether a future land use change would better reflect ongoing development patterns and long-term conditions.

APPLICABLE GOALS AND POLICIES

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-P8 | Consider impacts to area residents and address compatibility between land uses when making land use decisions |
| 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

LU2-3

Provide code enforcement strategies that promote safety, property preservation and community enhancement

HO-GOAL 1

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

POLICIES

HO-P2

Ensure future land use designations are adequate to accommodate projected household growth

HO-P6

Ensure residential uses are compatible with surrounding neighborhoods

HO-P13

Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts

COMPREHENSIVE PLAN AMENDMENTS 2026

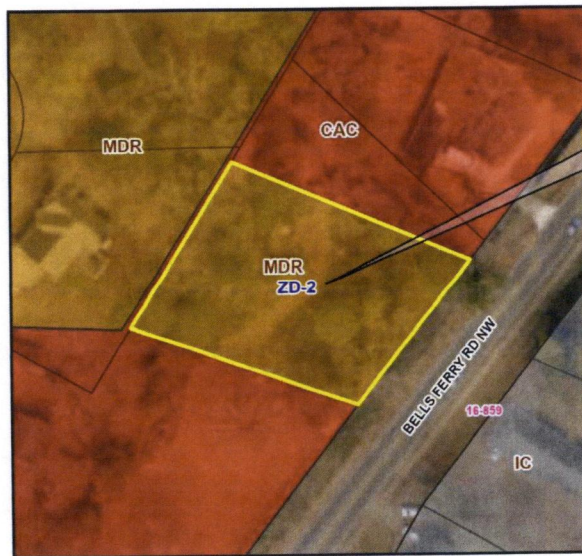
ZD-2 District 2



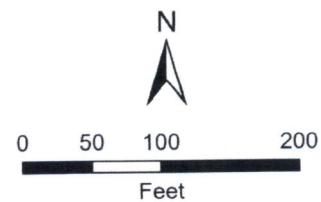
CURRENT

FUTURE LAND USE

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



PROPOSED



Cobb County...Expect the Best!

ZD-2

REZONING CASE: Z-60 (Date Effect: Nov. 19, 2024; Changed from UVC to R-20)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.57

PARCEL ID NUMBER (PIN): 16085900100 (D 16/LL 859)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: West side of Bells Ferry Road, N. of Turner Road

ADDRESS: 130 Turner Rd.

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-60) from November 19, 2020, that changed the zoning from UVC to R-20.

Definitions:

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

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

Planning History:

There have been no future land use changes on the subject site in the past 20 years. However, there is a Small Area Policy guideline that guides special recommendations for this tract and surrounding properties in the area. See the Applicable Goals and Policies for more information.

Consistency with existing Corridor Studies and Other Plan:

The property is not located within the boundaries of an approved Small Area Plan, Corridor Study or other plan, therefore is not impacted by applicable study requirements

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is not directly adjacent to the City of Marietta but is within 500 ft. to the north and 1000 ft. to the south of the city limits.

ANALYSIS

The 0.57 acre property was rezoned from UVC to R-20 to allow for the construction of a single-family residence. The previous UVC zoning, established in 1996, was never developed, and the new R-20 zoning restores consistency with the surrounding residential pattern.

The property is currently designated CAC on the Future Land Use Map, which is intended to support community-scale commercial development. The CAC designation extends along the west side of Bells Ferry Road from just south of Turner Road to the Interstate 75 underpass. Beyond the CAC corridor, the area transitions to established single-family neighborhoods designated as MDR.

With the approved R-20 zoning on a 0.57 acre parcel, the resulting density is 1.75 units per acre, which aligns more closely with a Low Density Residential designation. However, given that MDR is the predominant residential future land use in the vicinity and considering the absence of other LDR-designated tracts as well as the site’s proximity to Interstate 75, MDR would be a more appropriate residential category.

Considering the ongoing changes along Bells Ferry Road, as well as the isolated CAC designated tract that has remained zoned R-20 and undeveloped for more than 25 years, it may be advisable to retain the current CAC designation for now. Staff should evaluate this area comprehensively as part of the 2027 Comprehensive Plan Update to determine whether a future land use adjustment is warranted to better reflect long-term development trends and emerging conditions.

APPLICABLE GOALS AND POLICIES

SMALL AREA POLICY GUIDELINE

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
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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 uses.

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-P8** Consider impacts to area residents and address compatibility between land uses when making land use decisions
- 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-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

- LU2-3** Provide code enforcement strategies that promote safety, property preservation and community enhancement

HO-GOAL 1

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

POLICIES

- HO-P2** Ensure future land use designations are adequate to accommodate projected household growth
- HO-P6** Ensure residential uses are compatible with surrounding neighborhoods
- HO-P13** Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts

COMPREHENSIVE PLAN AMENDMENTS 2026

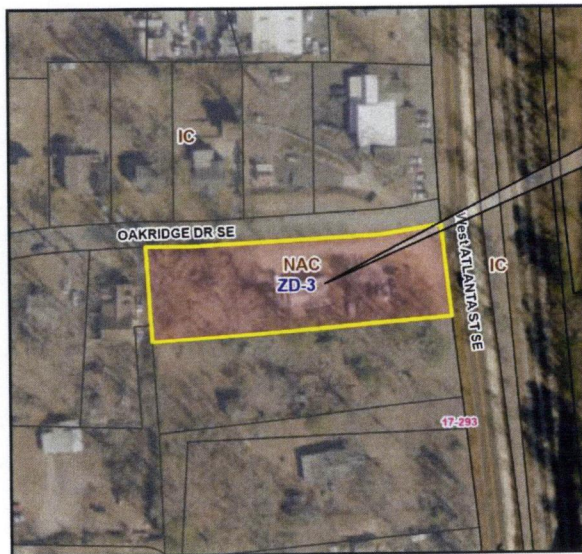
ZD-3 District 2



CURRENT

FUTURE LAND USE

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



PROPOSED

ZD-3
Industrial Compatible
to
Neighborhood Activity Center



0 100 200 400

Feet



Cobb County...Expect the Best!

ZD-3

REZONING CASE: Z-5 (Date Effect: Mar. 18, 2025; Changed from GC to NRC)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.95

PARCEL ID NUMBER (PIN): 17029300260 (D 17/LL 293)

EXISTING FUTURE LAND USE: Industrial Compatible (IC)

FUTURE LAND USE: Neighborhood Activity Center (NAC)

GENERAL LOCATION: SW corner of West Atlanta St. and Oakridge Dr.

ADDRESS: 972 W. Atlanta St.

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-5) from March 18, 2025, that changed the zoning from GC to NRC.

Definitions:

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

NEIGHBORHOOD ACTIVITY CENTER (NAC)

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

Planning History:

There have been no future land use changes on the subject site in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

The property is not located within the boundaries of an approved Small Area Plan, Corridor Study or other plan, therefore is not impacted by applicable study requirements

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is not directly adjacent to a city.

ANALYSIS

The 0.95 acre property was rezoned from GC to NRC to allow continued use of the site as a heating and air contractor's office. The former GC zoning was considered grandfathered and nonconforming under the Industrial Compatible (IC) future land use designation. To bring the site into compliance with current zoning regulations, the applicant pursued the NRC zoning district, which appropriately accommodates the existing contractor office use.

The property is designated IC on the Future Land Use Map, a category intended to support light industrial, office, warehouse, and distribution activities. This area is predominantly guided by the Industrial Compatible designation due to its proximity to Dobbins Air Reserve Base. Surrounding uses within the IC area include light industrial, automotive services, and scattered residential properties.

Although the approved NRC zoning could suggest a shift toward a Neighborhood Activity Center (NAC) designation, several factors support retaining the existing Industrial Compatible designation: the small scale zoning change, the site's location near Dobbins, the significant presence of IC designated land in the area, and the limited availability of industrial land in unincorporated Cobb County. For these reasons, maintaining the IC designation remains the most appropriate and consistent approach that is better aligned with the Comprehensive Plan's goals and policies.

APPLICABLE GOALS AND POLICIES

LU-GOAL 1

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

POLICIES

LU1-P2

Guide growth to areas that have infrastructure in place

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-P7** Support opportunities to expand and increase the number of locally owned businesses
- ED-P13** Encourage reinvestment in existing industrial areas while minimizing impacts to surrounding residential areas
- 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
-

COMPREHENSIVE PLAN AMENDMENTS 2026

ZD-4 District 2



CURRENT

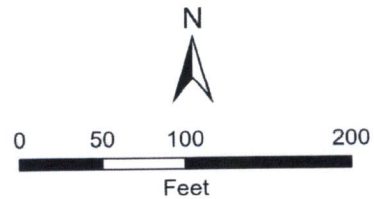
FUTURE LAND USE

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



PROPOSED

ZD-4
Community Activity Center
to
Medium Density Residential



Cobb County...Expect the Best!

ZD-4

REZONING CASE: Z-6 (Date Effect: Apr. 15, 2025; Changed from GC to R-12)

COMMISSIONER DISTRICT: 2

ACREAGE: 0.26

PARCEL ID NUMBER (PIN): 16120700020 (D 16/LL 1207)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: E side of Dogwood Dr., E of Nekoma St.

ADDRESS: 107 Dogwood Dr.

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-6) from April 15, 2025, that changed the zoning from GC to R-12.

Definitions:

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

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

Planning History:

There have been no future land use changes on the subject site in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

The property is not located within the boundaries of an approved Small Area Plan, Corridor Study or other plan, therefore is not impacted by applicable study requirements

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is adjacent to City of Marietta.

ANALYSIS

The 0.26 acre property was rezoned from GC to R-12 to align the zoning with its longstanding single-family residential use. While GC is compatible with the Community Activity Center (CAC) future land use designation, single-family residential use is not, prompting the need to consider changing the future land use.

The property is bordered by unincorporated Cobb County to the north and west and the City of Marietta to the south and east. Together, the subject site and the surrounding unincorporated area form a 75 acre "island" fully enclosed by the City of Marietta. Both the County's Future Land Use Map and the City of Marietta's future land use plan designates this larger area as Community Activity Center.

Establishing a clear sense of character in this area is challenging due to the wide mix of existing uses. Although most properties are zoned GC, actual uses are mostly grandfathered and range from junkyards and scrapyards to single-family homes.

Rezoning the 0.26 acre parcel from GC to R-12 for one single-family residence results in a density of 3.85 units per acre, which is compatible with the MDR category. While the approval of R-12 could be interpreted as an incremental shift toward residential use, retaining the CAC designation remains the most reasonable approach. Given the inconsistent development pattern and the need for a coordinated future planning effort with the City of Marietta, maintaining the existing CAC designation is appropriate until a more comprehensive evaluation can occur.

APPLICABLE GOALS AND POLICIES

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-P8	Consider impacts to area residents and address compatibility between land uses when making land use decisions
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-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

LU2-3	Provide code enforcement strategies that promote safety, property preservation and community enhancement
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HO-GOAL 1

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

POLICIES

HO-P2	Ensure future land use designations are adequate to accommodate projected household growth
HO-P6	Ensure residential uses are compatible with surrounding neighborhoods
HO-P13	Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts

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

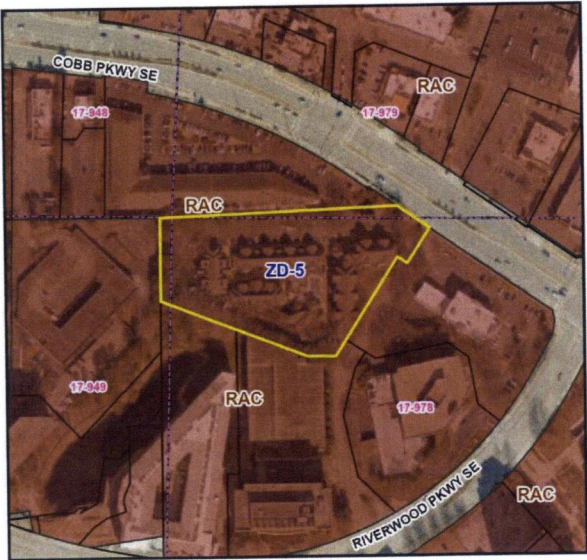
POLICES

IC-P2	Coordinate planning and government services to address common issues of growth management, resources conservation and provision of public facilities and services
IC-P10	Evaluate plans and investments from adjacent counties and municipalities to ensure compatibility with County's land use goals and policies
IC-P11	Partner with adjacent jurisdictions on planning issues that help manage growth

COMPREHENSIVE PLAN AMENDMENTS 2026

ZD-5

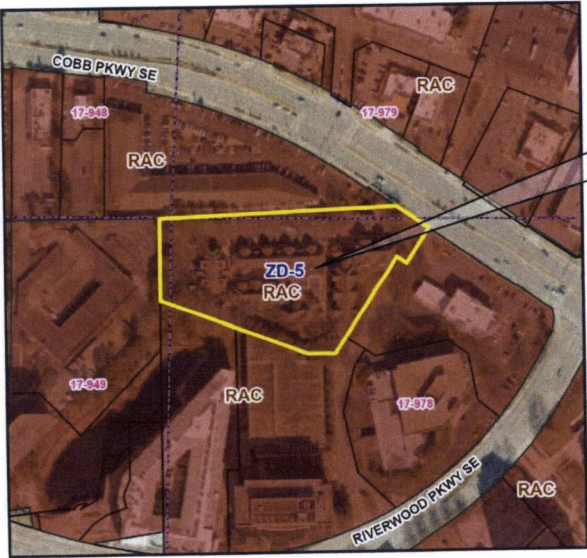
District 2



CURRENT

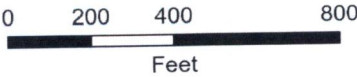
FUTURE LAND USE

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



PROPOSED

ZD-5
Regional Activity Center -
Retail Services
to
Regional Activity Center -
High Density Residential



Cobb County...Expect the Best!

ZD-5

REZONING CASE: Z-13 (Date Effect: Jul. 15, 2025; Changed from O&I to RRC)

COMMISSIONER DISTRICT: 2

ACREAGE: 3.75

PARCEL ID NUMBER (PIN): 17097800380 (D 17/LL 978, 949)

EXISTING FUTURE LAND USE: Regional Activity Center – retail services (RAC-rs)

FUTURE LAND USE: Regional Activity Center – high density residential (RAC-hdr)

GENERAL LOCATION: SW side of Cobb Pkwy, NW of Riverview Pkwy

ADDRESS: 3200 S Cobb Pkwy.

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-13) from July 15, 2025, that changed the zoning from O&I to RRC.

Definitions:

REGIONAL ACTIVITY CENTER (RAC)

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

RAC-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-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.

Planning History:

There have been no future land use changes on the subject site in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

The property is not located within the boundaries of an approved Small Area Plan, Corridor Study or other plan, therefore is not impacted by applicable study requirements

Adherence to Nodal Development Patterns:

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to sprawling development patterns with multiple driveways. The development of this site would discourage sprawling development patterns in other parts of the county.

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is not adjacent to a city.

ANALYSIS

The 3.75 acre property was rezoned from RRC to RRC (Multifamily Residential) to redevelop the existing suite hotel into a 300 unit multifamily community with a net density of 82.2 units per acre. The redevelopment includes a five-story residential building and a six-story parking deck.

The site is located within the Cumberland Regional Activity Center (RAC) in the Retail Services subcategory and is surrounded by other high-intensity commercial and residential uses typical of the RAC. The proposed multifamily use is consistent with the character of the area and supports the County's strategy of directing higher-density growth to locations with adequate infrastructure, thereby preserving suburban and rural areas. Based on the approved rezoning and the established highest and best use of the site, the most appropriate and compatible future land use designation is RAC with a High Density Residential classification.

APPLICABLE GOALS AND POLICIES**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-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-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-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

- | | |
|--------------|--|
| LU2-3 | Provide code enforcement strategies that promote safety, property preservation and community enhancement |
|--------------|--|

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 |
|---------------|---|

HO-GOAL 1

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

POLICIES

- | | |
|---------------|--|
| HO-P2 | Ensure future land use designations are adequate to accommodate projected household growth |
| HO-P6 | Ensure residential uses are compatible with surrounding neighborhoods |
| HO-P13 | Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts |
-

COMPREHENSIVE PLAN AMENDMENTS 2026

ZD-6 District 2



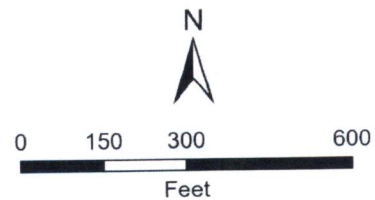
CURRENT

FUTURE LAND USE

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



PROPOSED



Cobb County...Expect the Best!

ZD-6

REZONING CASE: Z-16 (Date Effect: Aug. 19, 2025; Changed from CF & R-20 to RA-4)

COMMISSIONER DISTRICT: 2

ACREAGE: 2.7

PARCEL ID NUMBER (PIN): 17022400320 (D 17/LL 224)

EXISTING FUTURE LAND USE: Community Activity Center (CAC)

FUTURE LAND USE: Medium Density Residential (MDR)

GENERAL LOCATION: S side Rebecca Dr, W of Park St

ADDRESS: 106 Rebecca Dr

BACKGROUND

Intent of Proposed Amendment:

The Intent of the proposed amendment is to establish a compatible future land use guideline based on a recent rezoning approval (Z-16) from August 19, 2025, that changed the zoning from CF & R-20 to RA-4.

Definitions:

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

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

Planning History:

There have been no future land use changes on the subject site in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

The property is located within the boundaries of the Austell Road Corridor Study. However, the proposal is not impacted by study recommendations.

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Adjacency to Cities:

The site is not directly adjacent to the City of Marietta but is within 250 feet of the city limits.

ANALYSIS

The 2.7 acre property is located on the south side of Rebecca Drive, west of Park Street. In a broader sense, the tract sits to the north and west of Austell Road between South Cobb Drive and Sandtown Road. Over the past five years this area has redeveloped from single-family homes on quarter acre lots to attached townhomes, providing gentle densification to the area.

The zoning map reveals a host of different zoning districts ranging from LI and GC to R-20, RM-12, RM-8 and RA-4. The future land uses in the area includes HDR, CAC, and to a lesser extent MDR. The subject tract is CAC, which is intended to support community-scale commercial development. Based on the approved zoning to RA-4, the tract is no longer compatible with the future land use map.

Given the existing and changing conditions for this site and the surrounding area, the proposed future land use change to MDR is an appropriate amendment. However, given the development pressure in the past five years and the potential for unabated development, it may be a better option to leave site as CAC and direct staff to evaluate this site and surrounding area in a more comprehensive manner as part of the 2027 Comprehensive Plan Update.

APPLICABLE GOALS AND POLICIES

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-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-P8 | Consider impacts to area residents and address compatibility between land uses when making land use decisions |
| 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-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

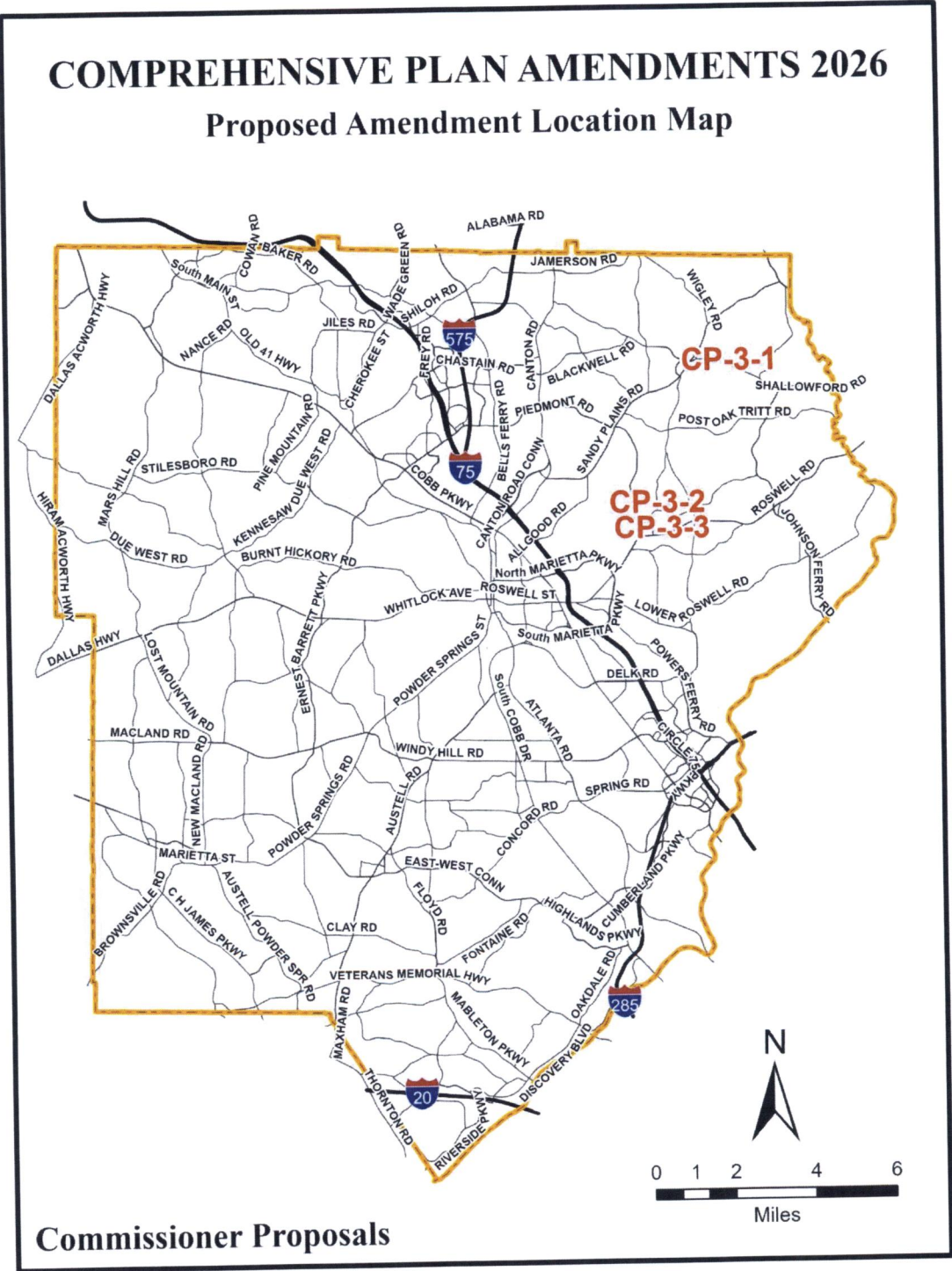
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|---------------|---|
| LU2-P6 | Promote development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses |
| LU2-P8 | Support development patterns designed to improve safety and the well-being of the community |

HO-GOAL 1

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

POLICIES

- | | |
|---------------|--|
| HO-P2 | Ensure future land use designations are adequate to accommodate projected household growth |
| HO-P6 | Ensure residential uses are compatible with surrounding neighborhoods |
| HO-P13 | Promote stability and livability of established residential neighborhoods through proactive code enforcement efforts |
-



Commissioner Proposals (CPs)

CP	FLU		Com. Dist.	Use	Location	Page
	Existing	Proposed				
CP-3-1	PI	LDR	3	Residential	North side corner of Shallowford Rd. and Wesley Chapel Rd.	34
CP-3-2	LDR	PI	3	Church	South side of Sewell Mill Rd. at Holly Springs Rd.	38
CP-3-3	PI	LDR	3	Residential Subdivision	South side of Sewell Mill Rd. at Spindlewood Dr.	42

COMPREHENSIVE PLAN AMENDMENTS 2026

CP-3-1 District 3



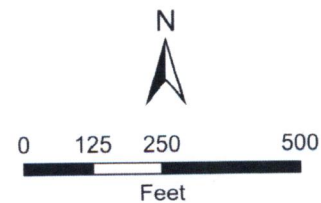
CURRENT

FUTURE LAND USE

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



PROPOSED



Cobb County...Expect the Best!

CP-3-1

COMMISSIONER DISTRICT: 3

ACREAGE: 5.15

PARCEL ID NUMBER (PIN): 16039000010 / Multiple PINs (D 16/LL 390, 391)

EXISTING FUTURE LAND USE: Public Institutional (PI)

FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: North side corner of Shallowford Road and Wesley Chapel Road

BACKGROUND

Intent of Proposed Amendment:

The intent of this proposal is to amend the Future Land Use to a compatible future use considering the existing conditions and future compatibility and character of the area.

Definitions:

PUBLIC INSTITUTIONAL (PI)

The purpose of the Public/Institutional category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

LOW DENSITY RESIDENTIAL (LDR)

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

Planning History:

There has been no Comprehensive Plan Amendments in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

Not Applicable

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Yes, please see applicable goals and policies.

Environmental Impacts:

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

Adjacency to Cities:

The site is not adjacent to a city.

ANALYSIS

The 5.15 acre former church site is situated on the northwest corner of Shallowford Road and Wesley Chapel Road. The site was designated as Public Institutional based on its ownership at the time. Around 2015, the site was sold to a developer for the purpose of developing a senior living community to the corner of Shallowford Road and Wesley Chapel Road.

Based on the existing conditions and the character of the area that is intended to remain over the next 10 to 20 years, the more appropriate future land use designation would be LDR. The LDR is compatible with the zoning and future use that is predominant in the area.

APPLICABLE GOALS AND POLICIES

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-P2

Encourage strategies and creative design to accommodate innovative land development techniques that promote an active lifestyle

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

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-P3 | Promote equal-housing opportunities for all |
| HO-P8 | Encourage an adequate supply of housing for a growing senior population while considering unintended consequences of an oversupply senior housing |
-

COMPREHENSIVE PLAN AMENDMENTS 2026

CP-3-2 District 3



CURRENT

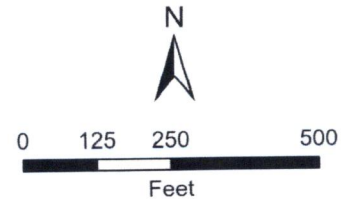
FUTURE LAND USE

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



PROPOSED

CP-3-2
Low Density Residential
to
Public Institutional



Cobb County...Expect the Best!

CP-3-2

COMMISSIONER DISTRICT: 3

ACREAGE: 1.73

PARCEL ID NUMBER (PIN): 1609130020 (D 16 / LL 913)

EXISTING FUTURE LAND USE: Low Density Residential (LDR)

FUTURE LAND USE: Public Institutional (PI)

GENERAL LOCATION: Terminus of Glenda Ln, South of Sewell Mill Rd

BACKGROUND

Intent of Proposed Amendment:

The intent of this proposal is to amend the Future Land Use to a compatible future use considering the existing conditions and future compatibility and character of the area.

Definitions:

PUBLIC INSTITUTIONAL (PI)

The purpose of the Public/Institutional category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

LOW DENSITY RESIDENTIAL (LDR)

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

Planning History:

There has been no Comprehensive Plan Amendments in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

Not Applicable

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Environmental Impacts:

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

Adjacency to Cities:

The site is not adjacent to a city.

ANALYSIS

The 1.73 acre tract located at the terminus of Glenda Lane, appears to be within the Sylvan Heights single-family neighborhood. However, it is part of the larger 7 acre church property designated as Public Institutional on the Future Land Use Map. This amendment updates the remaining LDR designated portion of the church property to ensure consistency with its intended Public Institutional future land use.

APPLICABLE GOALS AND POLICIES

LU-GOAL 1

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

POLICIES

- | | |
|----------------|--|
| LU1-P8 | Consider impacts to area residents and address compatibility between land uses when making land use decisions |
| 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-P6 | Promote development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses |
|---------------|---|

LU2-P8 Support development patterns designed to improve safety and the well-being of the community

HO-GOAL 1

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

POLICIES

HO-P2 Ensure future land use designations are adequate to accommodate projected household growth

HO-P6 Ensure residential uses are compatible with surrounding neighborhoods

COMPREHENSIVE PLAN AMENDMENTS 2026

CP-3-3 District 3



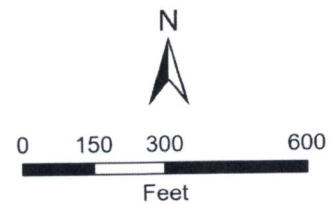
CURRENT

FUTURE LAND USE

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



PROPOSED



Cobb County...Expect the Best!

CP-3-3

COMMISSIONER DISTRICT: 3

ACREAGE: 4.87

PARCEL ID NUMBER (PIN): 16091300770 / Multiple PINs (D 16 / LL 913)

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

FUTURE LAND USE: Low Density Residential (LDR)

GENERAL LOCATION: South side of Sewell Mill Road at Spindlewood Drive

BACKGROUND

Intent of Proposed Amendment:

The intent of this proposal is to amend the Future Land Use to a compatible future use considering the existing conditions and future compatibility and character of the area.

Definitions:

PUBLIC INSTITUTIONAL (PI)

The purpose of the Public/Institutional category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

LOW DENSITY RESIDENTIAL (LDR)

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

Planning History:

There has been no Comprehensive Plan Amendments in the past 20 years.

Consistency with existing Corridor Studies and Other Plan:

Not Applicable

Adherence to Nodal Development Patterns:

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

Consistency with Revitalization Goals:

Not Applicable

Environmental Impacts:

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

Adjacency to Cities:

The site is not adjacent to a city.

ANALYSIS

The 4.87 acre tract at the intersection of Sewell Mill Road and Spindlewood Drive was previously part of the adjacent church property roughly 20 years ago. Since that time, the R-20 zoned land has been developed with four single-family homes, now known as Spindlewood. Although the property has carried a Public Institutional future land use designation since the 1990s, the current and surrounding residential development patterns make Low Density Residential (LDR) a more appropriate designation. The LDR category better reflects existing conditions, supports anticipated future use, and aligns with the overall character of the area.

APPLICABLE GOALS AND POLICIES
LU-GOAL 1

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

POLICIES

- | | |
|----------------|--|
| LU1-P8 | Consider impacts to area residents and address compatibility between land uses when making land use decisions |
| 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-P6 | Promote development patterns that encourage connectivity between residential, commercial, civic, cultural and recreational uses |
| LU2-P8 | Support development patterns designed to improve safety and the well-being of the community |

HO-GOAL 1

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

POLICIES

- | | |
|--------------|--|
| HO-P2 | Ensure future land use designations are adequate to accommodate projected household growth |
| HO-P6 | Ensure residential uses are compatible with surrounding neighborhoods |
-