COBB COUNTY COMPREHENSIVE PLAN:

A Policy Guide 1995-2015

COBB COUNTY
COMPREHENSIVE PLAN

1995 - 2015

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INTRODUCTION

The Comprehensive Plan for Cobb County, Georgia is mandated by the Georgia Planning Act 634 (Georgia Law 1989, pp. 1317-1391). This Act requires that each jurisdiction in the state prepare and implement a Comprehensive Plan, which is reviewed by a regional development center. For Cobb County, the regional development center 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 110-3-2.04 of the Act sets minimum local planning standards for each jurisdiction. This includes preparing an inventory and assessment of existing conditions/ needs, goals and policy objectives and short term projects to implement goals and objectives for six (6) minimum elements. The six (6) minimum elements to be addressed are:

population	community facilities and services
economic development	housing
natural and historic resources	land use

In 1990, Cobb County adopted a comprehensive plan which met the above described minimum standards. Early in the plan development process, residents and staff developed the following vision statement for Cobb County:

- Cobb County should continue to evolve as a progressive regional influence that includes the best elements of the urban, suburban, and rural environments that are a part of Cobb County: a place where diverse communities and lifestyles enhance an excellent quality of life; where urban centers provide employment opportunity for the citizens of Cobb and the metropolitan area; and where government is responsive and effective.

The 1995-2015 Comprehensive Plan is an update to the 1990 Plan. The 1995-2015 Plan builds upon the vision established in 1990 and extends it into the next century.

The Plan does not serve as a development ordinance. Rather, it is a guide to continued growth and development countywide.

The Comprehensive Plan:

- Identifies any needs/trends the county may have to address in the next twenty years;

- Lists goals and policy objectives for the county to consider in order to realize its vision statement;

- Identifies short term projects that could assist the county in addressing a need/trend or in implementing its goals and policy objectives; and

- Provides a generalized future land use map which complements the goals and policy objectives and indicates locations for a wide variety of land uses.

The Planning Commission and Board of Commissioners must approve amendments to the Comprehensive Plan text or the Future Land Use Map.

In order to allow for small scale changes to the Plan text and Future Land Use Map that are timely, an annual plan amendment process has been established. Annual Plan Amendment takes place at the end of each calendar year, beginning in October and ending in December. During this time, staff studies proposed changes to the text and land use map that have arisen throughout the year. These changes may be the result of direction from the Board of Commissioners due to rezoning action, suggestions from the Planning Commission, residents, developers or staff. Two public hearings are held in order to gather public input.

After site visits and analysis, staff briefs the Planning Commission on the pros and cons of each proposed amendment. The Planning Commission then recommends those amendments it feels are appropriate for approval by the Board of Commissioners. The Board of Commissioners makes the final decision on amendments to the Comprehensive Plan.

Planning Areas

Census tracts are small geographical areas defined by the U.S. Bureau of the Census. Much of the Census Bureau demographic data is reported by census tracts. The Planning Division has aggregated these geographic divisions into seven planning areas. Map C outlines the county by planning area. Much of the analysis in the Plan will be by either census tracts and/or planning areas.

Population

Population information is a basic element of any comprehensive plan. Population data is a necessary input for every decision from land use and transportation planning to planning for schools and resource delivery such as water. Not only is it necessary to know past and present population trends to assess the county's current intensity and location of development, but it is also necessary to project future population and its location to determine where services will be required.

There are different opinions on how intensely Cobb County will grow in the future. The Atlanta Regional Commission (ARC) projects a population of 524,800 for the year 2000. The Cobb County Economic Development Department projection for the year 2000 is a population of 583,684. The two differing population projections reflect different assumptions about the long-term growth of the local economy, with the county's projection reflecting more optimistic assumptions. Finally, the Georgia Office of Planning and Budget forecasts a population of 607,776 for the year 2000. Please see Tables 1 through 11 which list Cobb County Population 1900 - 2020, Cobb County Annual Population 1990 - 2000, Cobb County Population by Age 1970 - 2015, Cobb County Population by Race 1970 - 2015, Cobb County Households 1970 - 2015, Selected Data by Planning Area, Educational Attainment, Income 1970 - 2015, and Household Income Distribution.

Table 1 Population 1900 – 2020 Cobb County, Georgia			
1900	24,664	1986*	392,000
1910	28,397	1987*	413,615
1920	30,437	1988*	429,000
1930	35,408	1989*	441,700
1940	38,272	1990	447,745
1950	61,830	1991*	457,200
1960	114,174	1992*	464,600
1970	196,793	1993*	473,900
1975*	247,259	1994*	487,000
1980	297,718	1995*	509,400
1981*	307,100	2000**	524,800
1982*	318,500	2005**	560,100
1983*	333,000	2010**	601,900
1984*	352,000	2015**	633,200
1985*	374,000	2020**	658,400

*Denotes Estimates; ** Denotes Forecasts
SOURCES: Census, Atlanta Regional Commission (ARC), Woods and Poole Economics, Inc., 1994

Table 2 Annual Population: 1990 – 2000 Cobb County, Georgia		
Year	Population	Yearly Growth Rate
1990	447,745	
1991	457,200	2.1%
1992	464,680	1.6%
1993	473,900	2.0%
1994	487,000	2.8%
1995	509,400	4.6%
1996	522,644	2.6%
1997	536,755	2.7%
1998	551,784	2.8%
1999	567,234	2.8%
2000	583,684	2.9%

SOURCE: Cobb County Economic Development Department

Table 3
Cobb County Population by Age
1970 – 2015

	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
0 to 4	19,697	19,641	21,341	28,229	34,845	40,474	43,503	48,431	56,008	64,270
5 to 14	43,541	47,248	49,389	53,002	62,040	74,887	89,661	98,422	105,566	117,081
15 to 24	34,379	45,638	53,599	59,603	64,657	69,769	78,910	94,765	111,852	122,776
25 to 34	33,505	48,682	63,369	81,672	95,516	105,651	109,434	115,901	128,205	148,815
35 to 44	26,622	33,205	44,735	64,886	86,116	101,603	118,620	127,136	126,526	129,425
45 to 54	20,442	26,391	30,596	37,398	50,006	71,525	91,867	105,240	118,910	122,956
55 to 64	11,709	16,318	21,141	25,831	29,153	34,989	46,120	64,990	81,427	91,143
65 & up	8,946	12,633	16,555	22,282	28,359	35,021	41,593	49,164	60,363	78,435
Percentages										
0 to 4	9.9%	7.9%	7.1%	7.6%	7.7%	7.6%	7.0%	6.9%	7.1%	7.3%
5 to 14	21.9%	18.9%	16.4%	14.2%	13.8%	14.0%	14.5%	14.0%	13.4%	13.4%
15 to 24	17.3%	18.3%	17.8%	16.0%	14.3%	13.1%	12.7%	13.5%	14.2%	14.0%
25 to 34	16.9%	19.5%	21.1%	21.9%	21.2%	19.8%	17.7%	16.5%	16.3%	17.0%
35 to 44	13.4%	43.3%	14.9%	17.4%	19.1%	19.0%	19.1%	18.1%	16.0%	14.8%
45 to 54	10.3%	10.6%	10.2%	10.0%	11.1%	13.4%	14.8%	14.9%	15.1%	14.1%
55 to 64	5.9%	6.5%	7.0%	6.9%	6.5%	6.6%	7.4%	9.2%	10.3%	10.4%
65 & up	4.5%	5.1%	5.5%	6.0%	6.3%	6.6%	6.7%	7.0%	7.7%	9.0%

SOURCE: Woods & Poole Economics, Inc., 1994

Table 4 Cobb County Population by Race 1970 – 2015										
	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
White	190,129	237,763	284,554	338,164	396,877	460,346	515,178	559,476	594,598	620,182
Black	8,274	10,694	13,841	29,158	44,727	58,133	79,863	109,502	147,936	196,037
Other	438	1,299	2,330	5,581	9,088	15,440	24,667	35,071	46,323	58,682
Hispanic	1,378	1,538	1,591	2,268	9,467	17,075	26,898	33,726	47,999	53,493
% Black	4.1	4.3	4.6	7.8	9.7	10.6	12.4	14.8	17.7	21.1
% All Minority	5.0	5.4	5.9	9.9	13.8	16.5	20.3	24.2	28.9	33.2

SOURCE: Woods & Poole Economics, Inc., 1994
Data on age and race breakdowns for 1990 sum to 450,692 (Tables 3 and 4) because this is an estimate made by Woods & Poole Economics, the source of the race and age data utilized in this report. The official 1990 Census population is 447,745. The reason for the discrepancy is that all estimates and forecasts made by Woods & Poole are for July 1 of each year. The United States Census uses April 1 as its reporting date.

Table 5 Cobb County Households 1970 – 2020											
	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020
Number of Households	58,484	80,950	107,032	138,279	171,409	192,942	205,501	222,687	241,799	256,979	268,861
Average Size Household	3.38	3.07	2.78	2.68	2.59	2.61	2.51	2.47	2.44	2.42	2.40

SOURCE: Atlanta Regional Commission, Woods & Poole Economics, Inc. (1975 only)

Table 6 Selected Data by Planning Area Cobb County, Georgia								
	Central	East	East Central	North	South	South West	West	Total County
Population								
1970	95,322	17,007	8,579	12,564	25,095	30,169	8,057	196,793
1980	99,149	60,705	28,908	27,714	26,591	38,739	15,912	297,718
1990	118,361	104,991	46,456	55,179	30,576	55,416	36,760	447,745
1995	128,490	114,285	51,053	64,576	33,386	64,969	52,641	509,400
2000	129,609	109,862	47,798	69,888	33,081	73,680	60,882	524,800
2005	133,685	109,350	46,170	76,157	35,048	85,308	74,382	560,100
2010	135,829	111,206	45,733	81,775	38,086	94,936	94,335	601,900
2015	139,891	114,411	44,918	85,852	40,670	105,098	102,360	633,200
2020	141,869	116,635	43,639	88,386	44,126	114,100	109,645	658,400
Population Growth								
	23,039	87,984	37,877	42,615	5,481	25,247	28,709	250,952
1970-1990	24.2%	517.3%	441.5%	339.2%	21.8%	83.7%	356.3%	127.5%
	17,468	6,215	(723)	26,596	7,510	39,520	57,569	154,155
1990-2010	14.8%	5.9%	-1.6%	48.2%	24.6%	71.3%	156.6%	34.4%
	23,508	11,644	(2,817)	33,207	13,550	58,684	72,879	210,655
1990-2020	18.7%	11.1%	-6.1%	60.2%	44.3%	105.9%	198.2%	47.0%
Racial Characteristics								
1990 White Population	96,190	99,505	37,455	51,833	21,980	49,840	35,156	391,959
% of Area	81.3%	94.8%	80.6%	93.9%	71.9%	89.9%	95.6%	87.5%
1990 Minority Population	22,171	5,486	9,001	3,346	8,596	5,576	1,610	55,786
% of Area	18.7%	5.2%	19.4%	6.1%	28.1%	10.1%	4.4%	12.5%
Household Characteristics								
1980 Persons Per Household	2.64	3.25	2.05	3.17	2.66	3.13	3.16	2.77
1990 Persons Per Household	2.35	3.03	1.93	2.88	2.40	2.87	2.99	2.60
1990 % One Person	29.7%	10.6%	41.6%	14.1%	27.8%	14.3%	10.0%	22.5%
Households Age Characteristics								
1980 Age 17 & Under	26,561	21,235	5,010	9,051	6,951	12,538	5,339	86,685
% of Area	26.8%	35.0%	17.3%	32.7%	26.1%	32.4%	33.6%	29.1%
1990 Age 17 & Under	25,795	31,848	6,624	15,652	6,924	15,310	11,091	113,244
% of Area	21.8%	30.3%	14.3%	28.4%	22.6%	27.6%	30.2%	25.3%
1980 Age 60 & Over	10,877	2,553	1,475	2,060	3,271	3,829	1,163	25,228
% of Area	11.0%	4.2%	5.1%	7.4%	12.3%	9.9%	7.3%	8.5%
1990 Age 60 & Over	15,765	6,721	2,618	4,223	3,649	5,779	2,407	41,162
% of Area	15.9%	11.1%	9.1%	15.2%	13.7%	14.9%	15.1%	13.8%
Income								
1995 Median Household Income	$42,468	$81,374	$50,711	$55,838	$43,708	$52,300	$60,462	$533,293
1995 Per Capita Income	$19,524	$28,026	$30,767	$20,153	$18,428	$18,162	$21,669	$25,911
1990 Highest Education Attainment of Persons Age 25 and Over (Results are based on sample data)								
No High School Diploma	16,287	2,795	1,938	4,673	4,939	7,420	2,806	40,858
% of Area	20.8%	4.3%	6.0%	13.5%	24.7%	21.1%	12.2%	14.2%
High School Diploma	42,160	30,003	14,943	19,801	11,421	21,322	12,870	152,520
% of Area	53.9%	45.9%	46.5%	57.3%	57.0%	60.6%	55.8%	52.9%
Bachelor's Degree	14,456	23,096	10,851	7,594	2,636	4,701	5,481	68,815
% of Area	18.5%	35.3%	33.7%	22.0%	13.2%	13.4%	23.8%	23.8%
Graduate Degree	5,251	9,506	4,421	2,489	1,036	1,743	1,909	26,355
% of Area	6.7%	14.5%	13.7%	7.2%	5.2%	5.0%	8.3%	9.1%

SOURCE: Census, Atlanta Regional Commission (ARC); Cobb County Planning Division

Table 7 Educational Attainment				
Year	County/State	Drop-Out Rate Grades 8-12	*Achievement Test Score	% Graduates Continuing to College
’90 – ‘91	Cobb County	3.5%	-	71%
	Georgia	5.1%	-	
’91 – ‘92	Cobb County	2.9%	-	89%
	Georgia	5.4%	-	
’92 – ‘93	Cobb County	5.8%	60	89%
	Georgia	6.5%	44	
’93 – ‘94	Cobb County	3.8%	63	87%
	Georgia	7.3%	46	
’94 – ‘95	Cobb County	4.2%	62	-
	Georgia	9.1%	46	

*Grades 11 Norm-referenced Test Percentile ranks for reading.
Since the base year was changed in 1992, it is not possible to compare earlier years.
SOURCE: Cobb County Board of Education

Table 8 Educational Attainment						
County Name	Adults, age 25 and over	Elementary	High School		College	
		Grades 1-8	No Diploma	Graduate	No Degree	Graduate
1970						
Georgia	2,335,810	36.2%	23.2%	22.4%	9.0%	9.2%
Bartow County	17,464	48.2%	24.0%	17.9%	5.2%	4.7%
Cherokee County	16,370	48.5%	23.1%	19.1%	5.2%	4.1%
Cobb County	100,058	24.4%	25.3%	29.2%	11.4%	9.7%
Douglas County	14,621	37.5%	26.4%	25.0%	6.0%	5.1%
Fulton County	327,651	28.4%	21.8%	23.0%	12.3%	14.5%
Paulding County	9,172	49.8%	28.0%	17.7%	2.4%	2.1%
1980						
Georgia	3,569,283	23.7%	19.9%	28.5%	13.3%	14.6%
Bartow County	29,379	35.2%	24.9%	25.5%	8.0%	6.3%
Cherokee County	34,993	27.0%	20.9%	30.1%	12.3%	9.7%
Cobb County	187,801	12.1%	15.6%	30.7%	18.6%	23.0%
Douglas County	34,074	20.7%	21.9%	36.6%	11.7%	9.1%
Fulton County	381,018	17.4%	16.6%	26.5%	16.6%	23.0%
Paulding County	17,797	29.7%	28.7%	30.0%	7.4%	4.3%
1990						
Georgia	4,023,420	12.0%	17.1%	29.6%	22.0%	19.3%
Bartow County	34,522	17.6%	23.7%	34.4%	15.2%	9.0%
Cherokee County	56,489	10.3%	14.5%	30.6%	26.2%	18.4%
Cobb County	288,528	4.8%	9.4%	24.3%	28.5%	33.0%
Douglas County	43,407	9.6%	18.1%	38.0%	22.3%	12.0%
Fulton County	415,191	7.9%	14.3%	22.3%	23.9%	31.6%
Paulding County	24,989	12.7%	23.2%	38.9%	17.6%	7.6%

SOURCE: Census

Table 9 Income 1970 – 2015				
Year	Cobb County		Georgia	
	Median Household Income	Per Capita Income	Median Household Income	Per Capita Income
1970	$ 43,096	$ 14,293	$ 36,731	$ 12,568
1975	$ 44,030	$ 16,250	$ 38,111	$ 14,162
1980	$ 44,964	$ 18,206	$ 34,396	$ 13,614
1985	$ 47,860	$ 20,881	$ 36,428	$ 15,444
1990	$ 50,755	$ 23,556	$ 40,521	$ 18,250
1995	$ 53,293	$ 25,911	$ 43,257	$ 20,368
2000	$ 55,958	$ 28,502	$ 46,140	$ 22,719
2005	$ 58,756	$ 31,353	$ 49,035	$ 25,283
2010	$ 61,693	$ 34,488	$ 51,908	$ 28,021
2015	$ 64,778	$ 37,937	$ 54,815	$ 30,986

SOURCE: Census, Cobb County Planning Division

All economic data (prices, wages, rents) will be presented in 1995 dollars unless otherwise stated.

The income forecasts are based on the conservative assumption of a 2 percent economic growth rate a year. The long-run average national growth rate for the U.S. economy is approximately 3 percent per year.

Table 10 Cobb County Household Income Distribution				
Income	1990		1995	
	# Households	Percentage	# Households	Percentage
Less than $5,000	4,924	2.9%	5,340	2.8%
$5,000 - $9,999	6,368	3.7%	6,906	3.6%
$10,000 - $12,499	4,552	2.7%	4,937	2.6%
$12,500 - $14,999	3,647	2.1%	3,955	2.0%
$15,000 - $17,499	5,190	3.0%	5,629	2.9%
$17,500 - $19,999	5,141	3.0%	5,575	2.9%
$20,000 - $22,499	6,759	3.9%	7,330	3.8%
$22,500 - $24,999	5,544	3.2%	6,012	3.1%
$25,000 - $27,499	7,283	4.2%	7,898	4.1%
$27,500 - $29,999	6,242	3.6%	6,769	3.5%
$30,000 - $32,499	7,988	4.7%	8,663	4.5%
$32,500 - $34,999	5,645	3.3%	6,122	3.2%
$35,000 - $37,499	7,113	4.1%	7,714	4.0%
$37,500 - $39,999	5,657	3.3%	6,135	3.2%
$40,000 - $42,499	7,037	4.1%	7,632	4.0%
$42,500 - $44,999	4,907	2.9%	5,322	2.8%
$45,000 - $47,499	5,853	3.4%	6,348	3.3%
$47,500 - $49,999	4,850	2.8%	5,260	2.7%
$50,000 - $54,999	9,898	5.8%	11,299	5.9%
$55,000 - $59,999	8,861	5.2%	10,621	5.5%
$60,000 - $74,999	19,686	11.5%	23,597	12.2%
$75,000 - $99,999	15,682	9.1%	18,797	9.7%
$100,000 - $124,999	6,467	3.8%	7,752	4.0%
$125,000 - $149,999	2,413	1.4%	2,892	1.5%
$150,000 or more	3,702	2.2%	4,437	2.3%

SOURCES: Census, Cobb County Planning Division

Table 11 1990 Household Income Distribution Percentages		
Income	Cobb County	Georgia
Less than $5,000	2.9%	7.9%
$5,000 - $9,999	3.7%	8.9%
$10,000 - $12,499	2.7%	4.6%
$12,500 - $14,999	2.1%	4.0%
$15,000 - $17,499	3.0%	4.7%
$17,500 - $19,999	3.0%	4.2%
$20,000 - $22,499	3.9%	4.8%
$22,500 - $24,999	3.2%	4.0%
$25,000 - $27,499	4.2%	4.6%
$27,500 - $29,999	3.6%	3.7%
$30,000 - $32,499	4.7%	4.5%
$32,500 - $34,999	3.3%	3.4%
$35,000 - $37,499	4.1%	3.9%
$37,500 - $39,999	3.3%	2.9%
$40,000 - $42,499	4.1%	3.5%
$42,500 - $44,999	2.9%	2.6%
$45,000 - $47,499	3.4%	2.8%
$47,500 - $49,999	2.8%	2.1%
$50,000 - $54,999	5.8%	4.3%
$55,000 - $59,999	5.2%	3.3%
$60,000 - $74,999	11.5%	6.8%
$75,000 - $99,999	9.1%	4.6%
$100,000 - $124,999	3.8%	1.7%
$125,000 - $149,999	1.4%	0.7%
$150,000 or more	2.2%	1.4%

SOURCES: Census, Cobb County Planning Division

Population

Assessment of Existing Conditions/Needs

- Cobb County was one of the fastest growing counties in the nation with a population increase of 127.5 percent between 1970 and 1990. In contrast, population growth in Georgia was 41.2 percent during this time period. Cobb County's growth rate in the 1980s (50.4 percent) was almost identical to that of the 1970s (51.3 percent). Cobb's relatively large growth is part of the enormous growth in the Atlanta Region. Cobb County's growth also reflects the national trend of growth away from the central city core into the suburbs. The growth rate is expected to decline somewhat in the future. For example the growth rate in the 1990s according to ARC projections will be 17.2 percent.

- A slower growth rate is to be expected. Communities with intense growth rates do eventually slow down. Nevertheless Cobb County can be considered an intensely growing county and the citizens of Cobb need to prepare for its implications.

- The highest growth areas of the County will be in the northern and western portions of the county. Table 6 reports selected historic and projected population data by seven planning areas. (Planning areas are aggregations of Census tracts.) The only planning area anticipated to lose population is the East Central Planning Area. This planning area is already very densely developed, with much of it being retail and office development. There is relatively little land still available in the East Central Planning Area for new residential development.

- Data indicates that the minority population will increase as Cobb County becomes more urban. The population will also become older in the future. For example, the age cohort 65 and over, estimated at 6.6% in 1995, will increase to 9.0% in 2015. This is consistent with national trends. Also consistent with national trends is the continued decline in household size.

- Cobb County residents have one of the highest levels of educational attainment in the Atlanta Region and the State. For example, the percentage of residents in 1990 age 25 and over who were college graduates was 33.0%, higher than the corresponding figures from either Georgia or surrounding counties. Cobb County 11th graders have consistently ranked in a higher percentile in standardized reading exam scores than the State overall. There are disparities in education levels among the various planning areas. For example 24.7% of residents age 25 and over in 1990 in the South Planning Area did not have a high school diploma. It should be noted that the county recently constructed a 12,000 square foot building to serve as the South Cobb Campus of the Chattahoochee Technical Institute.

- The citizens of Cobb County enjoy some of the highest income levels in both the Atlanta Region and the State. By planning areas, the highest household median income for 1990 was in the East Planning Area. The highest per capita income was in the East Central Planning Area. Smaller households in the East Central Planning Area, with a relatively large multifamily housing stock, decrease the median household income relative to the per capita income.

- The respective growth rates for both median household income and per capita income in Cobb County during the 1980s were 12.9 percent and 29.4 percent. These were somewhat smaller than the respective growth rates for the state of 17.8 and 34.0 percent, but nevertheless representative of a very healthy growth rate.

NOTE: Consistent with the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning", the population element will not contain a Goals & Policy Objective Section or an Implementation/Short Term Work Program Item Section. More importantly, the inventory data and assessment of existing population conditions will be an integral part of other plan elements.

Economic Development

Cobb County is home to many affluent households. In addition, Cobb County is moving away from being primarily a bedroom community and is becoming a major employment center. This employment growth is consistent with a national trend for employment to follow the movement of population away from central cities and into suburbs. One of the major areas of employment growth in the 1980s was the Cumberland/Galleria area, sometimes described as the Platinum Triangle. Another area of high employment growth was the Town Center area. Both areas are at the junction of major interstates. These areas of commercial growth outside the Central Business District are known as Edge Cities.

Cobb County's economy is diversified, however, the following can be considered unique to Cobb County:

- Lockheed/Dobbins Air Reserve Base: Lockheed Martin Aeronautical Systems and Dobbins Air Reserve Base have occupied over 4,000 acres along U.S. 41 since the 1940s. Lockheed Martin is still the county's largest employer.

- Kennesaw Mountain National Battlefield: Kennesaw Mountain National Battlefield contains more than 2,884 acres. It is managed by the National Park Service. The Battlefield is primarily a Civil War historic site and the park offers hiking, picnicking, and educational opportunities. A Visitor Center offering a museum and a slide show is open to the public year round.

- Chattahoochee National Recreation Area: The Chattahoochee River National Recreation Area is also managed by the National Park Service. Cobb County contains 1,829 of the recreation area's 4,109 acres and four of its 14 parks along the waterway. Hiking, jogging, canoeing, rafting, fishing and picnicking are some of the activities available.

Please see Tables 12 through 36 which list Major Business Locations and Expansions, Local Economic Development Resources, Earnings by Sector, Employment by Sector, Location Quotient for Sectors with Export Employment in 1994 (preceded by executive summary), Ranks of Industries by Industrial and Proportional Shift, Cobb County Larger Employers, Unemployment Rates, Wage Comparison, 1994 Median Wages for Atlanta MSA Counties (Place of Work), Work Location of Cobb County Residents, Residence Location of Those Working in Cobb County, Travel Time to Work of Cobb County Residents, Occupations of Residents, Income by Type, Labor Force by Class of Employment, Labor Force by Place of Work, Labor Force Participation and Labor Force Participation Rate.

Table 12 Major Business Locations and Expansions 1994 - 1996			
Company	# of Jobs	Capital Investment	Square Feet
Major New Business Locations			
AT&T	1,600	18,845,000	120,000
Crete Carrier Corp.	200		
Delta Sample Co.	5	**	27,000
Devon Realty Co.	10	3,500,000	145,000
Fine Distributing	100	1,200,000	154,910
Georgia-Pacific (customer service center)	160	* 943,000	60,000
Georgia-Pacific (East Coast sales center)	1,000	30,000,000	227,000
Law Companies Group	50	**	
LOMA	170	798,000	40,000
The Maxim Group	40	3,582,000	150,000
Octanorm USA, Inc.	13		15,000
Old Time Pottery	80	**	80,000
Owens & Minor	70	2,261,677	100,000
Randstad Staffing Services	100		100,000
RLR Industries	100	5,000,000	150,000
Southern League of Professional Baseball	4	**	
Whitby, Inc. (UCB Pharma)	100		
TOTAL	3,802	66,129,677	1,368,910
Major Business Expansions			
Automated Logic	12	1,474,171	30,000
Consolidated Engineering	20	4,000,000	100,000
CryoLife	50	5,500,000	98,000
Enplas (U.S.A.), Inc.		6,000,000	51,000
Executive Printing	40	4,000,000	7,400
The Home Depot	5,000	26,000,000	350,000
INBRAND Corp.	50	7,500,000	263,000
Intercontinental Metals	28	225,000	30,000
MSC Industrial Supply	*** 50	3,000,000	140,000
North American Container	60		100,000
Trism Specialized Carriers	50	7,700,000	35,000
WORLDSPAN	120	* 500,000	47,000
TOTAL	5,480	65,899,171	1,251,400

* Building permit value only; total capital investment not available.
** Building lease value not available.
*** 30 to 50 additional jobs
SOURCE: Cobb Chamber

Table 13 Local Economic Development Resources Development Agencies	
Agency	Function/Description
The Development Authority of Cobb County	❖ State created economic development agency ❖ Can provide financing (float bonds) for various projects
Cobb County Economic Development Department	❖ Economic Dev. Agency under the direction of the Cobb County Board of Commissioners ❖ Administers the economic development incentives ordinance
Cobb County Chamber of Commerce	❖ Development Agency composed of local business leaders (privately funded) ❖ Main functions are the marketing, planning, and promoting of Cobb County

Table 14 Local Economic Development Resources Programs, Tools, and Educational and Training Opportunities	
Program/Tool	Description
100% Freeport Exemption	Available to qualifying firms
North Metro Tech	State funded vocational school located in neighboring Bartow County. The school serves many Cobb County residents
Chattahoochee Tech	State funded vocational school located in Cobb County
Quik Start	State funded free job training program if firms locate within state
PEACH Program and WORK FIRST Program	Provides training, education and job placement for welfare recipients
Cobb County Schools: Continuing Adult Education	Offers preparation for GED (General Education Diploma) high school equivalency test
Marietta City Schools	Offers preparation for GED as well as business classes and English classes to international students

Table 15
Earnings by Sector

Economic Sector	1970		1975		1980		1985		1990	
	Cobb County	State of Georgia	Cobb County	State of Georgia	Cobb County	State of Georgia	Cobb County	State of Georgia	Cobb County	State of Georgia
Farming	0.1%	3.2%	0.0%	3.2%	0.1%	0.1%	0.1%	1.2%	0.0%	1.3%
Agricultural Services	0.2%	0.4%	0.4%	0.4%	0.3%	0.3%	0.5%	0.4%	0.5%	0.4%
Mining	0.1%	0.3%	0.2%	0.4%	0.2%	0.5%	0.1%	0.3%	0.0%	0.2%
Construction	5.4%	5.7%	8.8%	5.8%	7.7%	5.8%	8.6%	6.5%	7.4%	5.6%
Manufacturing	55.5%	24.7%	29.2%	21.3%	27.8%	23.2%	22.4%	20.7%	13.7%	18.0%
Transportation, Communications, Public Utilities	4.1%	7.7%	7.4%	8.5%	7.3%	9.5%	5.5%	9.1%	7.6%	8.8%
Wholesale	2.2%	7.6%	4.8%	8.6%	7.6%	9.1%	14.6%	9.4%	16.5%	9.1%
Retail	9.2%	11.1%	13.6%	11.2%	13.1%	10.6%	13.1%	10.9%	12.2%	9.9%
Financial, Insurance, Real Estate	2.2%	5.2%	5.0%	5.6%	5.5%	5.6%	5.6%	5.8%	6.8%	6.4%
Services	8.8%	13.4%	14.6%	14.8%	17.3%	16.2%	18.7%	18.3%	24.1%	22.7%
Federal Government, Civilian	2.3%	5.9%	3.3%	5.5%	2.4%	4.6%	2.1%	4.2%	1.8%	3.8%
Federal Government, Military	1.3%	4.5%	1.2%	2.6%	0.7%	2.6%	0.7%	2.4%	0.6%	1.8%
State and Local Government	8.0%	9.5%	10.9%	11.5%	9.4%	11.2%	7.5%	10.2%	8.2%	11.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Economic Sector	1995		2000		2005		2010		2015	
Farming	0.0%	1.3%	0.0%	1.2%	0.0%	1.1%	0.0%	1.0%	0.0%	0.9
Agricultural Services	0.5%	0.4%	0.5%	0.4%	0.5%	0.3%	0.5%	0.3%	0.5%	0.3%
Mining	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%	0.0%	0.3%
Construction	6.8%	5.0%	6.8%	4.9%	6.5%	4.8%	6.2%	4.6%	6.0%	4.4%
Manufacturing	13.6%	17.6%	12.6%	17.6%	11.8%	17.6%	11.3%	17.5%	10.9%	17.5%
Transportation, Communications, Public Utilities	8.2%	9.1%	8.4%	9.3%	8.6%	9.4%	8.8%	9.5%	8.9%	9.5%
Wholesale	12.7%	9.1%	12.7%	9.1%	12.6%	9.2%	12.5%	9.2%	12.5%	9.2%
Retail	12.1%	9.7%	11.9%	9.6%	11.7%	9.6%	11.5%	9.6%	11.4%	9.6%
Financial, Insurance, Real Estate	7.5%	6.6%	7.9%	6.7%	8.1%	6.8%	8.3%	6.8%	8.4%	6.8%
Services	27.1%	24.4%	28.5%	25.3%	29.8%	26.2%	30.9%	27.0%	31.9%	27.8%
Federal Government, Civilian	1.5%	3.3%	1.3%	2.9%	1.2%	2.7%	1.1%	2.6%	1.0%	2.4%
Federal Government, Military	0.6%	1.6%	0.5%	1.4%	0.4%	1.3%	0.3%	1.2%	0.3%	1.1%
State and Local Government	8.7%	11.1%	8.4%	10.6%	8.1%	10.2%	7.9%	9.8%	7.7%	9.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE: Woods & Poole Economics, Inc., 1994

Table 16
Cobb County
Employment by Sector
Number of Jobs

Sector	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
Farming	210	236	294	253	208	190	185	180	175	169
Agricultural Services	289	433	700	1,706	2,149	2,387	2,822	3,230	3,583	3,857
Mining	124	182	110	232	175	147	163	178	190	200
Construction	4,664	7,152	8,956	16,791	18,718	19,337	22,395	24,381	26,261	28,013
Manufacturing	29,596	15,482	19,691	27,806	22,379	23,368	23,917	24,310	24,696	25,101
Transportation, Communication, Public Utilities	3,050	4,877	6,321	7,785	13,504	16,300	19,291	22,179	24,891	27,298
Wholesale	1,235	3,194	6,476	16,222	25,137	22,811	26,128	29,301	32,310	35,104
Retail	10,265	16,136	24,797	38,901	50,606	54,095	61,863	69,493	76,963	84,168
Financial, Insurance, Real Estate	3,942	9,343	13,104	17,396	25,057	27,994	32,449	36,592	40,309	43,444
Services	9,673	15,718	24,354	41,473	63,488	74,409	86,848	98,978	110,456	120,830
Federal Government, Civilian	1,534	2,059	2,078	3,143	3,473	3,164	3,336	3,576	3,760	3,878
Federal Government, Military	2,127	1,868	1,883	2,789	3,055	2,946	2,940	2,940	2,940	2,940
State and Local Government	7,858	11,092	13,621	16,364	21,750	24,915	27,728	30,380	32,830	34,997
TOTAL	74,567	87,772	122,385	190,861	249,699	272,063	310,065	345,718	379,364	409,999

SOURCE: Woods & Poole Economics, Inc., 1994

Table 17
Cobb County
Employment by Sector
Number of Jobs

Sector	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
Farming	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural Services	0.3%	0.4%	0.5%	0.8%	0.8%	0.8%	0.9%	0.9%	0.9%	0.9%
Mining	0.1%	0.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	6.2%	8.1%	7.3%	8.7%	7.4%	7.1%	7.2%	7.0%	6.9%	6.8%
Manufacturing	39.6%	17.6%	16.0%	14.5%	8.9%	8.5%	7.7%	7.0%	6.5%	6.1%
Transportation, Communication, Public Utilities	4.0%	5.5%	5.1%	4.0%	5.4%	5.9%	6.2%	6.4%	6.5%	6.6%
Wholesale	1.6%	3.6%	5.2%	8.4%	10.0%	8.3%	8.4%	8.4%	8.5%	8.5%
Retail	13.7%	18.3%	20.2%	20.3%	20.2%	19.8%	19.9%	20.1%	20.2%	20.5%
Financial, Insurance, Real Estate	5.2%	10.6%	10.7%	9.1%	10.0%	10.2%	10.4%	10.5%	10.6%	10.5%
Services	12.9%	17.9%	19.8%	21.7%	25.4%	27.3%	28.0%	28.6%	29.1%	29.4%
Federal Government, Civilian	2.0%	2.3%	1.6%	1.6%	1.3%	1.1%	1.0%	1.0%	0.9%	0.9%
Federal Government, Military	2.8%	2.1%	1.5%	1.4%	1.2%	1.0%	0.9%	0.8%	0.7%	0.7%
State and Local Government	10.5%	12.6%	1.1%	8.5%	8.7%	9.1%	8.9%	8.7%	8.6%	8.5%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

SOURCE: Woods & Poole Economics, Inc., 1994

Table18
Employment by Sector

Sector	1970		1975		1980		1985		1990	
	United States	State of Georgia	United States	State of Georgia	United States	State of Georgia	United States	State of Georgia	United States	State of Georgia
Farming	4.2%	4.3%	3.9%	4.2%	3.3%	3.5%	2.7%	2.5%	2.2%	1.9%
Agricultural Services	0.5%	0.5%	0.6%	0.5%	0.7%	0.5%	0.9%	0.7%	1.0%	0.7%
Mining	0.8%	0.2%	0.8%	0.2%	1.1%	0.2%	1.1%	0.2%	0.7%	0.2%
Construction	4.8%	4.8%	4.7%	4.9%	4.9%	5.0%	5.1%	6.0%	5.1%	5.6%
Manufacturing	21.6%	22.4%	18.9%	19.3%	18.2%	19.3%	15.9%	17.5%	14.2%	15.4%
Transportation, Communications, Public Utilities	5.3%	5.3%	5.0%	5.3%	4.9%	5.5%	4.7%	5.5%	4.7%	5.8%
Wholesale	4.5%	5.1%	4.9%	5.9%	5.0%	6.3%	4.9%	6.6%	4.8%	6.2%
Retail	15.0%	13.6%	15.3%	14.2%	15.6%	14.8%	16.3%	16.1%	16.5%	16.5%
Financial, Insurance, Real Estate	6.7%	6.3%	7.4%	7.4%	7.6%	7.2%	7.6%	7.0%	7.8%	7.4%
Services	18.3%	17.2%	20.1%	17.9%%	21.5%	18.0%	24.8%	20.6%	27.3%	23.2%
Federal Government, Civilian	3.1%	3.9%	2.9%	3.4%	2.6%	3.1%	2.4%	2.9%	2.3%	2.8%
Federal Government, Military	3.5%	5.4%	2.6%	3.1%	2.1%	3.2%	2.1%	3.0%	1.9%	2.4%
State and Local Government	11.1%	10.6%	12.4%	13.0%	11.6%	12.5%	10.8%	10.9%	10.9%	11.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Sector	1995		2000		2005		2010		2015	
Farming	2.0%	1.6%	1.8%	1.4%	1.7%	1.3%	1.6%	1.2%	1.4%	1.1%
Agricultural Services	1.0%	0.7%	1.0%	0.7%	1.0%	0.7%	1.0%	0.8%	1.0%	0.8%
Mining	0.6%	0.2%	0.6%	0.2%	0.6%	0.2%	0.6%	0.2%	0.6%	0.2%
Construction	4.9%	5.2%	5.0%	5.3%	5.0%	5.2%	4.9%	5.1%	4.9%	5.1%
Manufacturing	13.5%	14.8%	13.3%	14.5%	13.0%	14.1%	12.8%	13.8%	12.0%	13.5%
Transportation, Communications, Public Utilities	4.7%	5.9%	4.7%	6.1%	4.6%	6.2%	4.6%	6.3%	4.6%	6.3%
Wholesale	4.7%	6.3%	4.7%	6.4%	4.7%	6.5%	4.8%	6.6%	4.8%	6.6%
Retail	16.4%	16.5%	16.6%	16.8%	16.8%	17.2%	17.0%	17.6%	17.2%	17.9%
Financial, Insurance, Real Estate	7.7%	7.5%	7.7%	7.6%	7.8%	7.7%	7.8%	7.7%	7.8%	7.7%
Services	28.9%	24.6%	29.5%	25.0%	30.1%	25.4%	30.7%	25.8%	31.2%	26.1%
Federal Government, Civilian	2.1%	2.3%	2.0%	2.1%	1.9%	2.0%	1.8%	2.0%	1.8%	1.9%
Federal Government, Military	1.6%	2.1%	1.5%	1.9%	1.4%	1.8%	1.4%	1.7%	1.3%	1.6%
State and Local Government	11.2%	11.6%	10.9%	11.3%	10.7%	11.0%	10.4%	10.7%	10.2%	10.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE: Woods & Poole Economics, Inc., 1994

Location Quotient and Shift-Share Analysis
Executive Summary

Location quotient and shift-share analysis are frequently used methods to determine basic or wealth-creating sectors of the local economy.

Location quotient analysis assesses the relationship between the local and reference area economies (e.g., Atlanta region). The location quotient is the ratio of an industrial sector's share of total employment in the local economy to its share of total employment in the reference economy. This information is used to derive the proportion of "basic" employment in each industrial sector. Whenever the ratio of the local to a reference economy exceeds one, the employment increment above the percent share in the reference economy is considered "basic". Basic employment means that the employment sector serves non-local needs and is therefore importing wealth into the local economy.

The shift-share approach observes the change in employment levels over time, in this case from 1980 to 1994. Both the local economy and larger reference economies are tracked.

The shift-share approach can be divided into two parts, the industrial (proportional) shift and the regional (differential) shift. The industrial shift takes changes in the employment levels in the various industrial sectors and compares them to changes to the overall employment level for the local economy. Mathematically, the industrial shift is simply the difference in the percentage change in employment in a particular sector in one of the reference periods and the percentage change in overall employment in the reference economy for the same time period. For example, Cobb County's service sector employment increased 170.0% between 1980 and 1990. Overall employment in Cobb increased 106.8% between 1980 and 1990. The percentage difference, 64.1%, is the proportional shift. This not only indicates that service sector employment increased in Cobb County, but also shows that its relative share of Cobb County employment increased between 1980 and 1990. During the same time period, construction employment only increased by 63.4%. The proportional shift in this case is -42.6%. This indicates that although construction employment increased in Cobb County during the period, it increased at a slower rate than the overall increase in employment; therefore, construction as a relative share of employment in Cobb County actually declined from 1980 to 1994.

Once the proportional shifts are determined, the differential shift of the local economy can be calculated. The differential shift is simply the percentage change in employment in the reference economy subtracted from the percent change in employment in the local economy. For example, between 1980 and 1994, service sector employment increased by 138.4% in the Atlanta Region, while service sector employment increased by 251.5% in Cobb County. This percentage difference, 113.1%, is the differential shift when the Atlanta Region is utilized as the reference economy. This number can be compared to the 68.4% differential shift (again, using the Atlanta Region as the reference economy) in total employment. Not only did total employment in Cobb County increase faster between 1980 and 1994 than it did in the Atlanta Region, but service employment also increased at a faster rate than overall employment. This implies that Cobb County is becoming more specialized

in services relative to the Atlanta Region. In contrast, construction employment increased, but not as much as the increase in total employment. Thus Cobb County increasingly is losing its specialty in construction relative to the Atlanta Region.[1]

A more detailed explanation of both shift-share and location quotient analysis can be found in numerous planning and economics texts. The reference used in the preparation of this report is Community Analysis and Planning Techniques by Richard E. Klosterman (1990, Rowman and Littlefield).

The data in the following two charts are summary data location quotient analysis and shift-share analysis. For example, the industry with the highest location quotient for the Atlanta Region as the reference economy is construction with a location quotient of 1.43. The industry with the highest proportional shift (relative to not only the Atlanta reference economy but also Georgia and the United States) is wholesaling.

[1] In spite of the negative changes in construction's relative share in employment, construction still remains a basic industry in Cobb County, and thus generates income and employment from outside the local economy. See the location quotient analysis for a detailed discussion.

Table 19 Location Quotient for Sectors with Export Employment in 1994							
Employment Type	Atl. Region Reference	Rank	Ga. Base Reference	Rank	U.S. Base Reference	Rank	Wages as % Cobb Median Wage of $546/Wk
Construction	1.43	1	1.36	2	1.01	4	103.1%
Manufacturing	1.13	3			2.28	1	131.1%
Transportation/Utilities	---	---	---		---		139.7%
Wholesale Trade	1.03	4	1.39	1	1.56	2	155.9%
Retail Trade	1.30	2	1.27	3	1.18	3	56.8%
Financial/Insurance/Real Estate	---	---	1.22	4	---		128.9%
Services	---	---	1.10	5	---		92.1%
Government	---	---	---		---		*93.2%

*Based on weighted average of $509/wk.
SOURCES: Atlanta Regional Commission, Georgia Department of Labor, Bureau of Labor Statistics

Table 20 Ranks of Industries by Industrial and Proportional Shift								
Industry Type	Proportional Shift		Regional Shift					
	<0% or >0%		Atlanta Reference <Ref or >Ref		Ga. Reference <Ref or >Ref		U.S. Reference <Ref or >Ref	
		Rank	(68.4%)	Rank	(95.4%)	Rank	(130.1%)	Rank
Construction	Greater Than	5	Less Than	5	Less Than	5	Less Than	8
Manufacturing	Less Than	8	Less Than	8	Less Than	8	Less Than	5
Transportation/Utilities	Greater Than	2	Greater Than	2	Greater Than	2	Greater Than	2
Wholesale Trade	Greater Than	1	Greater Than	1	Greater Than	1	Greater Than	1
Retail Trade	Greater Than	4	Greater Than	4	Greater Than	4	Greater Than	4
Financial/Insurance/Real Estate	Less Than	6	Less Than	6	Less Than	6	Less Than	6
Services	Less Than	3	Greater Than	3	Greater Than	3	Greater Than	3
Government	Less Than	7	Less Than	7	Less Than	7	Less Than	7

SOURCES: Atlanta Regional Commission, Georgia Department of Labor, Bureau of Labor Statistics

Table 21 Larger Employers Cobb County, Georgia	
Company	Number of Employees
Lockheed Martin Aeronautical Systems	9,800
Cobb County Schools	9,108
PROMINA Northwest Health System, Inc.	5,100
The Home Depot, Inc.	4,500
IBM corporation	4,000
Cobb County Government	3,139
Six Flags Over Georgia	2,600
Sprint	2,048
AT&T	1,600
The Kroger Company	1,600
Publix Super Markets, Inc.	1,440
WORLDSPAN	1,400
Cleveland Group, Inc.	1,200
Winn-Dixie Atlanta, Inc.	1,100
Dobbins Air Reserve Base	**1,000
Solvay Pharmaceuticals	950
K-Mart Corporation	900
Law Companies Group, Inc.	900
McDonald's Corporation	800
Rich's, Inc.	800
BellSouth Telecommunications	800
Wal-Mart	800
White Water – American Adventures	800
Stouffer Waverly Hotel	747
Georgia-Pacific Corporation	710

* As of December, 1995
** Civilian Only
SOURCE: Cobb County Economic Development Department

Table 22 Unemployment Rates								
Year	United States	Georgia	Cobb County	Bartow County	Cherokee County	Douglas County	Fulton County	Paulding County
1980	7.1%	6.4%	4.2%	7.6%	4.7%	4.7%	6.7%	5.4%
1981	7.6%	6.4%	4.3%	9.1%	7.5%	4.6%	6.8%	5.3%
1982	9.7%	7.8%	5.3%	11.9%	6.7%	6.1%	7.8%	7.8%
1983	9.5%	7.5%	5.3%	10.7%	5.4%	4.6%	7.5%	6.5%
1984	7.5%	6.0%	3.9%	8.7%	3.7%	4.1%	6.0%	5.1%
1985	7.2%	6.5%	3.6%	9.8%	3.6%	4.6%	6.9%	4.9%
1986	7.0%	5.9%	3.3%	8.7%	3.4%	3.9%	6.5%	4.5%
1987	6.2%	5.5%	3.4%	7.3%	3.7%	4.5%	6.3%	5.1%
1988	5.5%	5.8%	4.3%	8.2%	5.1%	4.8%	6.4%	7.1%
1989	5.3%	5.5%	4.3%	8.2%	4.9%	4.8%	6.2%	6.3%
1990	5.5%	5.4%	4.5%	8.5%	4.4%	4.8%	5.9%	6.1%
1991	6.7%	5.0%	4.2%	8.3%	4.0%	4.6%	5.3%	6.2%
1992	7.4%	6.9%	5.8%	10.4%	5.4%	6.2%	7.4%	6.6%
1993	6.8%	6.9%	4.6%	6.6%	4.0%	4.5%	6.2%	4.8%
1994	6.1%	5.8%	4.2%	5.5%	3.4%	3.9%	5.6%	3.9%
1995	5.6%	5.2%	5.2%	5.8%	3.5%	3.4%	5.1%	3.9%
Average ‘80-‘95	6.9%	6.2%	4.4%	8.5%	4.6%	4.7%	6.4%	5.6%

SOURCE: Ga. Department of Labor

Table 23 Wage Comparison					
Industry	1980	1985	1990	1994	1995
Cobb County					
All Industries	$496	$544	$553	$546	$547
Agriculture/Fishing	$337	$330	$351	$362	$363
Construction	$494	$525	$556	$563	$563
Manufacturing	$462	$531	$568	$716	$717
Transportation/Communication/Utilities	$620	$666	$710	$763	$746
Wholesale	$677	$902	$876	$851	$919
Retail	$289	$305	$300	$310	$315
Finance/Insurance/Real Estate	$499	$625	$654	$704	$706
Services	$422	$482	$534	$503	$561
Federal Government	$699	$669	$640	$667	$668
State Government	$505	$528	$521	$461	$461
Local Government	$394	$439	$484	$497	$512
Georgia					
All Industries	$459	$487	$496	$501	$502
Agriculture/Fishing	$331	$319	$322	$321	$321
Construction	$488	$511	$506	$493	$493
Manufacturing	$483	$518	$524	$525	$526
Transportation/Communication/Utilities	$688	$732	$703	$740	$738
Wholesale	$623	$670	$703	$730	$738
Retail	$303	$295	$275	$275	$289
Finance/Insurance/Real Estate	$507	$599	$633	$666	$667
Services	$396	$439	$483	$488	$507
Federal Government	**	**	$623	$685	$686
State Government	**	**	$450	$491	$491
Local Government	**	**	$525	$491	$506
** Government (All Sectors)	$531	$530	-	-	-

** State of Georgia government wage data not available in either 1980 or 1985 by level of government.

Table 24 1994 Median Wages for Atlanta MSA Counties (Place of Work)		
County	1994 Median Wage	Median Wage as % Atlanta MSA Median Wage
1 Fulton	$33,047	112.2%
2 DeKalb	$29,785	101.1%
3 Clayton	$29,357	99.6%
4 Gwinnett	$28,501	96.7%
5 ***COBB***	**$28,395**	**96.4%**
6 Rockdale	$24,651	83.7%
7 Forsyth	$24,491	83.1%
8 Bartow	$24,117	81.9%
9 Henry	$24,010	81.5%
10 Coweta	$23,368	79.3%
11 Newton	$23,261	78.9%
12 Fayette	$22,833	77.5%
13 Barrow	$21,069	71.5%
14 Douglas	$21,015	71.3%
15 Carroll	$20,962	71.1%
16 Walton	$20,855	70.8%
17 Pickens	$20,748	70.4%
18 Cherokee	$20,480	69.5%
19 Spalding	$20,267	68.8%
20 Paulding	$19,037	64.6%
Atlanta MSA	$29,464	100.0%

SOURCE: Bureau of Labor Statistics (BLS)

Table 25 Work Location of Cobb County Residents 1980 – 1990		
Location	1980	1990
Cobb	55.8%	51.4%
City of Atlanta	25.8%	35.5%
Fulton and DeKalb (outside of Atlanta)	14.4%	2.7%
Cherokee	.5%	1.1%
Douglas	.7%	1.1%
Other Counties	2.8%	8.1%
Total	100.0%	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Table 26 Residence Location of Those Working in Cobb County 1980 – 1990		
Location	1980	1990
Cobb	65.4%	62.1%
Fulton	10.7%	9.0%
DeKalb	5.8%	4.6%
Cherokee	7.1%	6.2%
Douglas	4.2%	2.8%
Other Counties	6.8%	15.4%
Total	100.0%	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Table 27 Travel Time to Work of Cobb County Residents 1990	
Less than 15 minutes	18.8%
15 – 29 minutes	33.5%
30 or more minutes	45.1%
Worked at home	2.5%
Total	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Table 28 Occupations of Residents Percentages						
Occupation	1980			1990		
	Cobb County	Georgia	United States	Cobb County	Georgia	United States
Executive, administrative and managerial (not farm)	15.6%	10.2%	10.0%	19.1%	12.3%	12.3%
Professional and technical specialty	15.2%	13.6%	14.8%	18.8%	16.0%	17.8%
Sales	13.6%	10.2%	9.9%	16.6%	12.3%	11.8%
Clerical and administrative support	20.6%	16.4%	16.9%	17.8%	16.0%	16.3%
Private household services	0.3%	1.0%	0.6%	0.2%	0.5%	0.5%
Services (not private household)	9.2%	11.1%	12.5%	9.3%	11.5%	12.8%
Farming, fishing, and forestry	0.6%	2.9%	2.9%	0.8%	2.2%	2.5%
Precision production, craft and repair	12.9%	12.7%	13.1%	9.0%	11.9%	11.3%
Equipment operation, assembly, inspection	5.3%	11.8%	9.7%	3.1%	8.5%	6.8%
Transportation equipment operation	3.1%	4.8%	4.6%	2.6%	4.6%	4.1%
Labor (not farm)	3.5%	5.2%	4.9%	2.7%	4.3%	3.9%

Table 29 Income by Type State of Georgia										
Type	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Wage and Salary	67.5%	62.7%	62.5%	61.2%	60.1%	58.7%	58.0%	56.9%	55.6%	54.1%
Other Labor	3.5%	4.6%	5.9%	5.6%	6.0%	6.3%	6.1%	5.9%	5.7%	5.5%
Proprietor's Income	9.4%	8.5%	6.1%	6.6%	6.6%	6.9%	6.6%	6.4%	6.2%	5.9%
Dividend, Interest, and Rent Income	10.1%	10.0%	11.8%	14.0%	14.5%	13.3%	14.3%	15.3%	16.4%	17.6%
Transfer Payments	9.6%	14.0%	13.4%	12.4%	12.5%	14.5%	14.8%	15.3%	15.9%	16.7%
Residence Adjustment	-0.1%	0.0%	0.2%	0.0%	0.1%	1.1%	1.5%	1.7%	1.9%	1.9%

SOURCE: Woods & Poole Economics, Inc., 1994

Table 30 Income by Type United States										
Type	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Wage and Salary	63.9%	59.8%	58.3%	56.1%	56.0%	55.2%	54.3%	53.3%	52.1%	50.7%
Other Labor	3.8%	4.8%	5.9%	5.4%	5.5%	5.8%	5.6%	5.4%	5.2%	5.0%
Proprietor's Income	9.3%	8.9%	7.3%	7.3%	7.4%	7.4%	7.1%	6.9%	6.7%	6.4%
Dividend, Interest, and Rent Income	12.9%	12.2%	14.6%	17.1%	16.8%	15.5%	16.4%	17.4%	18.4%	19.5%
Transfer Payments	9.9%	14.0%	13.7%	13.8%	14.0%	15.9%	16.3%	16.8%	17.4%	18.0%
Residence Adjustment	-0.0%	-0.0%	-0.0%	-0.0%	-0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SOURCE: Woods & Poole Economics, Inc., 1994

Table 31 Income by Type Cobb County										
Type	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Wage and Salary	71.5%	61.8%	60.8%	63.6%	64.4%	62.0%	60.6%	58.9%	57.7%	55.1%
Other Labor	5.7%	5.5%	6.4%	6.1%	6.2%	6.4%	6.2%	5.9%	5.7%	5.4%
Proprietor's Income	6.7%	7.7%	7.6%	5.8%	6.0%	6.0%	5.7%	5.4%	5.2%	5.0%
Dividend, Interest, and Rent Income	9.3%	11.8%	14.3%	15.9%	14.8%	14.1%	15.4%	16.9%	18.4%	20.0%
Transfer Payments	6.6%	12.9%	10.7%	8.3%	8.3%	11.2%	11.9%	12.6%	13.4%	14.3%
Residence Adjustment	13.7%	38.0%	52.4%	34.7%	28.7%	31.5%	29.8%	28.2%	26.7%	25.3%

SOURCE: Woods & Poole Economics, Inc., 1994

Table 32 Cobb County Labor Force by Class of Employment			
	1970	1980	1990
Total Employed	83,647	153,244	253,096
Private Wage of Salary Workers	67,102	125,744	210,167
Government Workers	11,066	19,470	27,112
Self-Employed Workers	4,253	7,527	15,160
Unpaid Family Workers	226	503	657

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

Table 33 Cobb County Labor Force by Place of Work						
	1970		1980		1990	
	# persons	%	# persons	%	# persons	%
Residents Working Inside County	44,639	57.0%	68,032	48.4%	128,885	51.4%
Residents Working Outside County	33,656	43.0%	72,425	51.6%	122,100	48.6%

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

Table 34 Labor Force Participation Cobb County						
Labor Force	1970		1980		1990	
	# persons	%	# persons	%	# persons	%
Total Labor Force Participation						
In Labor Force	86,368	66.6%	159,713	71.9%	265,503	76.7%
Civilian Labor Force	85,294	65.7%	158,604	71.4%	263,875	76.2%
Employed	82,647	63.7%	153,244	69.0%	253,096	73.1%
Unemployed	2,647	2.0%	5,360	2.4%	10,779	3.1%
Armed Forces	1,074	0.8%	1,109	0.5%	1,628	0.5%
Not In Labor Force	43,410	33.4%	62,336	28.1%	80,600	23.3%
Male Labor Force Participation						
In Labor Force	54,956	87.0%	90,938	84.6%	143,349	85.3%
Civilian Labor Force	53,913	85.4%	89,955	83.7%	141,900	84.5%
Employed	52,583	83.3%	87,364	81.3%	136,344	81.2%
Unemployed	1,330	2.1%	2,591	2.4%	5,556	3.3%
Armed Forces	1,043	1.7%	983	0.9%	1,449	0.9%
Not In Labor Force	8,184	13.0%	16,537	15.4%	24,647	14.7%
Female Labor Force Participation						
In Labor Force	31,412	47.1%	68,775	60.0%	122,154	68.6%
Civilian Labor Force	31,381	47.1%	68,649	59.9%	121,975	68.5%
Employed	30,064	45.1%	65,880	57.5%	116.752	65.6%
Unemployed	1,317	2.0%	2,769	2.4%	5,223	2.9%
Armed Forces	31	0.0%	126	0.1%	179	0.1%
Not in Labor Force	35,226	52.9%	45,799	40.0%	55,953	31.4%

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

Table 35 Labor Force Participation Rate State of Georgia			
Labor Force	1970	1980	1990
Total Labor Force Participation Rate			
In Labor Force	60.5%	63.4%	67.9%
Civilian Labor Force	57.9%	61.6%	66.4%
Employed	56.0%	58.0%	62.6%
Unemployed	1.9%	3.6%	3.8%
Armed Forces	2.6%	1.8%	1.5%
Not In Labor Force	39.5%	36.6%	32.1%
Male Labor Force Participation Rate			
In Labor Force	77.9%	75.8%	76.6%
Civilian Labor Force	72.6%	72.4%	73.9%
Employed	70.8%	68.7%	70.1%
Unemployed	1.8%	3.7%	3.8%
Armed Forces	5.3%	3.4%	2.8%
Not In Labor Force	22.1%	24.2%	23.4%
Female Labor Force Participation Rate			
In Labor Force	44.7%	52.3%	59.9%
Civilian Labor Force	44.6%	51.9%	59.6%
Employed	42.6%	48.4%	55.8%
Unemployed	2.0%	3.6%	3.8%
Armed Forces	0.1%	0.3%	0.3%
Not In Labor Force	55.3%	47.7%	40.1%

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

Table 36 Labor Force Participation Rate United States			
Labor Force	1970	1980	1990
Total Labor Force Participation Rate			
In Labor Force	58.2%	62.0%	65.3%
Civilian Labor Force	56.7%	61.0%	64.4%
Employed	54.3%	57.0%	60.3%
Unemployed	2.5%	4.0%	4.1%
Armed Forces	1.4%	1.0%	0.9%
Not In Labor Force	41.8%	38.0%	34.7%
Male Labor Force Participation Rate			
In Labor Force	76.6%	75.1%	74.4%
Civilian Labor Force	73.7%	73.3%	72.8%
Employed	70.8%	68.5%	68.1%
Unemployed	2.9%	4.8%	4.7%
Armed Forces	2.9%	1.8%	1.7%
Not In Labor Force	23.4%	24.9%	25.6%
Female Labor Force Participation Rate			
In Labor Force	41.1%	49.9%	56.8%
Civilian Labor Force	41.3%	49.7%	56.6%
Employed	39.2%	46.5%	53.1%
Unemployed	2.1%	3.2%	3.5%
Armed Forces	0.1%	0.2%	0.2%
Not In Labor Force	58.6%	50.1%	43.2%

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

Economic Development

Assessment of Existing Conditions/Needs

- Cobb County's economy is diverse and Cobb is becoming a major employment center in the Atlanta Region, especially the Cumberland/Galleria area as well as the Town Center Area. In 1980 employment growth was 108.0 percent, more than twice that of the population growth rate of 50.4 percent.

- The 1990 Census shows that 48.6% of Cobb's employed residents commute to other parts of the Atlanta MSA for employment. In addition, 37.9 percent of those who work in Cobb County live in other counties. This relatively large inflow and outflow of workers each day is to be expected in any county in Atlanta, whose officially defined Metropolitan Statistical Area (MSA) consists of 20 different counties. Overall there is still a larger outflow of workers than inflow, typical of a suburban county. However, since the employment growth rate has and continues to exceed the population growth rate, this net outflow of workers should become smaller in the future.

- Although employment growth in Cobb County has been substantial in the 1980s and 1990s, wages paid by Cobb County employers, both private and public, still lag behind that of the central city counties, Fulton and DeKalb. The median wage in Cobb County is 96.4 percent of the Atlanta MSA median wage. Relatively low wages can be viewed either positively or negatively depending on one's perspective. Low wages are attractive to employers since it lowers the cost of doing business. A proliferation of low wage jobs in a community, however, can make the community less attractive in which to live and in the long-run may impair economic development. The dominance of the retail sector, a traditionally lower wage sector, which pays 56.8% of the median weekly wage in Cobb County is one reason why Cobb's median wage lags somewhat behind Atlanta MSA's median wage. For the years 1980-1995, the increase in inflation-adjusted wages paid to those who work in Cobb County has increased at about the same rate as the State. The two exceptions are wholesale and manufacturing, where Cobb County wages have grown at a faster pace. Overall, Cobb County jobs pay higher median wages than those of the State of Georgia.

- There are encouraging developments for increasing high wage jobs in Cobb County. For example, wholesale trade which pays 155.9% of the median weekly wage in Cobb, ranks not only first in the proportional shift analysis, but also first in the regional shift analysis. In other words, wholesale trade, a high wage industry, is increasing its relative share of employment in Cobb County.

- Cobb County has had a significantly lower unemployment rate than both the U.S. and Georgia. Cobb County's unemployment is low (4.4% average from 1980 - 1995) compared to not only the U.S. and Georgia, but also low relative to surrounding counties. A large number of the Cobb County labor force according to the 1990 Census is in either an

executive or professional occupation (37.9% compared to 20.1% in the U.S. and 28.3% in Georgia). The labor force participation rate is also high relative to the U.S. (76.7% compared to 65.3% in the U.S. and 67.9% in Georgia). The relatively high education and income levels in Cobb County (discussed in population element) as well as the low unemployment rate suggests that there is not a significant problem of a "mismatch" of industry needs and labor force skills.

- Cobb County does have a program of economic incentives. However, incentives might be used more selectively. The ideal industries to attract would be:

  - High wage (especially warehouse and distribution)
  - Not infrastructure intensive

- Cobb County has a relatively low tax rate, which gives it a competitive advantage in attracting industry. However, certain types of taxes, (e.g., the inventory tax) might not be competitive with other counties.

- Cobb County residents have access to two excellent trade schools (Chattahoochee Tech and North Metro Tech). These schools can do training programs tailored to the specific needs of a firm or industry. An intense marketing program can only increase the benefits of these schools to the county.

- Cobb County government includes an Economic Development Department. Among the functions of the Economic Development Department:

  - To work closely with the Cobb County Chamber of Commerce, Cobb County Development Authority, Georgia Industry and Trade as well as the Georgia Department of Community Affairs, The Governor's Development Council and the local utility companies. One of the primary goals of the department is to attract and retain quality business in the County.

  - Ensure that all commercial development is within the parameters of the Comprehensive Plan.

- The combined efforts of Cobb County government, the Chamber of Commerce and other development agencies have worked well together to bring quality development to Cobb County over the past 20 years.

- From 1980 to 1990, the occupational categories of Cobb County residents have changed in similar fashion to those of the State of Georgia and the U.S. Manufacturing and general labor, as well as clerical and administrative support employment, has decreased their proportional share of employment. The occupational categories that have increased their proportional share are sales, professional and technical specialty, executive and non-farm administrative and managerial.

Economic Development

Goals and Policy Objectives

Goal: Foster an environment conducive to retaining and attracting a wide variety of businesses in order to provide employment opportunities and adequate revenue to meet anticipated service needs.

- Work with various organizations to market Cobb County's strengths and its quality of life in order to attract new businesses and retain existing businesses.
- Work toward diversifying the county's industrial and commercial base.
- Evaluate and refine current practices to ensure that new development pays its fair share of improvements necessitated by growth.
- Promote environmentally clean industry.
- Evaluate and refine current economic incentive policy to enhance the county's competitive position.

Economic Development

Implementation/Short Term Work Program Items

- Prepare an inventory of sites suitable for higher wage, wholesale trade businesses.
- Update and refine county's Economic Development Incentive District Inventory and associated policies.
- Prepare an analysis of how the county's tax structure compares to other metro counties.
- Prepare a marketing strategy to promote the value of the county's two trade schools to economic development.
- Prepare yearly Cobb County Data Report.
- Prepare quarterly and yearly Cobb County Development Report.

NOTE: Please refer to the short term work program 1997-2001 for the year in which these items are scheduled for implementation.

Natural and Historic Resources

Natural and historic resources are inherent characteristics of a community that help to give it a unique identity and contribute to the list of assets that may attract new residents or investors. These 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 their natural beauty. The past three decades have been a time of steady increase in growth of new business and residential communities that shows no sign of slowing. While growth is inevitable and new residents need to be accommodated, Cobb County's natural and historic resources can be considered in the planning process in order to allow for growth without destroying the rich cultural heritage of the county that makes it a desirable place to live. The following pages will examine the natural and historic resources in Cobb County and assess how conditions may have changed in the recent past and can be expected to change in the future. Additionally, consideration will be given as to how these resources contribute to the health and economic well being of Cobb County.

Natural Resources

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. When it rains, water that is not absorbed by the soil, detained by depressions, ponds, or lakes, or intercepted by vegetation, flows off the land as run-off. As this 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 three water supply watersheds within Cobb County; the Chattahoochee River in East Cobb, Sweetwater Creek in Southwest Cobb, and Lake Allatoona in the northwest portion of the county.

Watershed protection is necessary to help ensure water quality 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 has established requirements for environmental planning in sensitive areas. These requirements include vegetated buffers and limitations on impervious surfaces within certain watersheds. The only protective measure required by the DNR *Rules for Environmental Planning Criteria* that applies to watersheds within Cobb County relates

to hazardous materials. Lake Allatoona is a multi-purpose reservoir, owned by the Army Corps of Engineers and excluded from most of the DNR water supply watershed standards. The Sweetwater and Chattahoochee watersheds are also exempt from most regulations due to their size and the fact that neither are impounded directly on water supply reservoirs.

In relation to hazardous materials, any new facilities that handle 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. Water supply watersheds, public drinking water intakes, and seven miles radii of these intakes can be seen on Map 1. Other protective measures are mandated through the Metropolitan River Protection Act which establishes a 2,000 foot river protection corridor along the Chattahoochee River. This will be discussed further in the Protected Mountains and Rivers inventory.

Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish an aquifer (water bearing rock formation). 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. The relatively flat areas of thick soils are the most significant areas of groundwater recharge as well as the most suited for industrial and commercial development. Map 2 shows probable groundwater recharge areas taken from Hydrolic Atlas 18 produced by Georgia DNR. In addition, the Georgia Geologic Survey has documented numerous high-yielding wells across the county. The survey concludes that large supplies of groundwater of good quality suitable for drinking are available in the metro Atlanta region.

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 GA. 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 tank. By 2010, 95% of Cobb County will have sewer service.

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, Map 3 has been produced for this plan document.

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, and along Nickajack Creek in South Cobb.

The U.S. Environmental Protection Agency 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 Department of Community Development routinely visits each potential development site that is submitted for review. If the person conducting the site visit determines 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 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 prohibited by local governments

In some of Cobb County's least intensively 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 Mountains and River Corridors

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. Additional protection for the Chattahoochee River corridor is provided by the Georgia Mountain and River Corridor Protection Act of 1991 - House Bill 643. Cobb County uses this legislation in plan review and zoning decisions to help guide responsible growth along the river corridor. Please see Map 4.

Federal Protection

The Georgia Mountain and River Corridor Protection Act of 1991 - House Bill 643

Requirements:

House Bill 643 requires the maintenance of a natural vegetative buffer within the river corridor extending 100 feet from the mean bank of the river and prohibits activities which have a negative impact on drinking water quality. The provisions of this Act apply to the portion of the Chattahoochee River south of Peachtree Creek. Within the buffer, the following land uses are permitted so long as the natural vegetative buffer is restored as quickly as possible following any land-disturbing activity.

- Single-family dwellings, including the usual appurtenances, meeting the following conditions:

  - The dwelling must be in compliance with all local zoning regulations.

  - A minimum lot size of two acres is required. When lot lines run into the river (for example, the center of the river is uses as the boundary), the area of the lot in the river may not be included in the calculation of area. Lots existing prior to passage of the act may be used so long as other provisions of the zoning ordinance are met.

    - No more than one dwelling unit per lot is permitted.

- A septic tank or tanks serving a residential dwelling unit.

    - Septic tank drainfields may not be located within the buffer area.

- Construction of road crossings and utility crossings meeting the following conditions:

    - Construction of such road and utility crossings must meet all requirements of the Erosion and Sedimentation Control Act of 1975.

    - The requirements of any applicable local ordinances on soil erosion and sedimentation control must be met.

- Timber production and harvesting meeting the following conditions:

    - Forestry activity must be consistent with the best management practices established by the Georgia Forestry Commission.

    - Forestry activity must not impair the drinking water quality of the river water as defined by the federal Clean Water Act, as amended.

- Wildlife and Fisheries management activities

- Waste-water treatment

- Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridor are consistent with this criterion.

- Natural water quality treatment or purification

- Agricultural production and management, meeting the following conditions:

    - Agricultural activity must be consistent with best management practices established by the Georgia Soil and Water Conservation Commission.

    - Agricultural activity must not impair the drinking water quality of the river water as defined by the federal Clean Water Act, as amended.

    - Utilities must not impair the drinking water quality of the river water.

The following land uses are **not** permitted within the buffer.

- Septic tanks and septic tank drainfields (except as provided in connection with permitted single family dwellings).

- Handling areas for the receiving and storage of hazardous waste. Port facilities are exempt from this criterion if they meet the following conditions:

    - Port facilities must meet all federal state laws and regulations applicable to the handling and transport of hazardous waste.

    - Port facilities handling hazardous waste must perform their operations on impermeable surfaces having spill and leak protection systems as described by the Department of Natural Resources.

- Hazardous waste or solid landfills

Existing land uses along the part of the Chattahoochee River in Cobb County covered by the provisions of the Mountain and River Corridor Protection Act of 1991 are primarily industrial and industrial compatible activities. The properties which 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. The county, through its zoning ordinance, will enforce the provisions of the Act which prohibit certain land uses within the buffer. Part of the Six Flags Amusement Park also lies within the established buffer. In order to bring future land uses into compliance with the standards set forth in the Mountain and River Corridor Act as well as identify which existing land uses have the potential to impact drinking water quality, the State of Georgia adopted the Metropolitan River Protection Act (MRPA).

Regional Protection

The Metropolitan River Protection Act is a response to the overload that urbanization has put on nature's ability to control stormwater run-off and pollutants. 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 run-off increases, destroying aquatic habitats. The Chattahoochee River is protected by this law as it requires a 2,000 foot protection corridor surrounding the Chattahoochee and its impoundments from Buford Dam to Peachtree Creek, a distance of 48 miles. 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. *(Amendment of December 8, 1998)*

The 2,000 foot corridor must be shown on all official county maps. Additionally, the requirements include the maintenance of a 50 foot undisturbed natural buffer along the river bank, a 35 foot buffer along tributary streams, a 150 foot building set back along the river, and limits on the amount of land disturbance and impervious surface within the remaining 2,000 foot corridor. To ensure a proactive approach to the implementation of the Act, the Atlanta Regional Commission (ARC) was required to adopt a plan and procedures to protect the river as well.

The Chattahoochee Corridor Plan adopted by ARC includes development principles and standards to minimize the negative effects of development on the river. The review process established by MRPA 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 ARC and the 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.

The South Chattahoochee River Corridor Study is a second regional effort to study the potential of the Chattahoochee River as an economic resource, recreational area, and aesthetic amenity as well as preserve the river's natural areas and water quality. The work plan for this project spans the year 1996 and most of 1997. On September 23, 1998 the ARC board adopted a comprehensive coordinated land and water use plan for the Chattahoochee River corridor to take effect on October 1, 1998. The plan is very similar to the existing Chattahoochee Corridor Plan in its format, content and review/compliance procedures. *(Amendment of December 8, 1998)*

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 that are outside the 2,000 foot 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 of the Chattahoochee River downstream of Buford Dam and upstream from the City of Atlanta intake facility adjacent to State Road #3. The first 25 feet extending outward from the tributary banks shall be a natural, undisturbed buffer with land disturbing activities permitted only in accordance with the ordinance. A land disturbance permit is required for any activity which may alter the hydrologic or vegetative characteristics inside a "protection area" or buffer. The Tributary Buffer Ordinance is administered by the Department of Community Development.

Permanently Protected Greenspace

The Georgia Greenspace Program, created in the 2000 General Assembly, set a goal and framework to encourage counties to permanently protect 20% of their land area, including areas inside municipalities, as Greenspace. The Cobb County Board of Commissioners adopted the Cobb Community Greenspace Program on November 14, 2000.

The Cobb County Community Greenspace Program will strive to permanently protect 20% of the total county area, including areas within municipalities, as permanently protected Greenspace. While it is understood that public access is not required for Greenspace designation, the Cobb Community Greenspace Program will endeavor to enhance and link publicly owned facilities for passive recreation use.

Cobb's Future Land Use Map category of Park/Recreation/Conservation (PRC) has been

customized to illustrate areas of permanent protection. The designation of "Conservation" will be patterned within the PRC category to demonstrate areas permanently protected and those areas designated for future permanent protection. *(Amendment of December 12, 2000)*

Flood Plains

Flooding is the overflowing of water onto land that is normally dry. Water standing for short periods of time in areas of low elevation after a rainfall is not considered as flooding, nor is water that is part of a permanent or semi-permanent pool, such as a swamp or marsh. The severity of flooding is rated in terms of frequency, duration, and area of coverage.

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. Map 5 shows the approximate locations of flood plain areas in the county. With its numerous streams, Cobb County has land in the 100-year flood plain throughout the county. The Sweetwater Creek basin in the Austell area and the land along the Chattahoochee River in South Cobb are particularly vulnerable.

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.

In order to prevent unnecessary flooding due to mismanagement of flood prone areas, 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. Development in the flood plain and in areas adjacent to flood plains is closely regulated by county ordinance.

Since the early 1970s, Cobb County has been actively involved in managing stormwater run-off from new developments. Cobb adopted its first Flood Protection Ordinance in 1973, setting an example for the six cities within the county, some of which followed by adopting similar ordinances.

The revised Cobb County Flood Damage Prevention Ordinance, adopted October 11, 1988, states that development may be permitted in the *Flood Fringe Area,* which is the area of the flood plain lying outside the floodway but still lying within the base flood plain, and which complies with the requirements of the Ordinance. Development is not permitted in the *Floodway.* The floodway is that area defining the channel of a river or other watercourse, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more that one foot. Uses permitted in the floodway in compliance with the Ordinance include the following:

- Agriculture, including forestry and livestock raising, requiring no shelter within the floodway except for temporary shelter, etc.;
- Dams, constructed to the specifications of the U.S.D.A. Soil Conservation Service, Army Corps of Engineers, State Safe Dam Act, and the Cobb County Community Development Department;
- Public parks and recreation areas and facilities;
- Fences having sufficient open area to permit the free flow of water and debris;
- Roads and parking areas constructed so as to permit the free flow of flood waters;
- Utility poles, towers, pipelines, sewers, signs, etc. constructed so as to permit the free flow of flood waters; and
- Other uses which may be permitted by the Cobb County Community Development Department in accordance with the provisions of the 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*. Also included are regulations that outline construction precautions for development in *Flood Hazard Areas*.

Soil Types

Soil is classified according to texture, organic matter content, structure, and permeability. These four factors, along with degree of slope, affect erosion. Soils have natural limitations for development based upon these factors, but all soil types in Cobb County are more or less suitable for development. Suitability may depend on the developer's willingness to provide the necessary level of care and the community's desire to minimize environmental impacts.

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 which are sensitive to development due to tendency to flood, steep slopes, shallow depth to rock, or high shrink/swell potential. This survey is accompanied by a general county soil map that may be helpful in siting development. A generalized view of soils sensitive to development is found on Map 6.

Cobb County does not protect sensitive soils on ridges and mountains from development, but 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 may be necessary in the future.

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

from that found on nearly level ground to that found on the slopes of small mountains.

Alluvial Soils along Flood Plains

Cartecay-Toccoa: This association includes nearly level soils on broad to narrow flood plains. These soils formed along streams that have more than a 20% chance of overflowing in any one year. They are found in the flood plains of streams and the Chattahoochee River. Frequent flooding severely constrains development on these soils, which are protected by local flood plain 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. Run-off 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 the county 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 Hillsides

Madison-Louisa-Pacolet: These soils are found on short slopes along drainageways. They are well drained to somewhat excessively drained with slopes from 10% to 60%. Run-off 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 drainageways. Slopes are from 10% to 45% and run-off 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 drainageways. 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 drainageways, 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 fairly 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 pasture land, 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.

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 feet 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 at 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 cuts and fill 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.

Table 37 lists individual soil associations, the percentage of total land area each occupy in Cobb County, and physical characteristics of each.

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 drainageways. 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 along major streambanks such as Noonday Creek and Allatoona Creek. The locations of steep slopes in Cobb County can be found on Map 7.

Sweat Mountain and Blackjack Mountain in East Cobb have been developed residentially, as have many of the steep slopes rising from the Chattahoochee. Pine Mountain and Lost Mountain in West Cobb have also seen residential development in the past several years, but so far this development has occurred at a slower rate and lower density than in East Cobb. The steep slopes of West Cobb may require more environmentally sensitive developments in lower densities than are found on Sweat and Blackjack Mountains. 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 can be 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. This development impacts forests as well as 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 total land area in Cobb County is 217,741 acres.[2] The current volume of the county's private prime forest lands (that available for timber production or reserve) is estimated at 55,000 acres, a 34% decrease since 1989. 5,900 acres of the total are preserved by the fact that they are Federal park land. Some of Cobb's forest acres exist in bottom lands, flood plains, and riparian buffers but the majority are found on uplands of North, and West Cobb County and in agricultural lands in Southwest Cobb. These are areas of prime real estate interest, the development of which will remove much of the forest cover that now takes up less than one quarter of the county's total acreage. *(UGA Extension Service)*

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 to a growing extent almost daily. With East Cobb fully urbanized, much of the existing hardwood forest has been removed or is under severe stress from construction damage during the development process. The young pine stands that have remained on residentially developed pastures and moderate slopes are under pressure from Southern Pine Beetle infestations, tornadoes,

[2] This figure includes the acreage of the municipalities within Cobb County.

thunderstorms, and recent 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 urban/rural interface as well. 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 value, 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 lived shade trees are frequently planted by people who are likely to settle in one place as was once more common. Some typical trees found in older areas are water oak, willow oak, American elm, Southern magnolia, and pecan.

Established subdivisions (over 10 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, or are 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 there, even when extra precautions are taken during construction. Planted trees are largely ornamental which quickly enhance the resale value of the house, 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 multifamily 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 considerable more planning to work around existing trees. Shopping centers and industrial sites typically maximize impervious surface cover, rarely maintain existing topography or trees, 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 Forests

About one-quarter of Cobb County is covered by forests which are currently undeveloped. The overstory forest resource in these areas range from twenty 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 to 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 flood plains 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 following. 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 more moist northern slopes, Beech may also be found. *(Georgia Forestry Commission)*

Protective Measures

There are federal, state, regional, and local regulations which 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. Although much of the upland wetlands found in Cobb are tree-covered, only limited protection for these forests is provided. 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, however the protection for vegetation in those buffers, including trees, has been removed. Along the Chattahoochee and its tributaries, vegetated buffers are still required by the Metropolitan River Protection Act.

On 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 the 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 which minimizes impact on the project design while encouraging adequate protection of existing trees and appropriate selection and placement of new trees.

In the first two years of its enforcement, the average project exceeded the minimum tree ordinance density requirement by 25%. That percentage has remained consistent in more recent years. This post-construction density represents 16% of the density of trees existing on a typical tree-covered development site. Although the density requirement is the same for all projects, the numbers of trees actually preserved versus the number of replantings will vary according to the size of the development and the topography on which the development occurs.

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

Sensitive Plant and Animal Habitats

The development of agricultural and forest land 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, the Georgia DNR began an effort to list native species of plants and animals that are considered endangered, threatened, rare, or unusual, and designate these as "protected species."

The Georgia DNR's Natural Heritage Inventory Program has compiled and refined its inventory of rare plants, animals, and natural habitats which are threatened or endangered. These species and areas are particularly vulnerable to the effects of development and should be recognized and protected to the extent possible. This inventory is available per each county in the state. For Cobb County, the inventory includes five significant natural areas: Sweat Mountain in East Cobb, Lost Mountain in West Cobb, Camp Timber Ridge near Smyrna, the John Ward Swamp in West Cobb, and the Chattahoochee River. Sweat and Lost Mountains are mentioned as important scenic resources. The John Ward Swamp, and the juncture of Noses and Ward Creeks, and the Chattahoochee River, are significant water formations and aquatic habitats. Camp Timber Ridge, a Girl Scout Camp, is listed as an urban natural area with some virgin timber, particularly magnificent poplar, beech, and oak trees.

The Georgia DNR Natural Heritage Inventory has identified nine plants and one fish as particularly rare or imperiled in Cobb County. The following ranking system was used to describe the status of certain sensitive plant and animal habitats occurring in the county:

S1 = Critically imperiled in state because of extreme rarity (5 or fewer occurrences).
S2 = Imperiled in state because of rarity (6 to 20 occurrences).
S3 = Rare or uncommon in state (on the order of 21 to 100 occurrences).

Georgia Aster *(Aster Georgianus)* S2: Named to endangered list since 1990

Open-Ground Whitlow Grass *(Draba aprica)* S2: An annual herb that grows from 15 to 35 centimeters tall, this grass has very small white flowers with four petals which bloom from March to April. Open-Ground Whitlow Grass is found in shallow soils on or around granite outcrops, especially beneath scattered, old-growth eastern red cedar. It has been identified in the Kennesaw Mountain area and determined endangered in Cobb County.

Indian Olive *(Nestronia umbellula)* S2: Nestronia is a small colonial shrub up to 1 meter tall. It flowers from April to May, although the greenish flowers at the base of the leaves may be difficult to see. This deciduous shrub may be parasitic on the roots of pines and oaks. This species can be found in dry, open upland forest of mixed hardwood and pine. The Mount Wilkinson area in Vinings contains this species and is considered threatened.

False Poison Sumac or Dwarf Sumac *(Rhus Michauxii)* S1: This shrub forms dense clumps, low in stature at .3 to 1 meter tall, both leaves and twigs are densely hairy, coarsely toothed and pointed. The fruit is a deep red drupe, occurring from August to September. It is found in sandy or rocky open woods, usually on ridges with a history of disturbance along maintained right-of-ways. Dwarf Sumac has been located off of Shallowford Road near Willeo Creek in East Cobb and is considered endangered.

Northern Prickly Ash *(Zanthoxylum americanum)* S1: Seldom more than a large shrub, this species can reach 20 to 25 feet in height. More often, it forms densely branched thickets in the understory of dry, open, upland woods. This ash is deciduous with small, yellow-green flowers. It has been identified in the Kennesaw Mountain area.

Missouri Rockcress *(Arabis missouriensis)* S2: This plant is found on rock outcrops, particularly flatrock and ledges, in full sun to partial shade. It has been located on Kennesaw Mountain.

Broadleaf Bunchflower *(Melanthium hybridum)* S2: This flower is most conspicuous in July and August when its spires of white flowers turn green. It is found in rich, deciduous woods with trilliums and yellow lady slippers.

Monkeyface Orchid *(Platanthera integrilabia)* S1: This orchid is found in forested springyseeps with beds of sphagnum moss, usually with the following indicator plants: Cinnamon Fern, Cowbane, Grass-of-Parnassas, and *Platanthera clavellata,* a small, woodland orchid with white flowers having club-shaped spurs. This has been identified on the slopes of Blackjack Mountain.

Tennessee Mountain Mint *(Pycnanthemum curvipes)* S2: This perennial herb is found in dry, open woods, especially along disturbed roadcuts. It is distinguished by a minty odor and can grow from 3 to 5 feet tall. This plant has been identified in openings in woods and along trails on the upper slopes of Kennesaw Mountain.

Southern Brook Lamprey *(Ichthyomyzon gagei)* S3: A primitive, eel-shaped fish with a sucking, disk-like mouth, the adult lamprey is only found during spring spawning months. This lamprey grows from 80 to 159 mm long. Adults are found in medium-sized streams, with the ammocoetes found in areas of slack, marginal water in the same stream. In Cobb County, this lamprey has been located in Nickajack Creek.

From the above information, it is evident that most of the species that have been determined rare, endangered, or threatened in Cobb County can be found in protected areas such as Kennesaw Mountain and the Chattahoochee River National Recreation Area. It is also evident that many of these species are found in accordance with other plant types and that one without the other may

cause the endangerment of more species.

Rare species found throughout Cobb County are not protected by local measures, but certain species are protected by state and federal law. The federal Endangered Species Act applies to the Red-Cockaded Woodpecker, the Bald Eagle, the Indiana Bat, and Dwarf Sumac. State-protected species include Pink Lady's Slipper, Yellow Lady's Slipper, and Bay Star-Vine in addition to some of the species described above.

Scenic Views and Sites

As 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, and the rolling hills and broad ridges of the county 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.

Lake Allatoona Reservoir and Lake Acworth (recreation area currently closed) are areas of natural beauty that can be 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 on the eastern border of Cobb County. Ruins of the old Marietta Paper Mills and other industrial structures can be seen in the Sope Creek Mill Ruins, located in a scenic landscape reported to be one of the few remaining undisturbed rock gorges of a Chattahoochee River tributary.

Concord Covered Bridge Historic District is a very scenic residential district that contains natural resources such as rolling hills, densely wooded areas, and Nickajack Creek. To add to the natural beauty of this district are many historic homes, the historic covered bridge, and antebellum mill ruins. In the Southeastern part of the county, this district is like an oasis among new development. Currently on the Cobb County Register of Historic Places, the district will soon be nominated for designation as a National Register district.

Hyde and Powers family farms are another island of sorts in the midst of a very urbanized East Cobb County. These adjoining properties are still home to J.C. Hyde, whose family has farmed the land since the 1920s. The Powers family originally owned the entire property, but sold 135 acres to Lela and Jesse Hyde in 1927. Before then, the Powers had been settled in Cobb County since 1815. Today, almost 200 acres of this land is still preserved as part of the families' and the county's heritage. Mr. Hyde still lives in his 1840s cabin and farms, while the Power cabin is occupied by Ms. Morning Washburn, both notable stewards of preservation. The Hyde & Powers families were awarded the 1996 Georgia Trust for Historic Preservation Stewardship Award. 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 viewshed from the summit of Kennesaw

Mountain encompasses 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 character of the site make it a beautiful place to be utilized by residents and visitors of Cobb County.

Historic Resources

The National Historic Preservation Act defines *historic resource* as:

> *any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places; such term includes artifacts, records, and remains which are related to such a district, site, building, structure, or object.*

Cobb County has been known in the past for its abundance and variety of historic resources. Physical evidence of the county's rich Indian, 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 that contributes to its unique identity today.
Creek Indians settled in Cobb County as early as the mid-1700s, with the Cherokees arriving after the treaty of 1819. The Indians were the dominant inhabitants of Cobb County until the mid-1830s. 1832 brought the official organization of Cobb County by the State Legislature and by 1838 many communities of settlers had been established. Cobb's Indian heritage can be discovered not only in certain archaeological sites and the artifacts recovered from these, but in certain names throughout the county. Kennesaw, Sope, Nickajack, Noses, and Allatoona are all Indian names or derivatives of these. Additionally, the Lost Mountain community and militia district was named for an Indian legend.

Cobb County's role in the Civil War is also a major part of its history. The series of actions taking place here 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 very clearly seen. Examples of Antebellum architecture and community development also exist in small numbers. Farmhouses, factories and mills used to produce supplies for Confederate troops, 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 County helped to develop a reputation as a prime location for business.

With the urbanization of Cobb County between the 1880s and 1940s, came the developments of towns as centers for commerce, education, politics, and social life. Cobb's towns began to grow up 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 until after 1900 and the town square is evidence of its historical importance to commerce in Cobb County. These historic central business districts endured many changes with continued growth and urbanization of the county, but can remain an important part of their cities by offering a physical depiction of the heritage on which the county built.

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 realm of architectural styles, a few dating back to the 1840s. The Hyde and Powers farms in East Cobb are two of the last surviving homeplaces that date back to 1840. These are examples of the earliest rural architecture in the county. Other residential resources include some antebellum and Civil War period homes. Also relatively few in number, these are 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 of time between 1832 and the 1870s, most homes were parts of large farms, therefore; the homes that have survived are in most cases not a part of an historic district, but an island in the midst of newer development. The Concord Road Historic district is one exception in that its residences are on large acreages with very few inappropriate intrusions. There are some historic residential districts in Cobb 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 are now operated as offices or bed and breakfasts, but the majority still serve as private residences. The homes of the upper class of Cobb County are not the only significant historic residential resources. The Clarkdale 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 is no longer built in most communities. Historic residences in Cobb County offer a character that sets their neighborhoods apart from others and the increasing rarity of these homes only increases their demand among home buyers.

Commercial Resources

As mentioned earlier, Cobb County has commercial districts and resources that date back to the mid 1800s. Most of the surviving historic commercial resources within Cobb County exist within the city limits of the six Cobb cities. The very first central business districts to develop in Cobb County 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, but the first brick building erected in Smyrna still exists and is the point from which the original city limit boundaries were drawn. Upon incorporation, most cities simply chose a central point and extended the city boundary a certain distance from that point. It happens that in Cobb County, four of the seven cities to ever be incorporated had original boundaries that formed a circle around the central business district. Powder Springs was one exception in that their original boundary included only the single land lot in which "downtown" was located. Marietta was another exception in shape, but Downtown Marietta as the core was still a part of the plan. Lastly, Mableton was incorporated in

1912, but asked to have their charter repealed in 1916 as the idea of better government with less government appealed to citizens. The Historic City Boundaries Map, Map 8, shows original city limits, including historic downtowns, and dates of incorporation.

Industrial Resources

Cobb County's industrial history is also rich in that industry has been prevalent since the mid-1800s. Various mill ruins such as Ruff's Mill in the Concord Road Historic District and the Sope Creek Mill ruins in Marietta attest to the importance of industry from the earliest days of Cobb County's development. Ruff's Mill was a grist mill built around 1850 and operated throughout the duration of the Civil War, surviving the Battle of Ruff's Mill. Also in the vicinity are the ruins of the Concord Woolen Mill. Built in around 1850, this mill did not survive the 1964 Battle of Ruff's Mill. The structure was rebuilt and resumed operation in 1869. In 1889, the woolen mill was again lost, to fire. It was rebuilt once more and remained in operation until about 1912 when competition from the industrial North caused its decline. Over the years, the structure has deteriorated and crumbled due to neglect and the forces of nature. Currently a stabilization of the mills is in process as part of the development of a Heritage Park for the historic district.

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. The Winter Properties company purchased the two large buildings in the early 1990s and began what has become 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 historic district, as previously discussed 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 square foot thread mill was in operation until 1983. Today the structure is structurally sound and has been redeveloped to serve as the Threadmill Outlet Mall.

Institutional Resources

As historic industrial resources can reveal something about the development of Cobb County's economy, historic institutional resources communicate the social and cultural heritage of the county through their architecture, location within the community, or history of use. Most of the historic institutional resources in the Cobb County are churches or church related buildings. Midway Presbyterian Church, located on Dallas Highway in the western part of the county, is on the National Register of Historic Places. Its congregation dates back to September 8, 1849. The present 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. In 1888, the congregation bricked in the wooden church they had been using and a bell tower was added in 1897. The church contains a baptismal pool which is a faith-specific feature found only in Baptist churches. 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 reflect 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, was later moved to its current location in 1868, and was transformed from residence to Sunday School in 1912. As attendance grew, the Sunday school moved into a larger cabin which was later replaced by a stone structure. The original building, however, is still in use on a weekly basis.

One historic institutional resource that is not a church or church related building is the Smyrna Boy's Academy. The school was Smyrna's first brick building, erected in 1850. It was originally built as a boy's academy, the Smyrna Institute, and later used as an officer's training school, a hospital, and a house of worship. When General Sherman marched through Cobb County in 1864, it was the only downtown building that survived. The building is presently the home of the Masonic Lodge.

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 of public ownership that can serve as an educative tool for the public, young and old. These special sites also help to tell a story about the evolution of Cobb County 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 area has held its integrity well and is in very similar condition to what it was in 1864.

Johnston's River Line is another National Register site that is telling of the events that took place in Cobb County during the march on Atlanta in 1864. One of the few surviving portions of this most significant line of earthworks is owned by the County and is currently the subject of a study that will propose an appropriate future use for the property. This portion of the line is significant in that

is contains the only existing example of a "shoupade". The shoupade was a unique fort, designed to be manned by 80 riflemen. Shoupades were designed for the Johnston's River Line by Brigadier General Francis Asbury Shoup of Tennessee.

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 are the grave of an unknown Union Soldier, the Fellows, Illinois, and McCook Monuments, the Kolb House, and sites of archaeological significance such as the Civil War earthworks. The park is the third most visited Civil War site in the country. Only Chickamauga and Gettysburg are frequented by more visitors (926,800 yearly). This statistic eludes to the fact that this cultural resource is an income producer for the county. Tax revenue from visitors' purchases benefits local communities. Battlefields and other conservation areas also increase the value of adjacent land. On January 26, 1998, the Board of Commissioners adopted the *Kennesaw Mountain National Battlefield Lost Mountain to Brushy Mountain Earthworks Preservation Plan* as an addendum to the Comprehensive Plan. The study, sponsored by the National Park Service, identified 13 areas of existing earthworks that represent extant portions of the Brushy Mountain Confederate defense line. From Lost Mountain, across Pine Mountain, to Brushy Mountain at Barrett Parkway, the study analyzes integrity and interpretive value and recommends preservation of significant sites in concert with the development process. The study is on file with the County Clerk and the Planning Division. *(Amendment of December 8, 1998)*

A project is currently underway to create a Heritage Park in the Concord Road Historic District. The park will contain 105 acres of land along Concord Road and the abandoned CSX Railway that contributed so much to Cobb County's early industrial development. Included in the acreage are the Concord Woolen Mill Ruins, a part of Nickajack Creek, and a portion of the abandoned railway. The park is still in the planning stage, but it is expected that the final proposal will include up to 12 miles of multi-use trails throughout the property that will connect sites of significance and provide a somewhat undisturbed natural environment for nearby residents and others.

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 something about the identity of the deceased and the trends of the day, they also help to trace the heritage of Cobb's people. The passage of the Cemetery Preservation Ordinance of September, 1993, provides for the protection, preservation, and maintenance of family/ 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, as well as permits for land disturbance activities.

The National Register of Historic Places

The National Register is our 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 doing this, properties are identified for planning purposes so that they may be taken into account when state or federally funded projects are developed. Owners of National Register properties may qualify for federal historic preservation grants or 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.

In order to be listed on the National Register, a property must meet the National Register Criteria for Evaluation. The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries:

"The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history

Listing on the National Register does not place obligations or restrictions on the use or disposition of 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.

Table 38 is a list of the National Register and Local Register sites within Cobb County to date. There are certainly many other buildings, structures, and districts throughout the county that may be eligible for National Register designation. Please see Map 9, which shows National Register and Local Register sites within Cobb County.

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 as well as the Cobb County register may qualify for "preferential classification and assessment" of property taxes. For the first eight (8) years in which the property is classified as a landmark, the value is determined as equal to the greater of the acquisition cost or the appraised fair market value of the property at time of acquisition. On the ninth (9) year, the value is determined as in the first eight years plus one half the difference between previous and current fair market values. The tenth and subsequent years the value is determined as the current fair market value.

More recently, the Cobb County Historic Preservation Commission participated in the Georgia Trust's Teachers' Heritage Resource Program. Cobb was the first county of its size and population to participate in the state. The purpose of the project was to foster an understanding and appreciation for the county's heritage throughout local school systems. The *Teacher's Heritage Resource Guide* is a three volume guide to preservation in general and Cobb County historic resources specifically. Many teachers throughout the county are using this guide in their classrooms to teach students about the heritage in Cobb County that is by and large no longer physically evident. It is a way to instill a sense of place and pride for children throughout Cobb's communities.

The President of the National Trust for Historic Preservation has recently pointed out that the State of Georgia is considered a leader in historic preservation and preservation education throughout the country (top three along with Illinois and North Carolina). Cobb County certainly has all the elements in place to become an leader throughout the state. The challenge is to use existing resources to exhibit pride in the past while creating new images of progression and growth for the future.

Map 1 - Water Supply Watersheds

Map 2 - Groundwater Recharge Areas

Map 3 - Wetlands

Map 4 - River Corridor

Map 5 - Flood Plain

Table 37 Cobb County Soil Associations		
Soil Type	Percentage of County	Physical Characteristics
Madison-Gwinnett-Cecil	20%	Clayish; red and dark red subsoil
Appling-Cecil-Madison	15%	Yellowish-brown and red to yellowish-red subsoil
Madison-Louisa-Pacolet	14%	Red to yellowish-brown subsoil
Madison-Gwinnett-Pacolet	13%	Red to dark red subsoil
Gwinnett-Pacolet-Musella	10%	Dark or dusky red in color
Cartecay-Toccoa	9%	Loamy; brown and gray in color
Louisburg-Appling-Wilkes	3%	Yellow-brown or brown-yellow subsoil
Gwinnett-Hiwassee-Musella	< 3%	Red and dark red subsoil
Pacolet-Musella-Louisburg	< 3%	Yellowish-brown and red subsoil
Wilkes	< 2%	Loamy/clayish subsoil; yellowish-brown in color
Appling-Pacolet-Louisburg	< 2%	Yellowish-brown or red subsoil
Toccoa-Cartecay	< 1%	Brown and gray in color

Map 6 - Soils

Map 7 - Steep Slopes

Map 8 - Historic City Boundaries

Table 38 Cobb County Historic Sites		
Map Location	Site Name	Location
National Register		
1	Kennesaw Multiple Resource Area: The General Camp McDonald Cherokee Street Historic District John S. Gibson Farmhouse North Main Street Historic District Summers Street Historic District Big Shanty Village Historic District	Kennesaw
2	Hiram Butler House	Cobb County
3	Gilgal Church Battlefield Site	Cobb County
4	Braswell Carnes House	Marietta
5	Kennesaw Mountain National Battlefield Park: Grave of Unknown U.S. Soldier Fellows Monument Kolb House Illinois Monument McCook Monument Earthworks	Cobb County
6	Whitlock Avenue Historic District	Marietta
7	Northwest Marietta Historic District	Marietta
8	Church Street – Cherokee Street Historic District	Marietta
9	Zion Baptist Church	Marietta
10	Atlanta Frasier Street Historic District	Cobb County
11	Washington Avenue Historic District	Marietta
12	Frobel-Knight-Borders House	Marietta
15	Sope Creek Ruins	Marietta
16	Brumby-Little House	Marietta
17	Glover-McLeod-Garrison House (Bushy Park)	Marietta
18	J.C. Bankston Rock House	Dobbins AFB
19	Concord Road Historic District: John W. Rice Summer Cottage (Rock House) Concord Covered Bridge and Ruff's Mill Concord Woolen Mill Ruins Gann House Martin L. Ruff Homeplace and Cemetery	Cobb County
20	Robert Mable House and Cemetery	Cobb County
21	Johnston's River Line	Cobb County
22	Riverview Carousel at Six Flags	Cobb County
23	Israel-Causey-Maxham House	Austell
24	Clarkdale Mill and Village	Cobb County

Table 38 Cobb County Historic Sites		
Map Location	Site Name	Location
National Register		
25	Andrew J. Cheney-Newcomer House	Marietta
26	William Gibbs McAdoo House	Cobb County
27	Midway Presbyterian	Powder Springs
28	Lost Mountain Store	Cobb County
29	Power Family Cabin	Cobb County
30	Sewell Mill Ruins	Cobb County
County Register		
3	Gilgal Church Battlefield	Cobb County
5	Kennesaw Mountain National Battlefield	Cobb County
13	Blackwell Family Cemetery	Cobb County
14	Hill-Pike House	Cobb County
15	Sope Creek Ruins	Marietta
19	Concord Road Historic District	Cobb County
20	Robert Mable House and Cemetery	Cobb County
21	Johnston's River Line	Cobb County
23	Israel-Causey-Maxham House	Austell
27	Midway Presbyterian	Powder Springs
28	Lost Mountain Store	Cobb County

Map 9 Historic Register Sites

Natural and Historic Resources

Assessment of Existing Conditions/Needs

- Cobb County has adopted various local ordinances that go over and above the minimum protection standards required federally or statewide. Among these ordinances designed to help protect and promote the preservation of the County's natural and historic resources are the following:

    1. Chattahoochee River Tributary Buffer Ordinance
    2. Cobb County Flood Damage Prevention Ordinance
    3. Soil Sedimentation and Erosion Control Ordinance
    4. Tree Preservation and Replacement Ordinance
    5. Cobb County Historic Preservation Ordinance
    6. Landmark Historic Property Tax Abatement Program

- The South Chattahoochee Corridor Study should be an asset in helping to define what further protective measures should be taken for the portion of the Chattahoochee that lies on the southern boundary of Cobb and Fulton Counties. This study may also provide ideas for future development of the land surrounding the river.

- Major wetlands associated with the Chattahoochee River, Ward Creek in West Cobb and Nickajack Creek in South Cobb County warrant protection due to the rapid rate of growth that Cobb County has experienced in recent years and continues to experience. Some alternatives for the use of flood plains along Nickajack and Ward Creeks may help protect these wetlands. Nickajack Creek is a physical connector of two proposed passive parks in the county and would be a logical path for a more extensive trail system. Ward Creek in West Cobb has not been involved in the intensity of development that surrounds Nickajack Creek in the southeast. The continuation of low density development and well planned growth in the western part of the county will help protect the Ward Creek wetlands.

- Sensitive plant and animal habitats are experiencing the strain of intense development. Since 1990, the Georgia Aster was added to the list of imperiled plant species in Cobb County. The destruction of wetlands and forests often leads to the further extinction of rare plant and animal species that once flourished throughout the metro-Atlanta region.

- Steep slopes are also areas of the county that have warranted protection from insensitive development practices. Sweat Mountain and Blackjack Mountain in East Cobb County have already been developed residentially. This development has been fairly intense. Although Cobb County has protective ordinances in place to help prevent mass erosion and sedimentation, the additional effects of development cannot be eliminated.

- Perhaps the most alarming statistic related to natural resources in Cobb County has been the number of acres of forest and prime agricultural land and the rate at which these acres seem to be diminishing. West Cobb County has greater amounts of forest land than the more urbanized East Cobb, but development has begun to filter west as well. Developers of new residential and commercial developments should seek more innovative planning practices that will help them to work with existing forest land or mature trees rather that depending on replanting only. Often replantings do not survive or do not produce the size and types of trees sufficient to replace the benefits of older trees.

- Historic architectural and archaeological resources in Cobb County have also begun to diminish in recent years. There is an apparent resistance to reusing existing structures. Some historic structures must be demolished due to irreparable deterioration or lack of significance or rarity. Although some cases of demolition are a fair sacrifice for new developments that accommodate the demand for growth in Cobb County, many historic resources are simply the victims of demolition by neglect or the unwillingness to seek alternatives.

- Cobb County is a leader in protective measures for historic resources in that there is an appointed Historic Preservation Commission charged with the responsibility of seeking out and listing historic sites that are significant to Cobb County's heritage. The Historic Preservation Planner also provides a check on development plans to try to assure protection for significant historic sites.

- Ideally, historic resources in Cobb County would be treated more *pro*actively than the current *re*active approach. Natural and historic resources are both irreplaceable assets to Cobb County that should be planned for rather than seen as a deterrent to future development.

- On July 27, 1999, the Board of Commissioners adopted the Cobb County Stream Buffer Map, dated June 8, 1999 and amended the Official Code of Cobb County, Chapter 50, Environment, Section 50-75 (c) 15. The map and code amendment established buffers in widths of fifty (50), seventy-five (75), one hundred (100) and two hundred (200) feet depending on the drainage area for each respective stream segment. The Stream Buffer Ordinance is administered by the Cobb Community Development Agency. *(Amendment of December 14, 1999)*

- Cobb and its six cities will create a joint Stormwater/Drainage Management committee to address testing, monitoring, inspection, basin planning, infrastructure maintenance and funding. *(Amendment of December 14, 1999)*

Natural and Historic Resources

Goals and Policy Objectives

Natural Resources

Goal: Protect sensitive natural resources while allowing for growth and development.

- Identify significant plant and wildlife habitats and plan for the protection of these **before** they are involved in a proposed development.
- Educate citizens, local officials, and land developers as to the value of natural resources, the consequences of their destruction, and alternatives for protection.
- Plan according to standards that consider long range benefits or adverse effects of development, not only immediate demands.
- Promote awareness and protection of sensitive steep slopes and ridgelines.
- Encourage the development of multi-use greenways in flood plains and easements to allow 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.

Historic Resources

Goal: Educate the community as to the value and importance of historic resources in maintaining a unique identity for Cobb County.

- Encourage the use of the *Teachers' Heritage Resource Guide* in County and City schools.
- Offer seminars or work sessions for individuals who may be interested in having their potentially historic property listed on the Cobb County Register of Historic Places.
- Offer seminars or work sessions for developers who need information concerning how to work with an historic property or site.
- Utilize Cobb County Communications Office resources to help with educational efforts.

Goal: Proactively plan for the preservation of the county's historic cultural resources.

- Keep an up-to-date inventory of properties that may be eligible for the National Register of Historic Places or the Cobb County Register.

- Develop specific design guidelines for properties listed on the local register of historic places in order to make information readily available for existing and future property owners.

- Establish a process for the investigation or excavation and curation of archaeological resources to ensure proper and timely data recovery.

Natural and Historic Resources

Implementation/Short Term Work Program Items

- Prepare an analysis of connecting proposed Heritage Park and Johnston's River Line Park via flood plain of Nickajack Creek.
- Prepare a land vulnerability analysis for Pine Mountain and Lost Mountain which emphasizes the protection of sensitive steep slopes and ridgelines.
- Participate in the development of the South Chattahoochee Corridor Study in order to realize what the finding of facts imply for Cobb County.
- Update the Cobb County inventory of historic sites and places.
- Conduct a study that will examine the effects of national and local historic designation on the average fair market value of properties in these districts.
- Develop a series of seminars or workshops for the education of the public on historic preservation, the process, the implications, and the opportunities.
- Establish a relationship between the county historic preservation planner and the preservation interests in the cities.

NOTE: Please refer to the short-term work program 1997-2001 for year in which these items are scheduled for implementation.

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Community Facilities and Services:
Transportation

An efficient transportation system is crucial to the economic and social well-being of a high growth area such as Cobb County. It is the circulatory system that brings people, products, and services into the county and allows them to move from one activity to another.

The Cobb County Board of Commissioners has recently embarked on one of the most ambitious local road improvements programs in the nation. In addition, in 1989 the county established a public transit system. These programs reflect the high priority of transportation to the people of the county.

Land use planning and transportation planning are often interrelated. While the location, type, and density of land use play an important role in determining traffic flow and volumes, it is also true that road network and availability of transit can affect future land use decisions.

This section will look at four major components of the county's transportation system:

- Roads/Transportation Modeling/Traffic Management
- Transit
- Aviation
- Railroads

Roads

Cobb County contains 1,800 miles of public roads. Each road in this network is a component of either the state's highway system, the county's road system, or a municipal street system.

Historical Development

During the first part of this century, the transportation pattern in Cobb developed in a manner typical of many rural Georgia counties. The county seat, Marietta, served as the center of a traditional radial network. This transportation pattern is still in evidence today.

By the mid-1960s, the county began to experience significant growth pressures. To solve localized traffic congestion, S.R. 120 Loop in Marietta was constructed. The county's major transportation problems were: at-grade railroad crossings, signalization, and through routes to Atlanta. The largest traffic generators were Marietta, Smyrna, and Mableton.

The 1960s marked the beginning of the interstate era, clearly a factor in the county's rapid growth. Interstate 75, which runs north-south through the center of the county, was constructed in several phases. Segments from the Chattahoochee River north to Allgood Road were completed in the mid-to-late 1960s. Ten years later, the segments in Cobb north of Roswell Road were opened to traffic. The I-75/U.S. 41 corridor remains the most significant highway corridor in the county. The portions of Interstates 285 and 20 in the southern part of Cobb County were also constructed in the mid-to-late 1960s. I-285 is Atlanta's perimeter highway; I-20 provides east/west access through Augusta and Birmingham. Interstate 575 was completed in 1980, providing access to North Cobb, Cherokee County, and the north Georgia mountains.

Rapid population growth in the decades of the 1970s and 1980s increased traffic congestion in developed portions of the county and opened up agricultural areas to suburban development. Local streets and roads, many of which had been laid out 50 to 150 years ago, were improved in response to development pressure.

Cobb's transportation system cannot be considered without reference to the surrounding counties. Not only does a radial pattern exist within Cobb County, but a larger radial pattern surrounds metro Atlanta as well. This regional transportation network currently includes Fulton, DeKalb, Cobb, Gwinnett, Clayton, Rockdale, Henry and Douglas Counties.

Cobb serves as a regional retail and employment center within the Atlanta metropolitan area, including the outer counties such as Cherokee, Paulding, Douglas, and Bartow. Many daily trips have their origin or destination in one of these counties.

Travel Characteristics

Travel characteristics and patterns in the county are largely determined by where people live and work. According to the 1990 Census, 51.4 percent of Cobb County work trips are to places inside the county, 48.6 percent of Cobb County work trips are to places outside the county. Most of these trips are to the Atlanta Central Business District, Northeast Atlanta, Northwest Atlanta, Buckhead, Chamblee, and Sandy Springs. Many of the remaining work trips within the county are destined for such locations as Lockheed, the Cumberland-Galleria area, and the I-75 corridor. (Please see Tables 39-41.)

The major traffic generators in the county include:

- Cumberland/Galleria Area: Office space, retail space, and hotel/motel rooms have increased rapidly since Cumberland Mall was built in 1973 near the I-75/I-285 interchange. The office/retail density now rivals that of many city "CBDs." There are over 15 million square feet of office and retail space and approximately 2,500 motel/hotel rooms. IBM and General Electric have offices here.

- Lockheed/Dobbins Air Reserve Base: As stable fixtures in the community, Lockheed Martin and Dobbins Air Reserve Base have occupied over 2,800 acres along U.S. 41 since the 1940s. As the county's largest employer, Lockheed Martin has long played an important role in transportation patterns in the central core of the county.

- Town Center Area: Constructed between I-75 and I-575 in North Cobb, Town Center Mall opened in 1986 and has served as a catalyst for other office and retail development. The Barrett Project located on Barrett Parkway to the west includes 1,000 acres for mixed-use development, including apartments, office space, and light industrial uses.

Other large traffic generators in the county include:

- Six Flags Over Georgia near I-20
- Cobb Center on South Cobb Drive
- The U.S. 41 Corridor
- I-20 Industrial Corridor
- The Marietta Square

Please see Maps 10-15, showing total trips for selected areas in 2010. Please also see Table 42, which lists work trips and total trips by planning area.

Current Operating Characteristics

Local governments typically classify roads as freeways, arterials, collectors, and local streets to reflect their primary function in the overall hierarchy of the local road system. Map 16 shows the county's major thoroughfares as categorized by the Cobb County Department of Transportation. Information on municipal road classifications is available at the respective city halls. A text copy of the Cobb County Major Thoroughfare Plan, adopted June 9, 1995, can be obtained from the Cobb County Clerk.

Freeways provide for rapid and efficient movement of large volumes of through traffic between areas and across the urban area. They are not intended to provide direct access to abutting properties.

Arterials provide for through traffic movement. While direct access to abutting properties is allowed, these roads do have restrictions relating to driveways and access roadways. The minimum right-of-way for an arterial in the county is 100 feet.

Collectors provide for traffic movement between arterial and local streets. There is direct access to abutting properties. The distinction between major and minor collectors is based on the density of the land area the collector serves and its relationship to the overall arterial system. The minimum right-of-way for a major collector is 80 feet; it is 60 feet for a minor collector.

Local Streets provide for direct access to abutting land and for local traffic movement within residentially developed areas.

Traffic Volumes

The Georgia Department of Transportation counts traffic along significant streets throughout the year and releases these figures annually. The results of the 1994 GDOT count for selected points in the street network are listed in Table 43. (At the time of this writing, 1995 counts were not available.) In addition, the Cobb County Department of Transportation has forecasted traffic volumes for the year 2010. The forecast is based on a model called TRANPLAN. The TRANPLAN model utilizes data from the ARC's transportation modeling program. The 2010 forecasts are presented along with the 1994 volumes. Please see Maps 17-19 which illustrate overall traffic volumes for Cobb County.

While traffic congestion obviously occurs where the volume of traffic exceeds the design capacity of the road, congestion also occurs where conflicts arise between the through traffic handling and local land access functions of the road. The Interstate Highway system in the county is a limited access system and operations deteriorate when insufficient capacity is available. Some of the county's other major roadway facilities, which often serve major interregional traffic flows and provide significant local development access, include Cobb Parkway, Powers Ferry Road, Johnson Ferry Road, Paces Ferry Road, Atlanta Road, and South Cobb Drive. Increasingly, some of Cobb's major facilities to other suburban counties in and adjacent to the Atlanta Region are experiencing congestion. These include Roswell, Shallowford, and Old Alabama Roads to North Fulton County, Canton and Wade Green Roads to Cherokee County, Dallas Highway and Macland Road to Paulding County, and Thornton Road and Bankhead Highway to Douglas County. Please see Table 44, which provides level of service summaries for interstates and county roadways. Please also see Maps 20-22, which show 1990, 2000, 2010 county roadway volumes and operating conditions. The county's roadway improvement programs are addressing these locations as described below.

Road Improvements Planning

Cobb County actively participates in the federally mandated urban transportation planning program for the ten-county Atlanta Region. The Atlanta Regional Commission (ARC) is the lead agency in this planning effort and maintains a comprehensive computerized transportation simulation and forecasting model to assess the needs for major roadway and transit improvements. The major

output of the regional transportation planning process is the Regional Transportation Plan (RTP) and the Transportation Improvement Program (TIP).

The RTP is a blueprint for achieving a balanced transportation system to meet the mobility needs of the region into the next century. The TIP is the short range programming element of the RTP which earmarks (although not actually committing) federal, state and local funding for high priority transportation projects. The RTP and the TIP are updated twice annually to reflect project implementation status and the addition of new projects. The current RTP and TIP elements for Cobb County are illustrated in the Appendix. Because these programs are frequently updated, please check with the county Department of Transportation for current status of the projects included in the programs.

Over the past several years, the fastest growing counties in the region have identified the need to conduct more detailed comprehensive transportation planning than can be conducted at the regional level. Cobb County is developing the forecasting and analysis tools necessary to conduct county-based comprehensive transportation planning based on smaller more localized traffic analysis zones to complement, rather than replace, the regional planning conducted by the ARC. Several factors have led to this new county initiative, including:

1. Modeling capabilities at the county level will be constantly available for use in analyzing new project proposals. This allows more timely responsiveness to local concerns.

2. Planning can be more detailed and examine transportation and development issues of major significance to the county and its municipalities which might not have regional significance.

3. Federal priorities are shifting and, as a result, federal participation in funding highway and transit improvements is decreasing, while the state, local jurisdictions, and even the private development community are having to carry a larger share of the cost. The county recognizes the need to identify and prioritize its transportation needs and the major funding it is now expending to address them in order to obtain maximum benefit.

As previously mentioned, Cobb County has a comprehensive transportation modeling and forecasting program within the Department of Transportation known as TRANPLAN. The TRANPLAN model consists of a computer-simulated street link network which is coded for input into the widely used travel forecasting software package, TRANPLAN. To begin the travel forecasting process, ARC supplied socio-economic data items such as population, dwelling units, vehicles, school enrollment, etc. are first input into various types of trip generation equations. The output of these trip generation equations are trips which are then loaded onto the computer-simulated street link network.

The objective of loading these generated trips onto the street-link network is to simulate current "Base Year" travel patterns and traffic volumes. The Base Year used in the Cobb County Planning

Model is 1990, the most recent year for which census data is available. Once there is sufficient agreement between simulated traffic volumes and actual traffic volumes counted by the Georgia DOT, the computer-simulated street link network is said to be "calibrated."

The next objective is to duplicate these Base Year travel patterns or predict other appropriate ones so that future-year trips, generated by future-year socio-economic and land use data, can be loaded onto a future-year street network. Ultimately, improvement plans or other strategies can be developed to deal with the anticipated traffic volumes.

Road Improvements Implementation

Cobb County is currently in the midst of one of the largest local road construction programs in the nation. In April of 1985, citizens of the county approved a one percent increase in the local option sales tax to fund a massive, county-wide road improvement program.

The special tax went into effect on July 1, 1985 for a four-year period and expired on July 1, 1989. The tax generated over $200 million. Additional funding commitments from the State of Georgia brought the total program funding to about $480 million.

A second One Percent Sales Tax Road Improvement Program had been developed and was approved by voters in November, 1990. While the 1985 program was principally designed as a major road improvement program, the 1990 program was conceived as a more comprehensive transportation improvement program. Using input from the transportation planning forecasts, current traffic, accident, and road condition information, and numerous citizen meetings throughout the county, the proposed program included project improvements to meet priority needs in ten program areas and a project management element:

1. Major street improvements
2. Bridge replacements and reconstruction
3. Corridor shoulder widening and turn lane additions
4. Local street resurfacing
5. Intersection improvements
6. Upgraded and/or new traffic signals
7. Sidewalk installation
8. New street lighting
9. Municipal improvement fund
10. Completion of final projects in the 1985 program
11. Project management

More specific project descriptions are included in the Appendix.

In November 1994, residents approved a third local option sales tax which went into effect April 1, 1995, the day after the 1990 sales tax expired. The new sales tax, which extends for four years, along with funding commitments from the Community Improvement District and the Georgia DOT, will generate an estimated $513 million.

The 1994 Transportation Improvements Program is intended to continue Cobb County's momentum from previous transportation improvement programs in meeting our increasing transportation needs as the county continues to grow and prosper. Emphasis in the new program has been placed in eighteen priority areas:

1. Bridges/Culverts - $10.4 million. Improve and/or replace a series of 19 county-maintained bridges and culverts to assure their structural integrity and ability to handle current and future traffic loads. Projects are proposed to widen or replace bridges or to replace a small bridge with a culvert where appropriate.

2. Unpaved Roads - $3.0 million. Eliminate the remaining inventory of 102 unpaved streets and roads, about 26 miles in the county which are high maintenance problems. These are primarily short segments of local roadways to be paved, generally providing access to residential property.

3. Intersections - $17.1 million. Provide operational and safety improvements at 58 street intersections around the county. Projects are proposed to add turn lanes or signals, correct sight distance problems or realign street offsets.

4. Major Street Improvements - $321.5 million. Add traffic capacity for currently congested major roadways and improve traffic flow in major corridors in anticipation of future congestion. Forty-four major improvement projects are programmed. Included are projects to add travel lanes, construct new roadways, add continuous center turn lanes, upgrade existing roadways and reconstruct two interstate interchanges.

5. Railroad Grade Crossings - $23.0 million. Enhance safety at 17 railroad crossings most in need of improvement. Included are projects to add gates, bells and cross arms to enhance safety to at-grade crossings, and construction of three grade-separated crossings to enhance safety and emergency vehicle access.

6. Shoulder Widening - $68.3 million. Improve operations and safety on 26 two-lane, high-use roadways without adding additional lanes. Projects will make these two-lane roads into "better" two-lane roads by providing standard width travel lanes, improved drainage, improved horizontal and vertical curvature, intersection improvements, sidewalks/bicycle accommodations where appropriate, curb and gutter or improved shoulders where appropriate and bridge improvements.

7. Municipal Improvement Funds - $15.0 million. Lump sum funding allocated directly to the Cities of Acworth, Austell, Kennesaw, Marietta, Powder Springs and Smyrna for use on locally identified transportation improvement projects.

8. School Zone Improvements - $9.0 million. Installation of sidewalk, crosswalk, pedestrian signalization and related pedestrian safety improvements serving Cobb County and City of Marietta schools and development of vehicular safety improvements within selected school zones.

9. Resurfacing - $17.0 million. Funding of a resurfacing program for a major portion of the over 1,800 miles of roads maintained by Cobb County and for streets within each of the county's six municipalities.

10. ATMS - $3.0 million. Continue implementation of Advanced Traffic Management Systems (ATMS). An ATMS consists of traffic signal controls, vehicle sensors, signs and cameras which allow more complete observation, monitoring and response to nonrecurring traffic operational problems on the roadway network. ATMS have the ability to provide better timing coordination of traffic signals along routes with directional traffic flow.

11. Pedestrian Projects - $14.0 million. Installation of sidewalks and pedestrian improvements providing access to county parks and libraries, transit service and major centers; addressing high pedestrian accident locations; linking existing unconnected sidewalk segments; and within the county's six municipalities.

12. Bicycling - $4.0 million. Initial implementation of the county's Bicycle Transportation Plan, including route signage and improvements along designated bicycle corridors, development of planned off-road multi-use trail facilities and implementation of bicycle safety improvements to make roadways more bicycle-friendly.

13. Transportation Management Systems - $1.0 million. Development of a database system for the collection, storage, retrieval and analysis of the various components that comprise the surface transportation network, including road inventory, traffic congestion management, bridge maintenance and pavement management.

14. Pavement Markings - $0.5 million. Installation of new retro-reflective pavement markings and raised pavement markings (RPM's) on arterials and collectors not otherwise impacted by TIP improvement efforts.

15. Roadway Enhancement Projects - $0.5 million. Installation of overhead and/or large street name signs, and advance street name signs, along with enhanced landscape treatments at select major street intersections where no major projects are programmed.

16. Drainage/Headwall Improvements - $2.0 million. Enhancement and upgrading of the storm water infrastructure at select problem locations to provide increased support for the roadway and shoulders through mitigation of erosion and subsurface problems.

17. Transportation Studies - $3.0 million. Development of area and county-wide transportation studies leading to the preparation of a comprehensive county-wide transportation plan to assure that the county's transportation system will be capable of serving the needs of the people of Cobb County in the short, intermediate and long range.

18. Congestion Reduction & Safety Improvement Projects - $3.0 million. Alleviation of traffic congestion and/or safety problems in locations not specifically identified in the TIP, and/or in the vicinity of major new tax and job producing traffic generators attracted to develop in the county.

More specific project descriptions are included in the Appendix. Please see Map 23.

Transit

Cobb County's public transit system, Cobb Community Transit (CCT), began operations in July, 1989. County staff plans, markets and manages CCT service. A private firm, under contract with the county, maintains and operates service. CCT offers the following features:

Regular Fixed Route Bus Service

CCT provides fixed route bus service linking residential areas to employment, educational, medical and commercial facilities in many parts of the county as well as in Atlanta. Since CCT began operations in 1989, ridership has greatly increased. In 1997 over 2.5 million passengers were carried on CCT.

Two types of fixed route service are provided: Local Service, with buses stopping at numerous destinations along the routes; and Express Service, with buses serving park and ride lots in Cobb County and travelling nonstop to Atlanta.

! Local Service

Nine local routes (15, 20, 20a, 30, 40, 50, 65, 75) operate within the county, connecting residential areas to the many employment, commercial, medical and educational facilities. Three other local routes (10, 60 and 70) extend into Atlanta and connect to MARTA rail stations: Arts Center Station, Dunwoody Station and the H.E. Holmes Station.

Two additional local routes (Routes 10a and 10b) are reverse commute routes. These routes operate between Atlanta and Cobb County in one direction only in peak periods - Atlanta to Cobb County in the morning peak period and Cobb County to Atlanta in the afternoon peak.

Six local routes (15, 20, 30, 40, 45 and 50) operate weekdays and Saturdays, with service provided from approximately 6:00 a.m. to 11 p.m. Routes 10a, 10b, 20a, 60, 70 and 75 operate during weekday peak periods only.

The one way adult fare is $1.25. There is no charge for transfers to other CCT local routes or to MARTA's bus and rail network.

Please see Map 24 for existing and proposed transit routes.

! Express Service

Two express bus routes link park and ride lots in Cobb County to office buildings and MARTA stations with additional stops in downtown Atlanta. Both routes operate during weekday peak periods only. The one-way adult fare is $3.00; round trip is $4.00. The express routes are:

! Route 100 operates from the Outlets Mall Park and Ride Lot near I-75 and Chastain Road to downtown Atlanta

! Route 101 operates from the Cobb Civic Center Park and Ride Lot to downtown Atlanta

Transit Facilities

The Cobb County Department of Transportation is in the process of implementing several projects designed to improve the transit system. The implementation will be in several phases. Phase I of the bus stop improvement program has been completed, Phase II is nearing completion and Phase III will begin in the near future. Benches, shelters and bus pads are being added at bus stops to provide passenger amenities. Sidewalks are being developed along sections of bus routes to improve access for passengers. These facilities will meet ADA requirements.

A multi-use transit center to house maintenance and operations facilities will be located at South Marietta Parkway and Aviation Road. The first phase of this project has been developed as an interim bus transfer center. Buses serving the Marietta area will begin and end at this location, enabling passengers to transfer to other CCT routes. The interim transfer center was completed in 1996.

A permanent transfer center was developed in the Cumberland Mall area on Cumberland Boulevard. This transfer center was opened in September 1998 in conjunction with other CCT service changes. The Cumberland Boulevard Transfer Center, located across from Cumberland Mall provides a place for passengers to wait while transferring to other routes. The transfer center has a variety of passenger amenities including benches and shelters. An additional building is also being constructed as office space for CCT supervisors. The Cobb County police department will also utilize this facility.

Service Changes

Changes in the route structure were recently implemented on September 8, 1998. These changes were made following a comprehensive review of the transit system to identify inefficiencies and opportunities for improvement. The service revisions were intended to eliminate service on routes and segments that recorded low ridership, improve transfer connections between routes, provide more service during times of high demand, and extend service and provide new service to major employers. The following changes were made:

Route Additions:

Route 70 – New weekday peak period service between Austell/Mableton – MARTA H.E. Holmes Station – Cumberland Boulevard Transfer Center

Route 75 – New weekday peak period service between North Cobb and major employment areas in the Cumberland area including Wildwood, Parkwood and Interstate North Parkway

Route 20a – New weekday peak period service between Cumberland Boulevard Transfer Center and major employment areas along South Cobb Drive including, South Cobb Industrial Park and Highlands Parkway area

Service Extensions:

Route 40 – Extension to Town Greene Boulevard

Route 45 – Extension to Chastain Meadows area (major developments in the Town Center area)

Service Eliminations:

Route 35 – Eliminated all service. Route replaced with 2 new peak period routes – Route 70 (Austell-Mableton/H.E. Holmes MARTA Station/ Cumberland Boulevard Transfer Center) and Route 20a (Cumberland Boulevard Transfer Center/Highlands Parkway)

Route 65 – Eliminated all service on a section of the route between Town Center Mall and Roswell Road/Johnson Ferry Road. Route 65 currently operates from Marietta Transfer Center to Johnson Ferry Road/Roswell Road (60-minute service)

Route 30 – Eliminated all service between the East West Connector and the City of Austell. Route 30 now operates from Marietta Transfer Center to the East West Connector (60-minute service)

Complimentary Paratransit Service

CCT also provides specialized transportation service to people with disabilities who are unable to use the regular transit system. Curb-to-curb service is provided on a reservation basis using small paratransit buses.

In accordance with the Americans with Disabilities Act of 1990, the service is provided within one and one-half mile corridors centered along local fixed routes. The paratransit service operates within Cobb County only; no service is provided to locations outside of the County. The one-way adult paratransit fare is $2.00.

Cobb Community Improvement District - (CID)

The Cobb Community Improvement District (Ga. L. 4009) is a voluntary self taxation district formed in 1987 to promote transportation projects within its boundaries. $37,000,000 is expected to be raised between 1987 through 2000. The CID's elected Board of Directors examines needs with County DOT support and develops concept plans and engineering documents. The Board then recommends proposals to the County Commissioners for their final decision. Often CID funds are used as matching funds or seed money for state and federal transportation funds.

Between 1987 and 1995, the CID made the following accomplishments:

- Kennedy Interchange - under contract
- Windy Ridge Parkway - under construction
- Powers Ferry Road - widening
- Windy Hill Corridor Improvements
- Realignment of Cumberland Parkway/Route 41 widening - Phase I
- Expanded purpose of CID to include public transportation
- Extended life of CID to 2000
- Provided advanced funding for Windy Ridge Parkway
- Circulation and mobility study for the district
- Began implementation of Transportation Management Association in cooperation with Cobb County & ARC
- Sponsored a study of Windy Hill and Powers Ferry Roads which highlighted 19 possible improvements; implemented 15
- Secured a cooperative agreement between the Georgia Conservancy, Georgia DOT, Cobb DOT and CID for the completion of Kennedy Interchange
- Facilitated right-of-way acquisition on Kennedy Interchange
- Served as arbitrator with property owners and Cobb DOT to secure commitment to the Windy Ridge Parkway and the Kennedy Interchange
- Approved funding for construction, administration and material-testing services for Cobb Parkway/U.S. 41 project
- Leveraged CID funds on a 10-1 basis for transportation improvement in the district
- Supported extension of 1% sales tax for road improvements in cooperation with Cobb County
- Approved $750,000 in funding toward design and engineering for pedestrian bridge from Cobb Galleria Centre to Cumberland Mall

The following represent projects the CID plans to pursue between 1995 - 2000.

- Windy Hill Road at I-75 - rebuild interchange; includes Leland Drive Extension
- Paces Ferry Road at I-285 - widen Paces Ferry Road urban interchange
- Whitley Road - 4-lane extension (South Cobb Parkway to Hargrove); includes bike lanes
- Mt. Wilkinson Parkway - 4-lane extension (Cumberland Parkway to Spring Hill Road), includes bridge over I-285
- Powers Ferry Road - upgrade to 6-lane divided (Delk Road to Akers Mill Road)
- Interstate North Parkway - widen to 4-lane urban (Mill Green Parkway to Powers Ferry)
- Paces Ferry Road - widen to 5-lane urban (Cumberland Parkway to existing CSX Railroad Crossing); includes bike lanes
- Pedestrian projects at various locations
- Implement aspects of CID alternative transportation study in concert with Cobb County

Aviation

The two airports in Cobb County are Dobbins Air Reserve Base and Cobb County Airport-McCollum Field, a county-owned facility.

Dobbins Air Reserve Base

Dobbins Air Reserve Base is located on a 2,843 acre tract on U.S. Highway 41 between the cities of Marietta and Smyrna. The Air Base also provides runway access at Dobbins for the Naval Air Station Atlanta and for Lockheed. The Dobbins tract was acquired by the U.S. Government from Bell Aircraft in 1943. The U.S. Congress recently determined that Dobbins will continue its present function for military and associated purposes rather than become a joint commercial and military facility.

Cobb County Airport-McCollum Field

Cobb County Airport-McCollum Field is the third busiest airport in the State of Georgia with over 300 aircraft based for business and pleasure use. There are over 80 people employed at the airport with 13 different businesses. McCollum Field generates an estimated economic impact of $35 million annually to the local economy.

A multi-year Safety Enhancement Program was begun in 1993 to continue McCollum Field's number one priority, safety. As part of that program, Cobb County recently expanded the airport by

118 acres to protect the aircraft approaches to the runway and to accommodate a precision Instrument Landing System. The Instrument Landing System is expected to be operational in Fall of 1996.

An Air Traffic Control Tower has been constructed and began operations in January of 1995. This project was the cornerstone of the safety enhancement improvements. It provides the greatest singular increase in safety that the county could offer its citizens. This Control Tower illustrates Cobb County's commitment to the Safety Program and to the needs of Cobb County's citizens.

Railroads

Cobb County is currently served by three railroad systems and has generally benefited by its location adjacent to Atlanta - the rail hub of the Southeast.

The Norfolk Southern System operates a main line through the southern part of the county, entering from Atlanta and traveling generally east-west to Austell where it branches. The southern branch leaves the county on its way to Birmingham while the northern branch travels through Powder Springs on its way to Rome and later Chattanooga. This is one of the busiest rail lines in the State, operating at a traffic density of 60-70 million gross ton miles per mile through the county.[3]

CSX Transportation operates a main line through the center of the county, entering from Atlanta and traveling generally north-south through Smyrna, Marietta, Kennesaw and Acworth. This line runs from Atlanta to Chattanooga and is another of the busiest rail lines in the state, also operating at a traffic density of 60-70 million gross ton miles per mile through the county.

Georgia Northeastern Railroad operates an independent short line through the northern part of the county, connecting with the CSX in Elizabeth and travelling generally north-south parallel to Canton Road, until it enters Cherokee County, and then extending northward to Ellijay. This is a light density line, operating at a traffic density of approximately three million gross ton miles per mile.

Until 1989, CSX Transportation operated another east-west line through the southern part of the county, entering from Atlanta and running through Smyrna and Powder Springs. This line connected Atlanta and Birmingham. In 1989 CSX Transportation received ICC approval to abandon service, and the line itself, between Edna in Cobb County (near South Cobb Drive) and Rockmart in Polk County. The rail has been removed and the state is pursuing possible purchase of the right-of-way for rail banking purposes. Near term public trail use of the corridor has been proposed and the state would like to reserve the potential for the introduction of future passenger high speed rail service.

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[3]Source for statistics: Georgia Rail System Evaluation prepared for GA DOT by Wilbur Smith Associates, 1989

Commuter Rail

The Georgia Department of Transportation recently conducted a study to determine the feasibility of implementing commuter rail service in the metropolitan north Georgia region. The study, called the Commuter Rail Plan, evaluated the 12 existing freight lines in the region against several criteria, including ridership potential, capital investment requirements and operating cost for rail service.

The Plan concluded that commuter rail service is feasible on 6 railroad corridors in the region. A two-phase implementation program is proposed, with Phase I having commuter rail service operating in 3 corridors by 2000 and Phase II having commuter rail service operating in 3 corridors by 2010.

Cobb County would be served by a corridor in both phases:

> Phase I: Atlanta-Bremen line. Stations are proposed at 2 Cobb County locations: Austell and Mableton.
>
> Phase II: Atlanta-Canton line. Stations are proposed at 3 Cobb County locations: Sandy Plains Road/Canton Road, downtown Marietta, and Cumberland Mall.

Funding has not as yet been approved for the commuter rail service. Further information on commuter rail service can be obtained from Georgia Department of Transportation, Office of Intermodal Programs at (404) 651-9200.

Table 39 1990 Work Location of Cobb County Residents	
Cobb County	51.4%
City of Atlanta	35.5%
Fulton and DeKalb (outside of Atlanta)	2.7%
Cherokee County	1.1%
Douglas County	1.1%
Other Counties	8.1%
Total	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Table 40 1990 Residence Location of Those Working in Cobb County	
Cobb County	62.1%
Fulton County	9.0%
DeKalb County	4.6%
Cherokee County	6.2%
Douglas County	2.8%
Other Counties	15.4%
Total	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Table 41 1990 Travel Time to Work of Cobb County Residents	
Less than 15 minutes	18.8%
15 – 29 minutes	33.5%
30 or more minutes	45.1%
Worked at home	2.5%
Total	100.0%

Results are based on sample data
SOURCE: Census, Atlanta Regional Commission (ARC)

Map 10 – Central Marietta Area Year 2010 Total Trips

Map 11 – Platinum Triangle Area Year 2010 Total Trips

Map 12 – Town Center Area Year 2010 Total Trips

Map 13 – North Planning Area West Year 2010 Total Trips

Map 14 – East Planning Area North Year 2010 Total Trips

Map 15 – Travel To/From/Through Cobb County for Year 2010

Table 42 Trips by Planning Area						
Planning Area	1990		2000		2010	
	Work Trips	Total Trips	Work Trips	Total Trips	Work Trips	Total Trips
North Planning Area West	35,350	164,412	61,808	275,860	82,862	362,536
North Planning Area East	48,012	195,006	88,480	355,264	110,422	447,008
East Planning Area North	80,998	314,038	98,692	359,408	110,288	396,668
East Planning Area South	57,468	211,740	66,288	209,988	71,964	223,276
East Planning Area Central	188,254	530,050	200,252	508,166	212,584	531,322
Central Planning Area North	83,886	283,294	95,800	294,284	105,022	324,844
Central Planning Area South	210,716	733,544	203,526	655,054	214,530	683,482
West Planning Area	17,967	146,116	81,130	321,364	130,094	508,592
Southwest Planning Area	71,766	309,702	111,194	408,442	149,906	536,582
South Planning Area	65,124	232,438	78,226	246,880	91,760	287,970

SOURCE: Cobb County Planning Model

Table 43 Traffic County on Selected Roadways Georgia DOT 1994 Volumes & Cobb County Forecast Volumes			
Roadway	Segment	Average Daily Traffic Volume (1994)	Average Daily Forecast Volume (2010)
I-75	South of I-285	195,793	242,000
	South of South Marietta Pkwy.	237,782	290,000
	North of Hickory Grove Rd.	77,663	112,000
I-20	East of Riverside Pkwy.	101,568	122,000
I-285	East of I-75	215,493	285,000
	South of South Cobb Dr.	116,629	144,000
I-575	North of Barrett Pkwy.	64,556	83,000
	North of Bells Ferry Rd.	61,651	74,000
Cobb Pkwy. (US 41/GA 3)	North of Paces Mill Rd.	30,210	39,000
	South of South Marietta Pkwy.	46,399	63,000
	South of Acworth Due West Rd.	20,207	31,000
Dallas Hwy./Whitlock Ave./ Roswell Rd. (GA 120)	West of Lost Mountain Rd.	15,793	34,000
	East of Burnt Hickory Rd.	25,735	42,000
	East of North Marietta Pkwy.	57,386	74,000
	West of Johnson Ferry Rd.	40,857	53,000
	West of Fulton County Line	29,693	37,000
Marietta Pkwy. (GA 120 Loop)	West of North I-75 Interchange	27,765	41,000
	West of South I-75 Interchange	47,287	55,000
Atlanta Rd.	South of South Cobb Dr. Bridge	17,853	39,000
South Cobb Dr. (GA 280)	South of Concord Rd.	41,888	50,000
Powder Springs Rd. (GA 360)	South of Booth Rd.	45,948	52,000
	South of Callaway Rd.	38,337	65,000
C.H. James Pkwy. (US 278/GA 6)	West of Westside Rd.	22,603	44,000
Canton Rd.	North of Piedmont Rd.	34,820	45,000
	North of Sandy Plains Rd.	9,227	15,000
Canton Rd. Conn. (GA 5 Spur)	North of I-75	43,925	47,000
	North of Sandy Plains Rd.	23,111	26,000
Austell Rd. (GA 5)	North of Windy Hill Rd. (formerly Jones Shaw Rd.)	33,846	39,000
Clay Rd.	East of Austell Rd.	7,884	12,000
Due West Rd.	East of Burnt Hickory Rd.	4,253	12,000
Macland Rd. (GA 360)	East of West Sandtown Rd.	19,998	49,000
Bells Ferry Rd.	North of I-575	28,299	44,000
Lower Roswell Rd.	East of GA 120 Loop	18,499	23,000
Johnson Ferry Rd.	South of Lower Roswell Rd.	44,129	67,000
	South of Post Oak Tritt Rd.	29,818	47,000
Piedmont Rd.	East of Canton Rd.	21,749	31,000
Sandy Plains Rd.	North of Piedmont Rd.	39,982	53,000
	South of GA 92	18,224	37,000
Powers Ferry Rd.	North of Little Rd.	12,307	25,000
	South of Terrell Mill Rd.	42,288	69,000
Windy Hill Rd.	West of I-75	40,763	37,000
Bankhead Hwy. (US 78/GA 8)	West of Maxham Rd.	22,666	36,000
	East of Cooper Lake Rd.	16,395	29,000
Mableton Pkwy. (GA 139)	South of Bankhead Hwy.	28,210	35,000
Floyd Rd.	South of Nickajack Rd.	29,895	40,000
Barrett Pkwy. (GA 5 Conn.)	East of Cobb Pkwy.	33,963	71,000

SOURCES: 1994 Traffic Counts - Georgia DOT; 2010 Forecast - Cobb County DOT

Map 16 – Thoroughfare Plan

Map 17 – Year 1990 Traffic Flow

Map 18 – Year 2000 Traffic Flow

Map 19 – Year 2010 Traffic Flow

Table 44 Level of Service Summary Interstate Highways, Arterials & Collector Roadways Located in Cobb County								
	Interstate		Interstate Ramps/ Accesses		Arterials		Collectors	
	# Miles	%	# Miles	%	# Miles	%	# Miles	%
1990								
Good	28.79	38.3%	19.82	66.0%	265.95	74.8%	220.28	88.7%
Fair	45.86	61.0%	7.71	25.7%	80.87	22.7%	23.61	9.5%
Poor	.50	.7%	2.52	8.4%	8.91	2.5%	4.49	1.8%
2000								
Good	9.17	12.2%	21.31	59.8%	244.82	63.7%	201.97	79.0%
Fair	60.54	80.5%	11.12	31.2%	127.83	33.3%	43.24	16.9%
Poor	5.47	7.3%	3.22	9.0%	11.80	3.1%	10.51	4.1%
2010								
Good	2.47	3.3%	17.91	50.2%	127.24	33.1%	144.88	56.7%
Fair	35.31	47.0%	9.72	27.3%	202.79	52.7%	75.05	29.7%
Poor	37.40	49.7%	8.02	22.5%	54.67	14.2%	34.79	13.6%

SOURCE: Cobb County Planning Model

Map 20 – Year 1990 Traffic Flow

Map 21 – Year 2000 Traffic Flow

Map 22 – Year 2010 Traffic Flow

Map 23 – 1994 Transportation Improvement Program

Map 24 – Proposed CCT Local Bus System

Map 24 -- Cobb Community Transit (CCT) System Map

Table 45 Cobb Community Transit Annual Ridership Statistics Fixed Route System		
Year	Annual Ridership	% Change from Previous Year
1989	531,864 *	---
1990	1,777,223	234.2%
1991	2,250,985	26.7%
1992	2,379,398	5.7%
1993	2,612,628	9.8%
1994	2,769,200	6.0%
1995	2,829,854	2.0%

* Service is for part-year only; local service commenced in July and express service commenced in October, 1989

Community Facilities and Services:
Transportation

Assessment of Existing Conditions/Needs

- Population trends, land use changes and economic development within Cobb County all have significant impact on the sufficiency of transportation facilities and the quality of transportation services. Employment growth or shifts, residential development or densification, population aging, etc. all have implications on facility and service needs.

- Population trends, land use changes and economic development in surrounding jurisdictions and the region all have significant impact on the sufficiency of transportation facilities and the quality of transportation services in Cobb County. Also, policies, programs and projects controlled by others (i.e. Outer Perimeter Highway, GDOT Commuter Rail, Johnson Ferry Road in Fulton County, etc.) can each have major impact on transportation conditions in Cobb County.

- The Atlanta Region is a serious non-attainment area for ozone (primary source is motor vehicle emissions) which requires significant efforts to make traffic operations more efficient and to reduce vehicle miles of travel by promoting other transportation modes. Programs like ATMS, transit, ridesharing, walking and bicycling, telecommuting, and travel demand management will likely become increasingly more visible in the region and within Cobb County over the next 20 years.

- The US DOT has identified 15 factors that must be considered as part of the transportation planning process for all metropolitan areas. Although not mandated for this planning effort (or future comprehensive transportation planning effort), a number of these could be strongly relevant, such as using existing transportation facilities more efficiently, adopting congestion management strategies to improve mobility, assessing the impact of transportation policy decisions on land use and development, preservation of right-of-way for future transportation projects, considering environmental impacts of transportation decisions, and enhancing transit services. As part of the 1994 TIP, Cobb County will prepare a comprehensive transportation plan to address the needs of the system through 2020.

- Cobb County contains six municipalities with their own elected officials and responsibility for their own transportation systems. Localized transportation issues, operations and needs within these municipalities must be addressed and a plan developed to guide their future actions. While each will be locally tailored, they must be coordinated so that recommendations are compatible with those in the overall county transportation plan.

- Over the past ten years Cobb County has made great efforts to develop and maintain an excellent roadway infrastructure and traffic operations system. This system has handled major increases in vehicular travel demand and will be called on to handle further increases. Future roadway capacity expansion projects will become increasingly more difficult and costly. More modest efforts have been directed toward transit, walking and bicycling improvements. The comprehensive transportation plan will closely consider all travel modes, in order to develop a more balanced future transportation system. A methodology for pursuing the goal is for the public and private sector to work together to create opportunities for pedestrian, bicycle, and non-motorized vehicular travel throughout the county. The Board of Commissioners of Cobb County endorses a program to provide non-vehicular connectivity between subdivisions and to provide safe and convenient pedestrian and bicycle access to activity centers such as schools, parks and shopping centers, and to transit stops. The County will support a viable network of off-street travel routes that can reduce the need for and volume of vehicular traffic throughout the county, thereby reducing emissions, making progress toward compliance with the Clean Air Act, and providing the citizens with safe and convenient transportation alternatives. The County will further encourage the private sector to incorporate features into new development proposals and pursue related amendments to the zoning ordinance and development standards. These amendments will foster these efforts to promote safe and convenient non-vehicular travel. *(Amendment of December 8, 1998)*

- There is increasing community interest in transportation projects and issues. Community acceptance is even more crucial than ever in developing successful transportation programs and services. A meaningful public involvement program must be incorporated into the comprehensive planning process and any future comprehensive transportation plan.

- Some significant transportation issues are experienced throughout Cobb County while other concerns are localized, or unique to specific areas of the county. The planning process must be broad enough to examine and provide recommendations for the "big picture" transportation issues, while being detailed enough to find solutions for the localized concerns. Further, the planning process must be able to address short, intermediate and long range needs (beyond 2015).

- Cobb DOT has developed "state of the practice" travel demand forecasting and alternatives testing capabilities for use in planning and project development. Use of this technology is anticipated in the development of the comprehensive transportation plan to assess future travel trends and demands, and system sufficiency. Significant upgrading of these modeling procedures will be required in order to forecast further and more accurately through 2015, and in order to take advantage of evolving technology for assessing new transportation options.

- Previously, major transportation decisions affecting Cobb County were made at the federal or state level. Over the past ten years, due primarily to transportation funding availability through the local option sales tax programs, the balance of major transportation decision-making has shifted strongly toward the county government. Changing federal and state

fiscal priorities indicate that this shift will likely continue and that Cobb must increasingly look to itself as the chief decision-making body, and as the principal funding source for future transportation investments.

- Some recent major transportation infrastructure improvements in Cobb County have experienced increasing environmental regulatory delays and have attracted organized group opposition due to perceived community impacts. Less environmentally and community intrusive operational, infrastructure, and transportation service improvement options will need to be more carefully and seriously considered to address our future transportation needs.

- Future travel demands will become increasingly more difficult for the local and county governments to satisfactorily accommodate with only public sector resources. Increasing partnerships with the private sector will be examined in order to help provide additional transportation infrastructure and to manage the transportation demand through such actions as telecommuting, variable work schedules, parking management, employer support for ridesharing and transit, etc.

- In 1996, Cobb Department of Transportation will be implementing several projects aimed at improving the transit system and passengers' access to it. Benches, shelters and bus pads will be added at bus stops to provide passenger amenities and improve ADA accessibility. Sidewalks will be developed along sections of bus routes to facilitate access to it. In addition, work will begin on the development of a new transit center to house the bus maintenance and operations facilities and provide a bus transfer center.

- Changes to the structure of CCT's routes are also anticipated. Cobb Department of Transportation recently completed a comprehensive review of the transit system to identify inefficiencies in existing services as well as areas where service improvements are needed. The recommendations, which include reducing service on local routes during low ridership periods, revising sections of several routes to better serve major employment areas, implementing new routes in areas of the county presently not served by transit, and increasing passenger fares, are presently being reviewed by passengers and the public. The Georgia Public Service Commission must approve any changes to passenger fares and services prior to their implementation.

- One of the major efforts of past and current TIP's has been to improve east-west access through the county to ensure system adequacy through 2015. Phases 1, 2, 3 and 4 of the East-West Connector have been completed or are underway. Future land use provisions for the areas adjacent to the roadway have been implemented. Phase 5 is not finalized. The West Cobb Loop is a project that is not related or part of the East-West Connector. However, it will be an important part of improving the county's overall east-west access. It could also stimulate increased development pressures in the West and Southwest Planning Areas. It will be very important for the county to reassess future land use for areas adjacent to the roadway, when final plans are permitted and approved.

- In concert with the U.S. Department of Defense, Dobbins Air Reserve Base has implemented an Air Installation Compatible Use Zone (AICUZ). The AICUZ applies to government owned and privately owned properties and recommends certain land uses for areas adjacent to Dobbins Air Reserve Base. Portions of Atlanta Road in unincorporated Cobb County are subject to these guidelines. It will be important for the county to coordinate future improvements/land use changes with these guidelines.

- To compliment the safety enhancements underway at the Cobb County Airport, the Cobb DOT is also considering a long range expansion plan for the airport to meet the needs of the county through the year 2015. It will be important for the county to consider developing land use guidelines for areas adjacent to the airport. This long range expansion plan will also further contribute to the Town Center area's emergence as a regional employment and business center.

- On September 28, 1999, the Board of Commissioners adopted Land Use Guidelines for the areas adjacent to the Cobb County Airport, McCollum Field. The guidelines, which apply to government owned and privately owned properties, establish criteria which will trigger additional review by the Cobb County airport manager and the Federal Aviation Administration. A copy of the applicable map is included in the Appendix. *(Amendment of December 14, 1999)*

- The Cobb CID has been instrumental in assisting the county in making a number of improvements in the "platinum triangle." Past, present and future improvement projects have and will continue to contribute to the "platinum triangle's" regional dominance.

- As mentioned, there are maps produced via the Cobb DOT's Cobb County Planning Model which identify 2000 and 2010 operating conditions for the county's roadway system. The 2000 operating conditions for the majority of the county are projected to be good/fair. There are certain sections of U.S. 41 and I-75 (mostly within the City of Marietta) in the Central Planning Area which are projected to operate in poor condition. A portion of Chastain Road, east of I-75, is also projected to operate at poor condition level. There are undeveloped tracts in the North Planning Area which could worsen this situation if developed. Land uses within unincorporated Cobb County in the Chastain Road area should be reevaluated within the next two years. It should be noted that there is currently a private sector effort to form a community improvement district for this portion of the county, including Chastain Road. This reevaluation of land uses could be done in cooperation with the community improvement district currently under formation. In the event of the Town Center Area CID not becoming a reality, the county still may want to consider expanded, more detailed sub area classifications for the Town Center regional activity center given the available acreage for future growth. Special emphasis should be placed on transportation system contributions of the expanded airport, Kennesaw State College and the growing office/industrial campuses containing national and international headquarters.

- The 2010 projected operating conditions for the county's roadway system are not as positive as the 2000 projections. Although this could be largely attributable to the possible absence of a TIP, land uses adjacent to roadways projected to operate in poor conditions may need reevaluation. Almost all of Interstates 75 and 575 are projected to operate in poor condition. The majority of the non-interstate roadways projected for poor operation in 2010 are in the North and East Planning Areas.

Community Facilities and Services:
Transportation

Goals and Policy Objectives

Goal: Provide for safe and efficient transportation systems that support desired growth patterns.

- Continue the development of the transportation planning process that includes procedures to systematically forecast future transportation needs, evaluate alternatives, and identify needed improvements.

- Coordinate transportation planning activities with surrounding counties, and regional and state agencies to address inter-county transportation demands.

- Consider the existing or planned transportation system when making land use decisions.

- Work with the private sector to provide access to areas not served directly by the transit system.

- Develop standards that provide guidelines for appropriate land use within areas significantly impacted by airport/aircraft operations.

- Encourage citizen participation in the transportation planning process.

- Encourage the establishment and use of public-private partnerships for cooperation in the planning, design, and financing of improved transportation facilities and services.

- Use the subdivision and development process as a method of providing transportation improvements needed as a result of development.

- Ensure an adequate, continuing level of public funding for roadway and transit improvements needed to meet increasing demands.

- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services: Transportation

Implementation/Short Term Work Program Items

- Amend this short term work program to include recommendations of the county's comprehensive transportation plan.

- Participate in the development and operation of the proposed Cobb Transportation Management Association (TMA).

- Execute intergovernmental agreements with all municipalities which coordinate future development activity and municipal transportation planning with the county's comprehensive transportation plan.

- Refine and enhance the county's transportation modeling program.

- Prepare draft land use guidelines for areas adjacent to the Cobb County Airport. (This project will also be included in the land use element.)

- In conjunction with the proposed Town Center Area CID, prepare expanded, more detailed sub area classifications for the Town Center regional activity center. (This project will also be included in the land use element.)

- Reevaluate the future land use recommendations for areas adjacent to roadways projected to operate in poor condition in 2010. (This project will also be included in the land use element.)

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services:
Water Supply and Distribution
Sewage Treatment

Water Supply

The Cobb County-Marietta Water Authority handles water treatment for all of Cobb County. The distribution of water is the responsibility of Cobb County and the Cities of Marietta, Smyrna, Kennesaw, Powder Springs, and Austell. The Cobb County-Marietta Water Authority is a regional wholesaler of water. In addition to selling water to the Cobb County Water System and the five municipal systems in Cobb, it serves portions of Fulton, Douglas, Cherokee, and Paulding Counties. The sources of water are the Chattahoochee River and Lake Allatoona. The treated water is distributed via a circumferential trunk main system through approximately 900 separate feed points.

The Cobb County-Marietta Water Authority takes water from the Chattahoochee River for its Quarles Treatment Plant on Lower Roswell Road. Capacity at this plant is currently 64 million gallons per day (MGD). The Authority takes water from Lake Allatoona for its Wyckoff Treatment Plant on Mars Hill Road in Acworth. Capacity at this plant is 72 MGD. The Water Authority maintains a large circumferential wholesale water main around Cobb to distribute to the local water systems. This water main serves to interconnect the treatment plants, helping to maintain an adequate flow for the entire county.

In 1988 a Long Range Water Supply Master Plan was prepared for the Cobb County-Marietta Water Authority by Brown and Caldwell, Consulting Engineers. The master plan studied long term solutions for meeting demands into the year 2040. Among the major areas investigated in the study were other surface supply sources, groundwater sources, wastewater reuse and water conservation. It should be noted that the Cobb County-Marietta Water Authority is currently updating the master plan. The update is scheduled for completion in June of 1996. Table 46 shows water demand projections for the Cobb County-Marietta Water Authority service area taken from the 1988 master plan. A copy of the CCMWA's capital improvement plan is included in the Appendix.

The Water Authority also maintains eight water storage tanks across the county with a combined storage capacity of approximately 35 million gallons, representing about one-half of average daily flow in the county. The storage tanks are located at Pine Mountain, Brushy Mountain, Pete Shaw Road, Factory Shoals Road, Groover Mountain, and Blackjack Mountain.

The locations of the two treatment plants, the eight storage tanks, and the large circumferential water main are shown on Map 25.

Distribution System

The Cobb County Water System distributes potable water in the unincorporated portions of the county and in the City of Acworth. The Cobb County Water System has just under 150,000 customers (roughly 360,000 persons). It maintains some 2,470 miles of water lines and 13,370 fire hydrants. The CCWS service area includes a normal operating pressure zone and three high pressure zones. The normal operating pressure zone consists of the areas in the CCWS service area with ground elevations below 1,140 feet. Because of variations in ground elevation, the operating pressure in the normal zone varies between 40 and 200 psi. Approximately 95% of the CCWS service area is in this normal pressure zone.

The CCMWA maintains one high pressure zone, the Blackjack Mountain High Service Area (Groover Tank). The Cobb County Water System has recently obtained the Sweat Mountain High Service Area from the Authority, and has completed construction for the Lost Mountain High Service Area. For the Sweat Mountain High Service Area, water service is provided to a ground elevation of 1,447 feet. In the Blackjack Mountain High Service Area, water service is provided up to an elevation of 1,257 feet. In the Lost Mountain High Service Area, water service is provided up to an elevation of 1,400 feet. Booster pumps are used to lift water from the normal operating pressure zone to the storage tanks for Sweat Mountain, Lost Mountain and Blackjack Mountain.

The Cities of Marietta, Smyrna, Kennesaw, Powder Springs, and Austell distribute water within their water and sewer service area boundaries. The CCWS distribution system is used to transmit water to these municipal systems. The flow between each system is measured at master meters, which are located at the service boundaries. The CCWS maintains these meters. In some instances the boundaries extend beyond the corporate limits; in other cases the county water system serves areas within city limits. In 1991, a Report of the Analysis and Computer Modeling of Cobb County's Water Distribution System was prepared by Metcalf & Eddy, Inc. (ME). In 1997, the CCWS will prepare an update to this analysis.

The ME study included an evaluation of the existing facilities of the Cobb County Water System (CCWS) and the Cobb County-Marietta Water Authority (CCMWA) and an assessment of facilities that would be needed by the year 2010. Also included was an assessment of the ability of the existing system to provide for identification of then current problem areas and cost effective improvements for the distribution system in order to meet anticipated needs (based on comprehensive plan projections and land use recommendations). An integral portion of this report was a computer model which analyzed the existing pipeline network under maximum day demands, maximum day plus fire flow demands and peak hour water demands.

Sewage Treatment

A community has a responsibility to its own citizens and to those living downstream to provide wastewater treatment in a manner that will protect their health and environment. Cobb County's ability to meet the wastewater treatment demand has contributed to the significant population and employment growth of recent years.

Treatment and collection are the two major components of a wastewater system. Wastewater treatment for the entire county is the responsibility of the Cobb County Water System. Collection is handled by the Water System and by the Cities of Marietta, Smyrna, Kennesaw, Powder Springs, and Austell. The flows from these municipalities, as well as a small portion of Fulton County in the Willeo Creek basin, are received by the CCWS interceptor system for transport to treatment facilities. In addition, flows from several Fulton County pumping stations (Morgan Falls, Marsh Creek, Game Creek, and Long Island) are tributary to the Chattahoochee interceptor. Wastewater is also collected from limited portions of Cherokee and Douglas counties, and the City of Atlanta (near U.S. Highway 41 and Interstate 75). The Cobb County Water System has approximately 122,000 sewer service customers in unincorporated Cobb County and in the City of Acworth.

Cobb County currently maintains approximately 1,700 miles of sewer lines and 56 pump stations. Four wastewater treatment plants are located in Cobb County and are owned and operated by the Water System. Please see Maps 26-28 for generalized municipal water and sewer service areas, treatment plant and drainage basin locations and sub basin locations. The Noonday Wastewater Treatment Plant, located in North Cobb, has been permitted (1996) for 12 million gallons per day (MGD); the Northwest Cobb Wastewater Treatment Plant has a capacity of 6 mgd (4 mgd can be discharged to Lake Allatoona, 2 mgd can be sprayed onto Cobblestone Golf Course); the R. L. Sutton Wastewater Treatment Plant, located in Southeast Cobb, has a capacity of 40 mgd and is Cobb County's largest treatment plant; the South Cobb Wastewater Treatment Plant will have a 1997 capacity of 40 mgd. The Cobb County Water System sprays treated wastewater from the Northwest Cobb Treatment Plant onto the county-owned golf course constructed at Lake Acworth.

In 1992 a Sewer System Master Plan was completed for the Cobb County Water System. The plan established a horizon year of 2040. In summary, the plan determined that with certain improvement, the county's system would be adequate to meet the demands. Table 47 is average daily wastewater flow projections taken from the master plan prepared by Mayes, Sudderth & Etheridge, Inc. The Cobb County Water System plans to make the following upgrades by the year 2015: South Cobb - 50 mgd; Northwest - 12 mgd; Sutton - 65 mgd; Noonday - 20 mgd. A copy of the Cobb County Water System's capital improvement program is included in the Appendix. It is important to note the Northwest Plant's upgraded 2015 capacity of 12 mgd, of which 6 mgd may ultimately be discharged into Lake Allatoona. The CCWS has been informed by the Georgia EPD that the 6 mgd into Lake Allatoona is the maximum permittable amount. The remaining 6 mgd could be permitted for spray irrigation. Given that there is only 1 golf course on which to spray treated wastewater, the 6 mgd figure may be somewhat moot.

Only three small areas of Cobb lack access to central sewage treatment: the far northwestern, northeastern, and southwestern corners. By 2010, 95% of the county will have sewer service. Map 29 shows areas of the county in which it will be difficult to install sewers because of topography or soil conditions. Some of these areas may never need sewer service since the larger lots could handle septic tanks.

Table 46
Maximum Day Water Demand Projections
For the CCMWA Service Area, 1990-2040

Year	Projected Maximum Day Demand, mdg
1990	129
2000	189
2010	245
2020	287
2030	314
2040	333

SOURCE: Brown & Caldwell Consulting Engineers
Atlanta Regional Commission, 1987 Regional Development Plan

Map 25 – Water Authority Facility Locations

Map 26 – Generalized Municipal Water and Sewer Service Areas

Map 27 – Wastewater Treatment Plants and Drainage Basin Locations

Map 28 – Wastewater Sub-basin Locations

Table 47 Average Daily Wastewater Flow Projections			
Basin	1990	2010	2040
Sutton Basin			
Cobb County	23.1	42.6	58.9
Fulton County	6.1	12.3	17.1
Total	29.2	54.9	76.0
South Cobb Basin	24.4	40.7	48.3
Noonday Creek Basin	7.6	18.6	23.6
Northwest Cobb Basin	3.1	9.0	14.8
Big Creek Basin			
Cobb County	2.2	4.9	6.8

SOURCE: Atlanta Regional Commission
Mayes, Sudderth & Etheridge, Inc., Sewer System Master Plan for Cobb County

Map 29 – Difficult Areas to Install Sewer Service

Community Facilities and Services:
Water Supply and Distribution
Sewage Treatment

Assessment of Existing Conditions/Needs

Water Supply

- Meeting the demand for drinking water within the county during the next twenty years will require expansion of capacity at both the Quarles and Wyckoff Treatment Plants and reallocation of water from Lake Lanier. Land acquisition for the development of a new reservoir on Sharp Mountain Creek in Cherokee County has begun as well. However, the Water Authority does not plan to construct the reservoir for some 30 years.

- The Cobb County-Marietta Water Authority currently plans to increase capacity at the Quarles Plant ultimately to 110 mgd. This is assuming that the Cobb County-Marietta Water Authority will be permitted to increase its withdrawal from the Chattahoochee System. Currently there is a tri state study (Georgia, Alabama, and Florida) being coordinated by the U.S. Army Corps of Engineers (Mobile district). The results of this study could alter withdrawals from the Chattahoochee and alter the long range expansion of the Quarles Plant requiring a revision to the CCMWA's capital improvement plan. The revision would shift more responsibility to the Wyckoff Plant. The Wyckoff Plant could be expanded to ensure system adequacy until the year 2015.

- A copy of the Cobb County-Marietta Water Authority's capital improvement plan is shown in the Appendix. The plan outlines improvements to ensure system adequacy until the year 2015.

- As mentioned previously the Cobb County-Marietta Water Authority (CCMWA) serves portions of Fulton, Douglas, Cherokee and Paulding Counties. The CCMWA has developed long range projected demands figures for these customers. It will be important that the projected land uses for these areas remain consistent with the CCMWA's forecasted demands and 20 year capital improvements. Any major changes in projected land use over the next 20 years should be evaluated and reflected via policy and map amendments.

- As is policy with the CCMWA, the CCMWA should continue its negotiation efforts with the Corp of Engineers for additional storage and storage credits in Lake Allatoona. This could assist in the expansion of Wyckoff as improvements are made to meet demands through 2015.

- The CCMWA has been a regional leader in new and innovative programs. New and innovative programs may lessen the projected demand over the next 20 years. The Authority should continue to pursue the implementation of a conservation education program. This could include requiring (through county ordinance) water efficient landscaping in new residential, commercial and industrial developments.

- The county may want to investigate the feasibility of requiring groundwater irrigation systems for future residential, commercial and industrial developments as an additional way of reducing projected demand over the next 20 years. (The CCMWA has identified 33 sites as desirable for yielding up to 10 - 15 mgd.) For non-potable purposes, this could be done via the private sector.

- As recommended in the 1988 master plan (and more than likely in the June, 1996 update), the Authority should continue to evaluate and project how the Sharp Mountain Creek reservoir could contribute to the supply system. The Authority should also consider further hydrogeologic investigations to better determine groundwater potential.

- The CCMWA should periodically assess its operation with respect to the Safe Drinking Water Act, as may be amended in the future and through the life of this plan.

Distribution System

- According to 1990 consumption figures, residential (single family and multi-family) water demand accounted for 76.5% (roughly 30.90 mgd) of CCWS usage. Commercial and Industrial demand accounted for only 23.5% (roughly 9.54 mgd) of CCWS usage. Total average 1990 consumption was roughly 40 mgd. Of this residential water demand, the East Planning Area (most densely populated planning area in terms of residential) had the highest per capita demand (which often corresponds to per capita income). Also noteworthy was the fact that the "Platinum Triangle" area accounted for 50% of the 9.54 mgd (commercial and industrial demand). This is important in that some properties within the east, as well as other planning areas, are being developed residentially with the potential of eroding the commercial/industrial base and potential water resources. Given employment projections for the county, commercial/industrial land uses should be evaluated within the next 5 years, to provide for a balanced mix of land uses with adequate water resources. Newer homes typically require even greater demand on water than older established homes.

- The 1991 ME study recommended several line upgrades, replacements and reinforcements to supply water for normal use demands, to provide adequate fire protection (where earlier 1984 ISO tests proved inadequate pressure), to increase the system's ability to efficiently move water and to reduce the vulnerability of the CCWS to CCMWA outages. The CCWS has made excellent progress in implementing these improvements, particularly when in coordination with DOT transportation improvement projects. It will be important for the county to continue this coordination and implementation of improvements. When implemented, these improvements and the improvements which will be recommended in

the 1997 update will ensure the adequacy of the system through the year 2015. It will be important for future land use to remain relatively the same in the three high pressure zones (Sweat Mountain, Lost Mountain and Blackjack Mountain).

- As previously mentioned, the CCWS distribution system transmits water to the municipal systems. The 1991 ME study recommended improvements at five locations where water is delivered through master meters to the municipal systems. The CCWS should continue to pursue the shared costs of these improvements with the respective municipalities through the life of this plan.

- The CCWS should continue its practice of meeting and coordinating usage with the CCMWA to ensure adequate supply in the future. The CCWS should also continue its excellent coordination with fire officials to periodically assess fire flows, particularly in densely populated residential and commercial areas. This coordination should be done on an annual basis.

Sewage Treatment

- The improvements recommended in the 1992 Master Plan to meet the projected demand in 2040 were predicated on a number of key issues. The first and perhaps most important was a future county wide residential density of 2 units per acre. Recently, the county has taken important steps to implement policy consistent with this overall density figure. Throughout the 20 year planning period future land use policies, specifically residential land use policies, should be consistent with the overall objective.

- The North Planning Area contains the largest percentage of undeveloped property where it will be difficult, if not impossible, to provide sewer service. During the comprehensive planning process in 1990, many properties along U.S. 41 (which were zoned commercially in 1972) in the North Planning Area were recommended for low density residential use on the future land use map. There were also provisions adopted in 1990, which "phased out" these commercial zoning districts through the year 1996. This was done solely to address the development implications of no sewer service in this area of the county. Recent annexations and rezonings by the City of Acworth have been somewhat inconsistent with the county's adopted future land use for the North Planning Area. Within the next 5 years, it will be very important to prepare land development guidelines and boundaries, which all parties can implement. This is a very important policy for the county to pursue. The Northwest Plant will ultimately be permitted to discharge 6 mgd of treated wastewater into Lake Allatoona. This is the maximum amount that the State EPD is going to permit. If development densities are maximized, there could be a capacity problem at the Northwest Plant during the 20 year planning period. The county may wish to prepare "build out" scenarios (including projects approved/permitted but not yet built) in order to detect where future land use amendments may be necessary to ensure adequate capacity at the Northwest Plant. 20 year system capacity in the North Planning Area also received a boost in that Cherokee County recently opted to treat water previously sent to Cobb County with a joint treatment facility in the City of Canton.

- Included in the 1992 Master Plan projections were 50 year estimates from Fulton County, which the Water System will use in the future design of the Chattahoochee Interceptor. It will be important for the Water System to continue regular communication with the other jurisdictions who are customers throughout the 20 year planning period.

- Cobb County has done and continues to do an excellent job in expanding capacity to meet projected needs. By their very nature, many treatment facilities are located along creeks, streams or rivers. With the changing regulatory requirements associated with the Clean Water Act and the NPDES, the Water System should consider recommending provisions for future expansions to treatment facilities such as watershed protection and flood plain preservation policies as expansions are made in the next 20 years. It is also important to note that the State of Georgia has commissioned a study of the Chattahoochee River to determine maximum allowable wastewater discharges into the river. The results of this study could have an effect on the CCWS's 2015 capital improvement plan and plant expansions. Changes in planned treatment capacities could warrant a reexamination of recommended future land use.

- The Baker/Moon Station Road portion of the North Planning Area has experienced tremendous residential growth since 1990. This area contains the Legacy Park community, one of the largest planned residential communities in the entire metro area. This tract was one of the largest contiguous vacant tracts in the county, prior to its annexation by the City of Kennesaw. In combination with Acworth annexations and county rezoning decisions, this area has transformed from one of the largest recommended industrial compatible areas to a now burgeoning residential area. Future land use decisions in this planning area should be reexamined yearly with respect to planned sewer service capacity.

- As previously mentioned, the 1992 Master Plan recommended improvements to meet projected demands in 2040. The Water System has prepared a capital improvement program through 2015 to implement these recommended improvements. These capital improvements, combined with targeted land use revisions will ensure system adequacy through the year 2015. As with water line improvements, the Water System currently and should in the future, coordinate these with DOT transportation improvements.

Community Facilities and Services:
Water Supply and Distribution
Sewage Treatment

Goals and Policy Objectives

Goal: Provide for safe, environmentally responsible water supply and wastewater treatment systems that support desired growth patterns.

- Coordinate with municipalities, adjoining counties and regional agencies on water supply and wastewater issues to provide efficient services and eliminate duplication.
- Support education and other programs to conserve water resources.
- Evaluate development proposals at difficult to serve locations with respect to water or sewer availability and equitable costs associated with service delivery.
- Periodically assess land use policies with water consumption and wastewater treatment data to ensure an adequate/desirable mix of land uses in the future.
- Coordinate water related infrastructure improvements with transportation infrastructure improvements.
- Make provisions for sewer lines in developments that either have sewer available or will be serviced by sewer within five years.
- Plan for wastewater treatment capacities which can support proposed new development.
- Work in cooperation with the cities in monitoring utilization levels of the wastewater system to better plan for expansions.
- Consideration of such options as tertiary plant treatment, industrial pre-treatment, and spray irrigation in planning for wastewater treatment.
- Consider environmental issues when expanding or improving water supply/treatment facilities.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services:
Water Supply and Distribution
Sewage Treatment

Implementation/Short Term Work Program Items

- Amend this short term work program to include recommendations of the CCMWA's 1996 master plan update and the CCWS's 1997 ME study update.
- Amend this short term work program to implement the findings of the State of Georgia's Chattahoochee River Study (which determines maximum allowable wastewater discharges).
- Execute intergovernmental agreements with CCMWA and CCWS customers who are outside of Cobb County to coordinate land use and forecasted demands.
- Prepare draft landscaping requirements which promote water conservation.
- Conduct quarterly meetings with the CCMWA to coordinate development of groundwater resources for potable and non potable uses.
- Amend future land use map and related regulatory policies to provide adequate residential and non-residential acreage for 2015 demands. (This project will also be included in the land use element.)
- Renegotiate and update water service agreements (including shared cost of system improvements) with all municipalities and non county customers.
- Execute intergovernmental agreements with all municipalities which establish development guidelines and boundaries with respect to sewer service capacity.
- Prepare an inventory of flood plain acreage for use in possible watershed protection efforts in future treatment facility expansions.
- Prepare a buildout scenario (including projects approved/permitted but not yet built) for the Northwest Plant basin to determine capacity and make land use amendments as necessary.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services: Solid Waste

Cobb County's solid waste disposal system is unique to the metro area and the State of Georgia. Approximately 56 private haulers, in addition to the county's six incorporated municipalities collect residential waste in Cobb County. Commercial waste is collected by the private haulers only. Cobb County generates approximately 1800 tons of solid waste per day. Approximately 25% of the total waste (minus recyclables) collected in Cobb County is delivered to the county's only active municipal solid waste (MSW) landfill on Pitner Road. Cobb County does monitor a closed, inactive MSW landfill on County Farm Drive. The remaining 75% is delivered to landfills out of Cobb County. The county also operates a construction and demolition (C&D) landfill (or "stump dump") located on County Farm Road. The Pitner Road landfill is an area fill (aboveground) landfill which receives approximately 150 tons of waste per day. Current estimate for closure is July of 1998. The C&D landfill on County Farm Road receives approximately 100 tons of waste per day and is expected to remain open until 2001. Locations of the Pitner Road landfill and the County Farm Road landfill area are shown on Map 30.

In accordance with the 1990 Comprehensive Solid Waste Management Act, Cobb County prepared and submitted an approved Comprehensive Solid Waste Management Plan in October, 1993. The county's plan outlined the following priorities for reducing waste going to landfills by 25%:

- Aggressive recycling efforts: i.e., through curbside collection, an expanded drop-off center network, processing of collected materials in one or more Material Recovery Facilities (MRF's), establishment of Recycling Centers in each of the county's four districts and promotion of commercial sector recycling

- Source reduction through continued educational efforts

- A comprehensive composting program including: the development of a facility to compost municipal solid waste and sludge, and emphasis on yard trimming composting and reuse by residents.

For the waste which cannot be reduced, recycled or composted, the remaining option is landfilling. The plan also recommended the study and assessment of waste to energy as a future disposal option. Please see Figure 1, waste estimates from 1990 to 2010 via the Cobb County Comprehensive Solid Waste Management Plan.

One of the major highlights of Cobb County's solid waste system is the Cobb County Solid Waste and Sludge Co-Composting Facility. This facility is the first of its kind in Georgia and is located on County Farm Road. Please see Map 30 for location.

The Cobb County Solid Waste Management Authority owns the site and facility and leases said site and facility to the Bedminster Cobb Corporation, a subsidiary of the Bedminster Bioconversion Corporation. The lease is for twenty years. During this time the facility will be able to accept and compost up to 300 tons of solid waste per day and 160 tons of sewage sludge per day. Compost can be used as a soil additive for a number of applications. Solid waste which cannot be composted at the facility will be disposed of out of county by a private hauler. The co-composting facility will eventually replace the Pitner Road landfill and process 25% of the county's total waste.

Map 30
Solid Waste Facilities

Figure 1
Waste Growth and 3RC's

Community Facilities and Services:
Solid Waste

Assessment of Existing Conditions/Needs

- Cobb County's Solid Waste and Sludge Co-Composting Facility will be an innovative and important addition to the county's solid waste disposal system. Given the county's tonnage generated per day figure versus treatment capacity at the facility however, it will be important for the county to continue and perhaps expand its source reduction, educational and recycling efforts as outlined in the 1993 Solid Waste Management Plan. Eventually this could lead to a very significant tonnage reduction by the year 2015.

- Perhaps as equally important will be the need to deliver the 300 tons of solid waste and 160 tons of sewage sludge daily to the facility in light of the financial/operating arrangements. The Solid Waste Department has been and should continue to negotiate and expand arrangements with public and private entities to deliver the necessary tonnage figures.

- As is state policy with all inactive or closed landfills, Cobb County will be required to perform a number of monitoring tests in and around the inactive landfills. The county should continue these monitoring tests, while investigating some of the newer mitigation solutions. These same state policies also apply to methane gases produced by the buried garbage. The county has recently taken active steps to monitor, remove and control the methane gas at the inactive landfill on County Farm Drive, and will need to do the same at the Pitner Road landfill when closed in 1998. This practice, in addition to investigating potential reuses of the inactive and future inactive landfills, will be important endeavors for the county to pursue.

- The C&D landfill on County Farm Road is expected to close in 5+ years. The county may wish to consider the possibility of siting another C&D landfill.

Community Facilities and Services:
Solid Waste

Goals and Policy Objectives

Goal: Provide for an innovative, environmentally responsible comprehensive solid waste management system.

- Assess and improve existing programs which reduce the waste stream and dependence on disposal facilities.
- Ensure that the Solid Waste and Sludge Co-Composting Facility will be utilized to its full potential.
- Ensure that inactive solid waste disposal facilities are adequately protecting the environment.
- Assess potential reuses of inactive solid waste disposal facilities.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services:
Solid Waste

Implementation/Short Term Work Program Items

- Prepare an analysis of potential reuses for the county's inactive landfills.
- Prepare applications for state grant funds to expand public education and recycling programs.
- Prepare inventory of sites for new C&D landfill or other disposal facilities.
- Develop landfill methane gas control systems for Pitner Road landfill when closed in 1998.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services: Public safety

The protection of people and property brings a sense of security essential to sustain the quality of life in a community. Public safety in Cobb County is provided by the county Public Safety Department, its six municipal police departments, three municipal fire departments (Marietta, Smyrna, Austell) and the Cobb County Sheriff's Office.

Cobb County Public Safety Department

- Police

  The Cobb County Police Department is currently staffed with 421 sworn officers and 180 civilian employees. The organizational chart of the Cobb County Police Department is shown in the Appendix. Please see Map 31, showing precinct boundaries, precinct command centers, police department headquarters, the public safety training center, and the newly constructed 31,000 square foot animal control facility.

- E-911/Communications Bureau

  The 911/Communications Bureau (E-911) is currently staffed with 34 Communication Officers, 5 Communication Recruits, 6 Communication Supervisors, 1 Records Supervisor, 1 Training Coordinator, 1 911 Analyst, 1 CAD Analyst, 1 Administrative Specialist, 1 Emergency Communications Systems Specialist, and 1 Bureau Commander who is a Police Major. E-911 handles all emergency and non-emergency calls for police, fire and medical service on 15 incoming emergency telephone lines and 8 administrative telephone lines. Calls for service are dispatched to police, fire and medical units via the 800 MHz radio system which provides two way wireless communication for the public safety and public service agencies in the county. Other jurisdictions within the county are also served by the 800 MHz radio system, including the Cities of Marietta, Smyrna, Kennesaw, Powder Springs, Kennesaw State College, and the Kennesaw National Battlefield Park. There are approximately 3,750 radios on the system at this time.

- Corrections

  The Cobb County Correctional Institute (CCCI), under the management of the Cobb County Department of Corrections (CCDC), is a county operated penal facility which incarcerates an average of 425 adult males (seventeen years of age or older), convicted of misdemeanor offenses and selected felonies. Offenders sentenced to confinement at the CCCI are adjudicated by the Superior and State Courts of Cobb County. In addition, the CCDC manages a Community Service as an Alternative to Incarceration Program (CSAI), which incarcerates and deploys an average of 50 adult male and female

misdemeanants each Saturday and Sunday. The operational mission of the Department is multifaceted incorporating the following considerations:

1. Removal of offender from community, thus eliminating immediate risk and/or detriment to residents as well as the individual himself;
2. Incarceration of offenders to achieve an individual and collective punitive impact designed to deter future criminal behavior;
3. Pursuit of a positive rehabilitative impact upon the behavioral pattern and/or substance abuse which contribute to criminal activity; and
4. Effective utilization of skilled and unskilled inmate labor resources for the benefit of Cobb County Government. The cost benefit of inmate labor deployment during 1995 totaled approximately five million dollars. An average of 275 inmates are deployed to 118 inmate work details on a daily basis accomplishing work tasks for 19 county departments and five municipalities. The annual gross cost benefit of CCCI inmate labor exceeds the annual budget of the Department of Corrections by approximately two million dollars, thus resulting in a substantial net benefit to the taxpayers of Cobb County.

The Department of Corrections is responsible for the following functions and service delivery pertaining to the management of the Cobb County Correctional Institute:

1. Provision of general security and supervision of all inmates;
2. Provision of essential support services such as food, clothing, and medical; and
3. Provision of additional services including recreation, visitation management, religious programs, rehabilitation programs (library, alcohol and drug counseling, education programs, job training, ex-offender job placement, etc.)

The organizational chart of the Cobb County Department of Corrections is shown in the Appendix.

- Fire

The Cobb County Fire Department is currently staffed with 532 (effective September 1, 1996) sworn personnel and 13 civilian employees. The organizational chart of the Cobb County Fire Department is shown in the Appendix. The department provides fire protection for all of unincorporated Cobb County and the Cities of Acworth, Kennesaw and Powder Springs with 25 stations located throughout the county. Please see Map 32 and Table 48 for locations of county and city fire stations.

- Sheriff's Office

The Cobb County Sheriff is elected by the voting public every four years and serves as the chief administrative officer of this agency. The sheriff is assisted by the Chief Deputy in managing the six divisions of the office. The Sheriff's Office performs a variety of duties relating to civil and criminal matters which are clearly defined by the Official Code of Georgia.

The Sheriff's Office is composed of six command divisions: Criminal Investigations; Detention, Records, and Identification; Courts Security; Field Operations; Administration; and Inspectional Services.

The current Cobb County Adult Detention Center was completed in October of 1987 at a cost of $14,000,000, with proceeds from a bond referendum. It was designed to house 684 inmates. In 1989, as a component of the jail bond referendum, the old jail facility was renovated as the Women's Annex, with a capacity of 128 inmates. The current jail population is averaging over 1,000 inmates daily.

The current detention facilities are staffed by a total of 205 sworn and civilian personnel, with an average staff to inmate ratio of 1 to 4.6. Approximately 3,000 meals are prepared and served each day at an average cost of $1.42 per meal. The current annual detention budget is $11,657,000.

To meet increased needs, Cobb County voters approved a $39,200,000 bond referendum in 1992 to expand the Cobb County Adult Detention Facility. This expansion will result in a total rated capacity of 1,770 inmates including an infirmary capable of housing 22 inmates. The expansion will result in a total floor space of approximately 465,000 square feet.

Map 31
Police Precinct and Facility Map

Map 32
Fire Station Locations

Table 48 Fire Stations by Jurisdiction Cobb County, Georgia			
COBB COUNTY			
Station #1 5656 Mableton Pkwy. Mableton 30126	Station #2 208 Barber Rd. Marietta 30060	Station #3 580 Terrell Mill Rd. Marietta 30067	Station #4 4301 West Atlanta Rd. Smyrna 30080
Station #5 4336 Paces Ferry Rd. Atlanta 30339	Station #6 5075 Hiram Lithia Sprgs. Rd. Powder Springs 30127	Station #7 810 Hurt Rd. Austell 30106	Station #8 2380 Cobb Pkwy. NW Kennesaw 30152
Station #9 315 Hillcrest Dr. Austell 30168	Station #10 2049 Powder Springs Rd. Marietta 30008	Station #11 4762 Lakewood Dr. Acworth 30101	Station #12 810 Brackett Rd. Marietta 30060
Station #13 920 Lost Mountain Rd. Powder Springs 30127	Station #14 3390 Sandy Plains Rd. Marietta 30066	Station #15 3892 Oak Ln. Marietta 30062	Station #16 3800 Bells Ferry Rd. Kennesaw 30144
Station #17 111 Ridgeway Rd. Marietta 30064	Station #18 1660 Mars Hill Rd. Kennesaw 30144	Station #19 1828 Powers Ferry Rd. Marietta 30067	Station #20 1298 Hilton Dr. Marietta 30067
Station #21 4400 Lower Roswell Rd. Marietta 30068	Station #22 4700 Austell Rd. Austell 30106	Station #23 3470 New Macland Rd. Powder Springs 30127	Station #24 3540 Paul Samuel Rd. Kennesaw 30144
Station #25 4431 Trickum Rd. Marietta 30066			
MARIETTA			
Station #1 112 Haynes St. 30060	Station #2 965 Roswell St. 30060	Station #3 114 Polk St. 30064	Station #4 228 Chestnut Hill Rd. 30064
Station #5 1160 Franklin Rd. 30067	Station #6 805 Allgood Rd. 30062		
SMYRNA			
Station #1 1290 West Spring St. 30080	Station #2 642 Concord Rd. 30081	Station #3 2825 Park Dr. 30080	Station #4 South Cobb Dr. @ Lois St. 30080
AUSTELL			
Station #1 Mulberry & Broad Sts. 30001	Station #2 Mulberry St. & Billmark Ave. 30001		

Community Facilities and Services:
Public Safety

Assessment of Existing Conditions/Needs

Police

- In response to population growth and the need for a more centralized location to provide for better response times in the North Planning Area, the county recently completed the construction and opening of the Cobb County Public Safety Superstation. As the population continues to increase in the West Planning Area as projected, the Department of Public Safety (DPS) is recommending the establishment of a new fifth police precinct in this area by the year 2000.

- If DPS does pursue a new fifth police precinct in the West Planning Area by the year 2000, adequate bureau staff will need to be provided for the precinct.

- Also in response to overall population growth and the departmental goal of decreasing response times, county wide, the DPS is considering increasing the number of patrol beats. This increase could necessitate additional patrol officers to maintain the department's proven ratio of providing five officers per beat. As population and general service requests continue to increase over the next 20 years, the DPS is considering providing Precinct Duty Officers for all precincts in the county (three precincts currently have Precinct Duty Officers authorized). In order to ensure an adequate number of precinct officers, DPS will request an additional 25 officers in the FY'97-98 budget. If necessary, each biennial budget will include requests for additional officers and/or civilian personnel to maintain the adequacy standard used internally by the DPS. If additional officers and/or civilian personnel are necessary, the addition will be reflected in amendments to the short term work program throughout the 20 year planning period.

- Consistent with the explosive growth that the county has experienced in the last 15 years, the number of county parks and the customers visiting county parks has increased. Given projected growth by the year 2015, DPS may want to examine if there is a need for additional park rangers to provide for security in the future.

- Cobb County and its municipalities experience many of the "growing pains" associated with high growth metropolitan areas. In particular, municipal annexations can complicate police emergency response services. Cobb's police emergency response services are particularly vulnerable (more than fire responses) due to the fact that all six municipalities in Cobb have police departments. Although some progress has been made via the General Assembly's "island annexation" legislation, problems still exist. Within the next 5 years, the county may want to initiate additional agreements with all the municipalities to better coordinate annexations through the 20 year planning period.

- Cobb Police have recently installed a Community Oriented Police Enforcement Unit (COPE) in the densely populated Six Flags neighborhood of the South Planning Area. Establishing this unit was largely predicated on the concentration of multifamily housing in this area. The South Planning Area also had the lowest 1995 median household income and the lowest 1990 educational attainment. In the early summer of 1996 the DPS will establish a second COPE unit in the vicinity of the Cumberland/ Galleria area, concentrating on the business community.

E-911/Communications Bureau

- The 911/Communications Center recently installed a new telephone system and 911 Switch which will allow for more efficient processing of incoming emergency calls for service. The Center is also in the second stage of a needs analysis study of the building which addresses structural and support systems in the building and in the Center. Plans for building and Center renovation will be implemented during the next two years.

- Any increase in the number of police precincts or specialized units will result in the need for additional Communications Officers to man new radio positions and to handle increased call volume. Currently the number of Communications Bureau personnel is adequate. If necessary, each biennial budget will include requests for additional Communications Bureau personnel to maintain the adequacy standard used internally by the DPS. If additional Communications Bureau personnel is necessary, the addition will be reflected in amendments to the short term work program throughout the 20 year planning period.

- The 800 MHz radio system is used county wide by many divisions and departments. Negotiations with additional municipalities regarding annexations and service delivery will need to include the 911/Center and the 800 MHz Manager to ensure continuity of emergency communications service.

Corrections

- The use of inmate labor for government projects has been a tremendous success and has provided major savings to county taxpayers. Five of the municipalities within Cobb County have also begun utilizing the labor pool. As requests for labor increase throughout the 20 year planning period, the Cobb County Department of Corrections (CCDC) will need to continue to adequately train non CCDC personnel in the supervision of the inmate laborers.

- If current state and national trends continue, it is likely that the inmate population at the Cobb County Correctional Institute (CCCI) will increase in the coming 20 years. There are several options which could be investigated in order to accommodate this increase.

  a) Increase inmate population capacity at existing CCCI via an expansion. (At this time the inmate population of 431 is approximately 33% over CCCI capacity.)

b) Establish a female correctional institute with provisions for a work release program.

c) Establish a facility for a male work release program.

- The CCCI currently offers an array of "self help" programs to the inmates. As population or conditions change in the coming 20 years, CCDC will need to assess staffing/resource requirements.

- Currently the number of Correctional Institute personnel is adequate. If necessary, each biennial budget will include requests for additional CCDC personnel to maintain the adequacy standard used internally by the DPS. If additional CCDC personnel is necessary, the addition will be reflected in amendments to the short term work program throughout the 20 year planning period.

Fire

- The addition of 40 firefighters (effective September 1, 1996) will bring the Cobb County Fire Department's sworn personnel to 532, which will ensure an adequate number of Fire Department Personnel. If necessary each biennial budget will include requests for additional Fire Department personnel to maintain the adequacy standard used internally by the DPS. If additional Fire Department personnel is necessary, the addition will be reflected in amendments to the short term work program throughout the 20 year planning period.

- In response to population growth and the need for a more centralized location to provide for better response times in the North Planning Area, the county recently completed the construction and opening of the Cobb County Public Safety Superstation. The superstation is particularly important to fire service provisions for this portion of the North Planning Area, given its proximity to the explosive growth of the Town Center regional commercial area and Kennesaw State College. The super station was constructed so to provide adequate service to this portion of the planning area through 2015. This is important because this portion of the planning area also contains one of the heaviest employment density figures county wide. In light of the accelerated residential growth in the Wade Green/Baker Road areas of the North Planning Area, in addition to tremendous residential growth in the Cities of Acworth and Kennesaw (both of which do not have fire departments), DPS may wish to investigate establishing another fire station in the I-75/Wade Green Road area during the 20 year planning period, in addition to investigating the relocation of station 11 in the Acworth vicinity. The relocation may provide for a station more centralized given current and future development patterns. Given the size of the Allatoona Reservoir, in addition to topographical constraints limiting sewer service for some portions, development densities may be greater and could warrant improved fire services by 2015. Also relative to this examination would be the North Planning Area experiencing one of the smallest declines in household size from 1980 - 1990.

- By 2015, the West and Southwest Planning Areas are projected to grow the most in terms of population and experience the least decline in household size based on changes from 1980

to 1990. Given the upcoming completion of two major road improvement projects done with the state, development pressures may continue to increase. In order to establish a ratio of stations/services similar to the East Planning Area (which like the West Planning Area and a large portion of the Southwest Planning Area does not have a municipal fire department), DPS may wish to investigate establishing a fire station in these planning areas during the 20 year planning period. DPS may want to consider locations along or in the vicinity of the newly improved roadways (Dallas and Macland) to provide for better access and centralized location for response times.

- With the emergence of the industrial and business activity in the South Planning Area and the projected 2015 employment increases, DPS may want to investigate establishing a fire station in a location closer to I-20 and the core of the industrial/commercial activity and Six Flags Over Georgia (regional amusement park). A station in this portion of the South Planning Area may also better serve the concentration of multifamily housing in this area. As this industrial development continues, DPS may want to assess the adequacy of their hazardous materials capabilities.

- The East Central Planning Area is the most densely populated planning area, has the highest employment density, contains the largest concentration of multifamily housing units, and houses the most intense regional commercial development in the county. Fire service in this area is complicated by the growing southerly limits of the City of Smyrna. In order to provide adequate service delivery through 2015, DPS may want to consider relocating two older existing stations to locations further south (away from city limits to eliminate overlapping fire response areas) to provide for quicker response from a more centralized location. These older stations were established prior to the explosive growth and transportation improvements of the last 10 years. Recent and planned transportation improvements in this planning area would provide for better access to relocated stations.

- In light of the intense regional commercial development in the East Central Planning Area, which includes many high rise structures, DPS may want to examine the need for specialized equipment to serve high rise development through the 20 year planning period.

Sheriff's Office

- It is estimated that the 1992 bond referendum improvements will serve the adult detention needs until the year 2002.

Community Facilities and Services:
Public Safety

Goals and Policy Objectives

Goal: Provide for a comprehensive, county wide public safety delivery system which is commensurate with land use and demographic trends.

- Design and locate public safety facilities with good access to major roadways and public transit routes.
- Monitor and assess response times/coverage areas and consider service improvements/ additions/relocations where necessary.
- Improve emergency response service delivery coordination with municipalities as annexation/boundary changes occur.
- Establish innovative approaches to public safety delivery and crime prevention.
- Establish innovative approaches to accommodate changing incarcerated adult populations.
- Evaluate existing equipment and personnel with respect to changing physical and social conditions.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services:
Public Safety

Implementation/Short Term Work Program Items

- Prepare an inventory of sites suitable for a fifth police precinct in the West Planning Area.
- Fund and implement Precinct Duty Officers for all precincts in the county.
- If necessary, amend this short term work program to reflect additional DPS personnel and/or equipment needs or budget requests.
- Prepare an analysis of the number of park rangers which will be needed by 2015.
- Execute intergovernmental agreements with all the municipalities which coordinate any annexation with adequate public safety delivery.
- Prepare a feasibility study of expanding the CCCI versus other viable alternatives.
- If necessary, assist the Sheriff's Office in determining future adult detention needs.
- Prepare an inventory of sites suitable for new or relocated fire stations.
- Prepare an inventory of businesses utilizing hazardous materials.
- Prepare an inventory of county firefighting equipment which could be used for high rise development.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

HOSPITALS/PUBLIC HEALTH

Cobb County's health care services and facilities are numerous. Cobb County Government's public health services are provided through Board of Health clinics and the Fire Department's emergency medical services.

Cobb County Board of Health The Board of Health, with headquarters on County Farm Road in Marietta, operates several programs including six general centers, and an environmental health program. The clinics are strategically located throughout the county, as shown on Map 33. They offer medical services, including diagnostics, physical examinations, family planning, primary care, immunizations and pediatrics. Table 49 summarizes services available at each clinic. Mental health and mental retardation are administered by the Community Services Board.

Table 49
Cobb Board of Health Services by Center
Cobb County, Georgia

Map Location	Center/Address/ Phone	Child Health	Maternal Health	Family Planning	Adult Health	Nutrition	Dental	Pharmacy	Vital Records
1	**Marietta** 1650 Co. Farm Road Marietta 30060 514-2300	!	!	!	!	!	!	!	!
2	**Acworth** 4489 Acworth Ind. Dr., NW Acworth 30101 974-3330	!	!	!	!	!	!		
3	**Austell** 6133 Love St. Austell 30001 739-3200	!	!	!	!	!	!	!	
4	**East Cobb** 4400 Lower Roswell Rd. Marietta 30068 499-4421	!	!	!	!	!			
5	**Smyrna** 3830 South Cobb Dr., Ste. 200 Smyrna 30080 438-5105	!	!	!	!	!			
6	**Fort Hill/** **Roosevelt Circle** 402 Roosevelt Circle Marietta 30060 919-0025	!	!	!	!	!			

Map 33
Health Center Locations

Hospitals/Health Care Facilities Cobb County has state of the art medical care provided by seven hospitals located within the county, including three psychiatric hospitals. Life College also operates five public clinics, three of them in Cobb County and two located in downtown Atlanta. Please see Table 50 and Map 34 for location of hospitals and services offered.

Table 50
Hospitals
Cobb County, Georgia

Map Location	Hospital/Address	Services
1	**Promina Cobb Hospital** 3950 Austell Rd. Austell 30001 732-4000 Affiliation: Promina Northwest Health System	Full Service 24 Hour Emergency Room Cancer Treatment Intensive Care Unit Pediatric Emergency Service Physical Therapy Surgical Services Women's Services Number of Beds: 322 Number of Doctors: 275 Number of Nurses: 491
2	**Promina Kennestone Hospital** 677 Church St., N.E. Marietta 30060 793-5000 Affiliation: Promina Northwest Health System	Full Service 24 Hour Emergency Room Cancer Treatment Intensive Care Unit Pediatric Urgent Care Service Physical Therapy Surgical Services Number of Beds: 539 Number of Doctors: 526 Number of Nurses: 611
3	**Promina Windy Hill Hospital** 2540 Windy Hill Rd., S.E. Marietta 30067 644-1000 Affiliation: Promina Northwest Health System	Full Service Intensive Care Unit Surgical Services Number of Beds: 115 Number of Doctors: 315 Number of Nurses: 155
4	**Emory Adventist Hospital** 3949 South Cobb Drive Smyrna 30080 434-0710 Affiliation: None	24 Hour Emergency Room Inpatient/Outpatient Surgery Skilled Nursing Facility Number of Beds: 100 Number of Doctors: 210 Number of Nurses: 150

Table 50 Hospitals Cobb County, Georgia		
Map Location	Hospital/Address	Services
5	**Brawner Mental Health System** 3180 Atlanta Rd., S.E. Smyrna 30080 436-0081 Affiliation: Behavioral Healthcare Centers of America, Inc.	Mental Health Services Child, Adolescent & Adult Programs Adolescent & Adult Substance Abuse Programs Number of Beds: 100 Number of Doctors: 70 Number of Clinical Staff: 188
6	**Devereux Center** 1291 Stanley Rd., N.W. Kennesaw 30144 427-0147	Residential Psychiatric Services Adolescent Programs Number of Beds: 115 Number of Doctors: 3 Number of Nurses: 34
7	**Ridgeview Institute** 3995 South Cobb Dr., S.E. Smyrna 30080 434-4567 Affiliation: None	Adult, Child & Adolescent Psychiatric Services In Patient/Out Patient Adult and Adolescent Chemical Dependency Programs Special Women's Programs Recovering Professionals Program Number of Beds: 216 Number of Doctors: 100 Number of Nurses: 41

SOURCE: Public Relations Department of each Institution

Map 34
Hospital Locations

Community Facilities and Services:
Hospitals/Public Health

Assessment of Existing Conditions/Needs

- Historically, the State of Georgia has regulated health facility/service locations via the Certificate of Need (CON) process. Recently there have been unsuccessful efforts to revise this process and allow for more market controlled/private sector decisions for location and provision of facilities and services. Throughout the 20 year planning process it will be of paramount importance to ensure that more costly, less profitable services are still available to the most needy of county residents. Although the percentage of Cobb County households earning less than the state's median household income decreased between 1990 and 1995, the percentage of seniors increased.

- The West and North Planning Areas of the county are projected to experience the largest population increases. Although county provided health services are present and available in the North Planning Area, the West Planning Area does not appear to have a presence or location. Within the next 10 years the county may wish to investigate the establishment of a facility in this area.

- As previously mentioned, the Board of Health operates an environmental health program which includes services such as septic tank inspection and permitting and food service establishment inspection and permitting. As portions of the North and West Planning Areas experience increased development pressures, septic inspections will probably increase. This increase can be anticipated due to some portions of these planning areas being unsewered presently with no plans for future provision due to topographic/economic constraints. By the year 2000, these increases may affect staffing/workload assignments. Additional environmental protection measures may also need to be investigated periodically over the next 20 years.

- Increasingly, state and federal agencies are enacting tougher environmental standards such as the Clean Water Act. Associated requirements such as the NPDES may affect the workload and procedures of many county departments in the next 20 years, including the environmental health division.

Community Facilities and Services:
Hospitals/Public Health

Goals and Policy Objectives

Goal: Provide for a county wide public health care delivery system which affords residents comprehensive health services and a healthy living environment.

- Monitor and assess patient needs and consider service improvements/additions where necessary.
- Design and locate public health facilities with good access to major roadways and public transit routes.
- Establish innovative approaches to affordable public health service delivery and wellness promotion.
- Assess and improve regulatory measures which maintain a safe and healthy living environment.
- Coordinate service and facility requirements with other public or private organizations that provide similar services.
- Establish public health services and facilities to serve special client groups such as the disabled, homebound and institutionalized.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services: Hospitals/Public Health

Implementation/Short Term Work Program Items

- Prepare an inventory of sites suitable for a satellite health center in the West Planning Area.

NOTE: Please refer to the short term work program 1997-2001 for year in which this item is scheduled for implementation.

Community Facilities and Services: Recreation and Cultural Affairs

The Cobb County Parks, Recreation and Cultural Affairs Department is divided into three divisions -- Operations (Parks Services including maintenance, infrastructure management), Services (Recreation Services including programming -- Adult Athletics -- tennis, softball, football, basketball, youth track, Bishop Complex; volunteer organization/resource management, Facility Management -- Civic Center, Miller Park, Aquatics Center, Gymnastics Center; Programming -- Therapeutic Recreation, Arts Facilities/Programs, Community Centers, Recreation Centers, Special Events; Concessions), and Administration.

The Operations Division is responsible for the basic infrastructure and overall parks maintenance and infrastructure management -- site improvements, support to facility staff, support to event management, etc.

The Services Division is the division housing the arts and cultural programs and facilities. The department has an Arts Commission to oversee arts and cultural-related programming and facilities, and to recommend related budgets, fees, charges and policies to the Board of Commissioners. It was created by Board of Commission action, and is included in the County Code. The Arts Commission has a Ten Year Arts Facilities Plan, adopted by the Board of Commissioners in 1990, similar to the Parks Master Plan. A copy of applicable portions of the Ten Year Arts Facilities Plan is shown in the Appendix. It should be noted that the county is currently preparing a recreation needs assessment, scheduled for completion in July of 1996. This needs assessment will be an integral part of an updated master recreation plan, scheduled to begin in 1997.

The Recreation Commission was permitted by state legislative action and created by the Board of Commissioners. It also recommends related budgets, fees, charges and policies to the Board of Commissioners.

Arts and cultural programs and facilities are handled through a Program Manager who reports to the Services Division Director. Two facilities, The Art Place -- Mountain View and the Mable House, fall under this unit's operation. The county provides the staff for both facilities. The Art Place is fully staffed with service staff and operations staff. The Mable House currently has only service staff, but is supported by the Operations Division in maintenance needs. The manager of the unit utilizes all resources as needed, and creates interaction and support between the two facilities.

The Mable House and The Art Place have volunteer organizations that support the efforts of the programs offered, and in some instances operate programs in conjunction with the facilities. They serve as extensions of county-sponsored recreation services offered through these facilities, and serve a county wide audience.

The department operates park sites totaling more than 2500 acres. The county park system has developed over time in accordance with the recommendations of the 1966 and 1986 Parks and

Recreation Master Plans. All parks currently in the system are classified as either community or regional in nature. All county park facilities are listed in Table 51 and shown on Map 35.

In September of 1986, a $21.65 million bond referendum was approved by county voters for park system improvements. The 1986 Bond Referendum included acquisition of additional park properties (47 percent of bond funds), park development funds (20 percent), and monies for renovation to existing park facilities (33 percent). The program financed acquisition of 400 acres of park land. Renovations and improvements from the 1986 Bond Referendum have provided all facilities with upgraded lighting and timer systems. Entrance signs were constructed at various locations. Parking lots, roadways, and tennis courts were resurfaced/ repaved, and erosion/drainage improvements were made at many facilities.

Department renovation projects have included field rehabilitation, fencing, sodding, and the addition of playgrounds, picnic pavilions and bleachers.

Table 51 Cobb County Parks and Federal Parks	
Map Location	Park Name, Acreage, Parking, Facilities
County Parks	
1	The Art Place Mountain View – 4.01 acres – classrooms, auditorium, gallery/ includes Mountain View Community Center with kitchen, 1 large and 1 small meeting room
2	Barrett Park Property – 96.38 acres – undeveloped
3	Larry Bell Complex – 26 acres – 4 tennis courts, 1 playground, 1 fitness trail, 1 jogging track, 1 aquatic center, 1 gymnastics center, 1 civic center, 1 performing arts auditorium, horse pit, 621 parking spaces
4	Bells Ferry Park – 43.11 acres – 3 lighted softball fields, 1 soccer field, 4 tennis courts, 2 batting cages, 2 playgrounds, 1 fitness trail, 1 picnic pavilion, 1 restroom/concession building, 1 concession building, 157 parking spaces
5	Al Bishop Complex – 101 acres – 5 lighted softball fields, 4 batting cages, 1 picnic pavilion, 1 restroom/concession/office building, 1 playground, 403 parking spaces
6	Boots Ward Recreation Center – Part of Lost Mtn. Park – 1 recreation center with indoor basketball court, 1 meeting room
7	Cobblestone Course at Lake Acworth – part of Lake Acworth Regional – please see Lake Acworth Regional for inventory
8	Clarkdale Park – 6.48 acres – 1 unlit baseball/football field, 1 restroom/ concession building, 1 community center, gravel parking
9	Custer Park – 10 acres – 3 lighted baseball fields, 1 restroom/concession/ meeting building, 1 picnic pavilion, 200 parking spaces
10	Fair Oaks Park – 40 acres – 1 lighted baseball field, 2 lighted softball fields, 2 soccer fields, 1 basketball multi-use court, 2 playgrounds, 3 picnic pavilions, 2 restroom/concession buildings, 1 tennis center with restrooms, 12 tennis courts, volleyball court, 336 parking spaces
11	Fullers Park – 41.44 acres – 5 lighted baseball fields, 1 lighted softball/ football field, 4 tennis courts, 4 batting cages, 2 playgrounds, 1 fitness trail, 2 picnic pavilions, 3 restroom/concession buildings, 1 recreation center with basketball court, 2 meeting & 1 training room, kitchen, restrooms, 309 parking spaces
12	Gilbert Airfield/Pitner Road – 20 acres – runway and open space for radio controlled airplanes, archery range, gravel parking
13	Harrison Park – 60.80 acres – 5 lighted baseball fields, 2 unlit baseball fields, 8 tennis courts, 6 batting cages, 3 playgrounds, 1 picnic pavilion, 1 restroom/ concession building, 1 tennis center with restrooms
14	O. C. Hubert Property – 33.55 acres – undeveloped
15	Hurt Road Park – 45.52 acres – 4 lighted softball fields, 4 tennis courts, 1 playground, 1 fitness trail, 1 picnic pavilion, 2 restroom/concession buildings, 300 parking spaces
16	Jackson/Yarborough Property – 6.1 acres – undeveloped

Table 51 Cobb County Parks and Federal Parks	
Map Location	Park Name, Acreage, Parking, Facilities
17	Kennworth Park – 39.99 acres – 5 lighted softball fields, 8 tennis courts, 2 batting cages, 1 playground, 1 fitness trail, 1 picnic pavilion, 2 restroom/ concession buildings, 1 tennis center with restrooms, 287 parking spaces
18	Lake Acworth Regional – 950 acres – (Cobblestone Course at Lake Acworth) 18 hole golf course, 1 pro shop/clubhouse, 2 sets of restrooms, 1 covered pavilion with restroom, 135 parking spaces
19	Legacy Golf Links – 77.592 acres – 18 hole golf course, 1 pro shop/ clubhouse, restaurant, practice range, 18 hole grass putt-putt, cart storage building, 160 parking spaces
20	Lions Park – 25.28 acres – 1 lighted baseball field, 1 playground, 2 restroom/ concession buildings, 1 meeting room, 1 batting cage, includes South Cobb Community Center, 120 parking spaces
21	Lost Mountain Park – 166 acres – 5 lighted softball fields, 1 baseball field, 2 football fields, 2 batting cages, 2 playgrounds, 1 fitness trail, 1 jogging track, 1 picnic pavilion, 2 restroom/concession buildings, 1 recreation center with basketball court, meeting room, training room, dance studio, kitchen, 465 parking spaces
22	Mable House – 16 acres – 1 historic house, 1 historic sweet potato house, 1 historic blacksmith shop, 1 historic cemetery, 200 parking spaces
23	Jim R. Miller Park – 115.35 acres – 1 fitness trail, 2 picnic pavilions, 44 campsites, 2 sets of restrooms, 2 concession buildings, 3 exhibit halls, 1 equestrian facility, lake, cross country track, 500 parking spaces + gravel parking
24	Mt. Bethel Park – 5.0 acres – 1 lighted baseball field, 2 batting cages, 1 restroom/concession building, 20 parking spaces
25	Mtn. View Community Center – part of The Art Place Mountain View – please see The Art Place Mountain View for inventory
26	Nickajack Park – 31.49 acres – 1 lighted baseball field, 1 lighted softball field, 1 football field, 1 basketball/multi-use court, 4 tennis courts, 1 batting cage, 2 playgrounds, 1 fitness trail, 2 picnic pavilions, 1 restroom/concession building, 1 restroom building, 1 meeting room, 170 parking spaces
27	Noonday Creek Park – 97.4 acres – 7 lighted soccer fields, 3 practice fields, 1 playground, 1 picnic pavilion, 1 concession/restroom building, 248 parking spaces
28	Oregon Park – 44.17 acres – 8 lighted baseball fields, 4 tennis courts, 5 batting cages, 1 playground, 1 fitness trail, 2 sets of restrooms, 1 concession building, 1 frisbee golf course, 208 parking spaces
29	Perry Parham Park – 16.0 acres – 4 lighted baseball fields, 2 batting cages, 1 playground, 1 picnic pavilion, 1 concession building, 1 meeting room, 103 parking spaces
30	Powder Springs Park – 27.0 acres – 4 lighted baseball fields, 1 swimming pool, 2 playgrounds, 1 picnic pavilion, 3 sets of restrooms, 1 concession building, 280 parking spaces

Table 51 Cobb County Parks and Federal Parks	
Map Location	Park Name, Acreage, Parking, Facilities
31	Quarter Midget Facility – 3.0 acres – 1 quarter midget race track, 1 restroom/ concession building, 40 parking spaces
32	Rhyne Park – 28.0 acres – 2 lighted softball fields, 4 tennis courts, 1 batting cage, 2 playgrounds, 1 fitness trail, 3 picnic pavilions, 1 restroom/concession/ meeting room building, 237 parking spaces
33	Sandy Plains park – 10.30 acres – 4 lighted softball fields, 2 batting cages, 1 playground, 1 picnic pavilion, 1 restroom/concession building, 1 restroom building, 160 parking spaces
34	Sewell Park – 24.0 acres – 4 lighted baseball fields, 4 tennis courts, 1 swimming pool, 2 batting cages, 1 playground, 1 fitness trail, 1 picnic pavilion, 2 restroom/concession buildings, 1 meeting room, 237 parking spaces
35	Shaw Park – 33.18 acres – 4 lighted baseball fields, 1 baseball/football field, 2 basketball/multi-use courts, 4 tennis courts, 3 batting cages, 2 playgrounds, 1 fitness trail, 1 picnic pavilion, 1 restroom/concession building, 2 concession buildings, 1 community center, 243 parking spaces
36	Stout property – 80.77 acres – undeveloped
37	Sweat Mountain Park – 23 acres – 2 lighted baseball fields, 4 tennis courts, 1 batting cage, 1 playground, 1 fitness trail, 1 picnic pavilion, 1 restroom/ concession building, 159 parking spaces
38	Sweetwater Park – 36.03 acres – 3 lighted softball fields, 8 tennis courts, 1 batting cage, 1 playground, 1 fitness trail, 1 picnic pavilion, 1 restroom/ concession building, 1 tennis center with restrooms, 176 parking spaces
39	Terrell Mill Park – 28.64 acres – 2 lighted softball fields/football field, 2 lighted youth softball fields, 1 soccer field, 8 tennis courts, 1 playground, 1 fitness trail, 2 picnic pavilions, 1 restroom/concession building, 1 tennis center with restrooms, 231 parking spaces
40	Thompson Park – 30.64 acres – 1 picnic pavilion, 2 sets of restrooms, 1 community center, 50 parking spaces
41	Tramore Park – 78.79 acres – 6 soccer fields, 1 practice field, 1 playground, 1 fitness trail, 1 picnic pavilion, 1 restroom/concession building, 178 parking spaces
42	Wallace Park – 31.38 acres – 1 lighted baseball field, 1 lighted softball field, 1 basketball/multi-use court, 4 tennis courts, 1 playground, 1 fitness trail, 2 picnic pavilions, 2 restroom/concession buildings, 238 parking spaces
43	Wildhorse Creek Park – 70.0 acres – 1 lighted baseball/football field, 4 lighted softball fields, 1 unlit softball field, 1 soccer field, 4 tennis courts, 2 playgrounds, 1 fitness trail, 1 picnic pavilion, 5 restroom/concession buildings, 1 community center, 1 horseshoe pit, 1 BMX track, 1 equestrian facility, 300 parking spaces

Federal Parks	
A & B	Lake Allatoona Reservoir – 4,165 acres – beach, marinas, boat ramps, picnic pavilions, nature trails, canoeing, camping facilities, fishing areas, boat rentals, parking facilities
C, D, E & F	Chattahoochee River National Recreation Areas including C-Gold Branch, D-Palisades, E-Johnson Ferry, F-Cochran Shoals/Sope Creek – 1,829 acres – hiking trails, jogging trails, canoeing, rafting, fishing areas, picnic pavilions, parking facilities
G	Kennesaw Mountain National Battlefield – 2,884 acres – hiking trails, picnic pavilions, visitor center, educational center, historic markers, parking facilities

SOURCE: Cobb County Parks, Recreation and Cultural Affairs
Federal park Administrative Offices

Map 35
County and Federal Park Locations

Community Facilities and Services:
Recreation and Cultural Affairs

Assessment of Existing Conditions/Needs

- Thirty years ago, the National Parks and Recreation Association had standards to use when assessing a county's provision of recreational services/facilities. Those standards have evolved into guidelines/recommendations over time. Presently these guidelines stress recreational ends being met through cooperative efforts with the private sector and community groups, user fees, community schools and joint or multiple use of public properties. These guidelines are being used by the Cobb County Parks, Recreation and Cultural Affairs Department (CCPRCA) in the 1997 updated master recreation plan.

- There was much privatization done by Cobb County in 1993 - 1995. Some recreational services were also privatized by CCPRCA.

- As previously mentioned, the 1986 referendum provided for $21.65 million worth of recreational improvements and the establishment of regional and community parks. During that time, many of the county's existing regional or community parks were located in the more heavily populated/developed eastern and northeastern portions of the county (East and East Central Planning Areas). This may allow the county to focus on rehabbing and refining facilities/services at these park sites. The 1986 referendum did provide for land acquisition in the anticipated high growth North and West Planning Areas. These may be the areas where the county can anticipate more of a need for new construction or major expansion, so to provide for improved regional facilities.

- As would be expected with a rapidly growing county with many new residents (relatively young - roughly 63% county residents were under 35) moving in, the 1986 master plan and referendum stressed specialization of programs/facilities (i.e. softball leagues, baseball leagues). As Cobb's population continues to age consistent with national trends and households become smaller, the county will need to move away from specialization to activities more passive in nature. This may be slightly different for the West Planning Area, where significant future population increase could increase the need for additional or enhanced specialization.

- The county is anticipating the completion of a county wide recreational needs assessment in the summer of 1996. This needs assessment will be an integral part of the 1997 updated master recreation plan. A portion of the assessment will lead to the development of immediate needs which the county will consider for referendum in November, 1996. The proposed referendum should include some major expansion in the West and North Planning Areas, some rehab and expansion in the East and Southwest Planning Areas, some rehab county wide, and 1st phase implementation of the Arts Commission recommended Mable House Master Plan.

- A portion of the proposed referendum is proposed for distribution to municipalities for their recreational needs/facilities. This coordination is an important step in establishing coordinated delivery of recreational services to all county residents (city and non-city residents). CCPRCA should continue to assess where municipal recreation services/facilities can more efficiently serve residents, so to reallocate county resources to other areas.

- Cobb and its six cities will create a joint Parks and Recreation Comprehensive Plan Committee. Each city will appoint a representative and Cobb will have a representative. The Committee will work to develop a ten (10) year master plan for recreation services and facilities for all county residents. *(Amendment of December 14, 1999)*

Community Facilities and Services:
Recreation and Cultural Affairs

Goals and Policy Objectives

Goal: Provide a balanced set of active and passive recreation facilities and programs appealing to a broad range of recreation interests while fully utilizing resources.

- Design and locate recreation and cultural affairs facilities with good access to major roadways and public transit routes.
- Maximize the use of public land and facilities for recreation and cultural affairs.
- Monitor and assess recreational needs/demands and consider improvements/additions where necessary.
- Achieve the highest level of efficiency possible in the organization, layout and management of recreational facilities.
- Develop innovative funding techniques to provide for future recreational facilities and programs.
- Improve the condition of existing recreational facilities to a consistent standard of high quality.
- Pursue cooperative agreements with other public/private organizations for adaptive reuse and joint use of facilities.
- Coordinate service and facility requirements with other public/private organizations that provide similar services.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services
Recreation and Cultural Affairs

Implementation/Short Term Work Program Items

- Amend this short term work program to include recommendations of the CCPRCA's 1996 needs assessment.
- Prepare an inventory of public properties suitable for multiple uses, including passive recreational uses and linear parks.
- Amend this short term work program to include recommendations of the CCPRCA's 1997 master recreation plan update.
- Prepare a comparison analysis of county and city recreational services/facilities, with an emphasis on eliminating duplication of services and adoption of cooperative service agreements.
- Execute joint facility use agreements with other elected boards, i.e. Board of Education.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services: General Government

Cobb County is governed by a five-member Board of Commissioners serving staggered four year terms. Board members, including the Chairman, serve on a part-time basis. Board members set county policy, while administrative and operational duties are handled by a full time County Manager.

An inventory of county facilities is shown in the Appendix.

Cobb County has adopted a Space Allocations and Standards Manual. The manual ensures that all space controlled by Cobb County is utilized to its maximum efficiency. The potential allocation of space is related to and in conjunction with the assignment functions of personnel involved. The manual also outlines four basic responsibilities of the county with regard to space allocations:

1. To ensure that each department has sufficient space to operate and conduct business based on a justification process of the elements and criteria contained in the manual.

2. To conduct surveys.

3. To conduct space inspections.

4. To perform related duties of space planning and layouts to maximize space utilization.

Community Facilities and Services: General Government

Assessment of Existing Conditions/Needs

- With the completion of the State Court Building in December, 1995, Cobb County will have culminated one of its largest public building expansions in the last 20 years. This additional 100,000 square feet should suffice the judicial space needs of Cobb County through 2015.

- The county's privatization and downsizing initiatives in 1992 - 1995, have created sufficient space for general government operations (not including additional space such as the new DOT Operations and Engineering Building, Police & Fire Superstation, Water System Customer Service Facility, and the Greenridge Developmental Services expansion - FY 97-98). This space should suffice the needs of general government operations throughout the planning period.

- The completion of the State Court Building has led to a parking shortage for general government operations located in the Marietta "Square" complex. The county may need to investigate alternatives which could alleviate the parking shortage on the "square."

- Beginning in 1994, Cobb County began preparing biennial budgets, effective FY 95-96. A very unique and integral part of this budget process was a capital replacement plan. Although not exclusive to buildings, this process allows for programmatic replacements, additions and upgrades to county facilities. This program should also ensure that existing county facilities are utilized to their maximum potential consistent with the Space Allocation and Standards Manual throughout the planning period.

Community Facilities and Services
General Government

Goals and Policy Objectives

Goal: Provide and maintain adequate and adaptable space for all facets of county government operations.

- Design and locate general government facilities with good access to major roadways and public transit routes.
- Improve the condition of existing general government facilities to a consistent standard of high quality.
- Pursue cooperative agreements with other public/private organizations for adaptive reuse and joint use of facilities.
- Adapt general government facilities to serve special client groups such as the disabled, homebound and institutionalized.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services
General Government

Implementation/Short Term Work Program Items

- Update and revise the inventory of county facilities.
- Prepare alternatives, including department/division relocations, which alleviate the general government operations parking shortage in the Marietta "Square" complex.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services: Education

A broad array of educational opportunities are available in Cobb County to assist all citizens in reaching their full potential. The Cobb County School District and City of Marietta School System provide comprehensive educational programs for grades K - 12. Both systems offer programs for exceptional students, including the gifted, the handicapped, and the health-impaired. Adults wishing to complete their high school education may do so through adult education programs. Several private institutions provide a diversity of programs and services through religious and non-sectarian schools. Institutions of higher education are also located in Cobb County: Kennesaw State College, Southern College of Technology, Chattahoochee Technical Institute, North Metro Technical Institute, and Life College.

As of April, 1996, the Cobb County School District is the second largest school system in Georgia and the 35th largest in the United States. Its 83,000 students are served by 5,200 teachers and other certified school employees. Central office and support staff provide systemwide instructional, staff development, maintenance and transportation services.

The Southern Association of Colleges and Schools has accredited all Cobb schools which include 55 elementary schools, 18 middle schools, and 14 high schools. The system also provides an open campus high school, a special education center, an alternative school, and an adult education center.

Cobb schools have earned eleven National Schools of Excellence and twenty Georgia Schools of Excellence awards since 1984. The school system, individual schools, staff members, and students have received numerous local, state and national awards.

Parental involvement is a hallmark of the Cobb County School District. Over fifty schools boast 100% PTA membership. Local and system Citizen's Advisory Committees meet with administrators on a regular basis to provide input on major instructional and administrative decisions.

Community involvement and commitment to education is also exemplified by an extensive Partners in Education program, a joint effort of the District, Marietta City Schools and the Cobb Chamber of Commerce. The Partners Program matches businesses with schools to provide enrichment and incentives to students, recognition of staff and opportunities for business appreciation and community service. All Cobb schools have one or more partners from a total of 179 businesses. The Cobb Chamber of Commerce administers the Partners in Education Program.

Transportation is provided for middle and high school students who live more than one (1) mile from school and for elementary students living more than one-half (1/2) mile from their respective schools. The system has over 760 buses as of April, 1996.

The average pupil/teacher ratio is 25:1. The average per pupil expenditure is $4,422. 48.6% of the

faculty have advanced degrees and the average years of faculty experience is 10 years. 89% of graduates go on to post secondary education.

Cobb students consistently score above the national average on standardized tests such as the Iowa Tests of Basic Skills (ITBS), Tests of Achievement and Proficiency (TAP) and the Scholastic Aptitude Test (SAT).

Special Programs and Information

School Food and Nutrition Services

High quality, attractive meals are served in all Cobb County schools each day at a very reasonable cost. Lunches provide a minimum of one-third of the student's daily nutritional requirements. Some schools also offer a breakfast program.

After School Programs

After school programs are available at a nominal cost per child for all elementary students from 2:30 until 6:00 p.m. each day that school is in session.

Student Assistance Programs

Support services are available to all students through 1) certified school counselors at each school, 2) hospital/homebound instruction for qualifying students, 3) assistance in English for Speakers of Other Languages (ESOL), and 4) drug use prevention and intervention specialists.

Programs for Students with Disabilities

Services are provided in a variety of settings ranging from regular class placement and special services in the student's home school to full-day programs in specialized facilities. The type and degree of services provided are determined through the development of an Individual Education Plan, and students and parents are afforded all due process procedural safeguards as outlined in the Individuals with Disabilities Education Act and its revisions. Programs include those for learning disabled, emotional behavior disordered, intellectually disabled, visually impaired, hearing impaired, orthopedically impaired, speech and language impaired and other health impaired students. Additional services provided to disabled students include related vocational instruction, community skills development, physical therapy, occupational therapy, adapted physical education, mobility instruction, and audiology services. Services are provided to 5-year-old disabled students through resource and self-contained special needs kindergarten programs and to disabled 3 and 4-year olds through community-based, home-based, and facility-based programs.

Programs for the Gifted

Services are provided to students who possess a high degree of general intellectual ability and the potential for high academic achievement and performance. Goals for students

include fostering creative/productive thinking, improving research and discussion skills, promoting higher levels of thinking, and enriching the academic program.

Fine Arts

Art and music are an integral part of K-12 instruction. Students' accomplishments are showcased at *Kaleidoscope*, the annual festival of visual and performing arts.

The Cobb County Center for Excellence in the Performing Arts, located at Pebblebrook High School, is open to all Cobb high school students with outstanding talent in vocal music, dance and drama. Transportation is available from designated points throughout the county. Admission is by audition only.

Cobb County high school marching bands have distinguished themselves with national and international performances at Rose Bowl, Orange Bowl and Cotton Bowl Parades, Macy's Thanksgiving Day Parade, and in London, England. The bands have also garnered many local, state and national awards. Choral music, orchestra, concert band and jazz band are also offered in many schools.

Extracurricular Activities

Cobb high schools offer eligible students a variety of competitive sports, including football, basketball, baseball, softball, wrestling, tennis, track and field, golf, soccer, swimming, cheerleading and cross country. Academic teams are another facet of Cobb's extracurricular offerings. Local athletic and academic teams have won many regional, state and national competitions.

Cobb County Board of Education

The seven-member Board, elected by a vote of the people in individual districts to four-year staggered terms, appoints the Superintendent. The Superintendent is responsible for administering the school system, making recommendations to the Board and enforcing Board policies. Board members elect their Chairman and Vice-Chairman to one-year terms.

The Board meets for public input at 8:30 a.m. the second Wednesday and at 7:00 p.m. the fourth Thursday of the month at the Central Administration Building, 514 Glover Street, Marietta. The official Board meeting begins at 9:00 a.m. the second Wednesday and at 7:30 p.m. the fourth Thursday of the month. The night Board meetings are discontinued in November and December because of Thanksgiving and winter holidays.

Please see Table 52 and Map 36 for 1995 - 1996 Cobb County Public Schools. Table 53 and Map 37 list 1995 - 1996 Marietta City Schools. Please also see Table 54 which contains information relative to the county's higher education establishments.

Table 52 Cobb County Public Schools 1995-96 Cobb County, Georgia				
Map Location	School Name	Address	City	Zip
Elementary Schools (Grades K-5)				
1	Acworth	4496 Dixie Ave.	Acworth	30101
2	Addison	3055 Ebenezer Rd.	Marietta	30066
3	Argyle	2420 Spring Rd.	Smyrna	30080
4	Austell	5600 Mulberry St.	Austell	30001
5	Baker	2361 Baker Rd.	Acworth	30101
6	Bells Ferry	2600 Bells Ferry Rd.	Marietta	30066
7	Belmont Hills	605 Glendale Pl.	Smyrna	30080
8	Big Shanty	1600 Ben King Rd.	Kennesaw	30144
9	Birney	775 Smyrna-Powder Springs Rd.	Marietta	30060
10	Blackwell	3470 Canton Rd.	Marietta	30066
11	Brown	3265 Brown Rd.	Smyrna	30080
12	Brumby	1306 Powers Ferry Rd.	Marietta	30067
13	Bryant	6800 Factory Shoals Rd.	Mableton	30059
14	Clarkdale	4455 Wesley Dr.	Austell	30001
15	Clay	730 Boggs Rd.	Mableton	30059
16	Compton	3450 New Macland Rd.	Powder Springs	30073
17	Davis	2433 Jamerson Rd.	Marietta	30066
18	Dowell	2121 W. Sandtown Rd.	Marietta	30064
19	Due West	3900 Due West Rd.	Marietta	30064
20	East Side	3850 Roswell Rd.	Marietta	30062
21	Eastvalley	2570 Lower Roswell Rd.	Marietta	30067
22	Fair Oaks	407 Barber Rd.	Marietta	30060
23	Fitzhugh Lee	4400 S. Atlanta Rd.	Smyrna	30080
24	Ford	1345 Mars Hill Rd.	Acworth	30101
24A	Frey	2865 Mars Hill Rd.	Acworth	30101
25	Garrison Mill	4111 Wesley Chapel Rd.	Marietta	30062
25A	Green Acres	2000 Gover Ave.	Smyrna	30080
26	Harmony Leland	5891 Dodgen Rd.	Mableton	30059
27	Hayes	1501 Kennesaw-Due West Rd.	Kennesaw	30152
28	Hollydale	2901 Bayberry Dr.	Marietta	30060
29	Keheley	1935 Kemp Rd.	Marietta	30066
30	Kennesaw	3155 Jiles Rd.	Kennesaw	30144
31	Kincaid	1410 Kincaid Rd.	Marietta	30066
32	King Springs	1041 Reed Rd.	Smyrna	30082
33	LaBelle	230 Cresson Dr.	Marietta	30060
34	Lewis	4179 Jim Owens Rd.	Kennesaw	30152
35	Mableton	5220 Church St.	Mableton	30059

Table 52 Cobb County Public Schools 1995-96 Cobb County, Georgia				
Map Location	School Name	Address	City	Zip
36	Milford	2390 Austell Rd.	Marietta	30060
37	Mt. Bethel	1210 Johnson Ferry Rd.	Marietta	30068
38	Mountain View	3448 Sandy Plains Rd.	Marietta	30066
39	Murdock	2320 Murdock Rd.	Marietta	30062
40	Nicholson	1599 Shallowford Rd.	Marietta	30066
41	Norton Park	3041 Gray Rd.	Smyrna	30082
42	Powder Springs	4570 Grady Grier Rd.	Powder Springs	30073
43	Powers Ferry	403 Powers Ferry Rd.	Marietta	30067
44	Riverside	461 S. Gordon Rd.	Mableton	30059
45	Rocky Mount	2400 Rock Mtn. Rd.	Marietta	30066
46	Russell	3920 S. Hurt Rd.	Smyrna	30082
47	Sedalia Park	2230 Lower Roswell Rd.	Marietta	30067
48	Shallowford Falls	3500 Lassiter Rd.	Marietta	30062
49	Skyview	5805 Dunn Rd.	Mableton	30059
50	Sope Creek	3320 Paper Mill Rd.	Marietta	30067
51	Still	870 Casteel Rd.	Powder Springs	30073
52	Teasley	3640 Springhill Rd.	Smyrna	30080
53	Timber Ridge	5000 Timber Ridge Rd., N.E.	Marietta	30068
54	Tritt	4435 Post Oak Tritt Rd.	Marietta	30062
55	Varner	4761 Gaydon Rd.	Powder Springs	30073
55A	Vaughan	5950 Nichols Rd.	Powder Springs	30073
Middle Schools (Grades 6-8)				
56	Awtrey	3601 Nowlin Rd.	Kennesaw	30144
57	Daniell	2900 Scott Rd.	Marietta	30066
58	Dickerson	855 Woodlawn Rd.	Marietta	30068
59	Dodgen	1725 Bill Murdock Rd.	Marietta	30062
60	East Cobb	380 Holt Rd.	Marietta	30068
61	Floyd	4803 Floyd Rd.	Mableton	30059
62	Garrett	5235 Powder Springs Rd.	Austell	30001
63	Griffin	4010 King Springs Rd.	Smyrna	30082
64	Hightower Trail	3905 Post Oak Tritt Rd.	Marietta	30062
65	Lindley	1550 Pebblebrook Cir.	Mableton	30059
66	Lost Mountain	700 Old Mountain Rd.	Kennesaw	30152
67	Mabry	2700 Jims Rd.	Marietta	30066
68	McCleskey	4080 Maybreeze Rd.	Marietta	30066
69	Nash	941 Powder Springs St.	Smyrna	30080
70	Pine Mountain	2720 Pine Mountain Cir.	Kennesaw	30152
71	Simpson	3340 Trickum Rd.	Marietta	30066

Table 52 Cobb County Public Schools 1995-96 Cobb County, Georgia				
Map Location	School Name	Address	City	Zip
72	Smitha	2025 Powder Springs Rd.	Marietta	30064
73	Tapp	3900 Macedonia Rd.	Powder Springs	30073
High Schools (Grades 9-12)				
74	Central Alternative	2601 Ward St.	Smyrna	30080
75	Campbell	3295 S. Atlanta Rd.	Smyrna	30080
76	Harrison	500 Due West Rd.	Kennesaw	30152
77	Lassiter	2600 Shallowford Rd.	Marietta	30066
78	McEachern	2400 Macland Rd.	Powder Springs	30073
79	North Cobb	3400 Old Highway 41	Kennesaw	30144
80	Oakwood	1560 Joyner Ave.	Marietta	30060
81	Osborne	2451 Favor Rd.	Marietta	30060
82	Pebblebrook	991 Old Alabama Rd.	Mableton	30059
83	Pope	3001 Hembree Rd.	Marietta	30062
84	South Cobb	1920 Clay Rd.	Austell	30001
85	Sprayberry	2525 Sandy Plains Rd.	Marietta	30066
86	Walton	1590 Bill Murdock Rd.	Marietta	30062
87	Wheeler	375 Holt Rd.	Marietta	30068
Special Centers				
89	Adult Education	240 Barber Rd.	Marietta	30060
90	Hawthorne	1595 Hawthorne St.	Smyrna	30080
Staff Educational Services Centers				
	Kennesaw	6997 Keene St.	Kennesaw	30144
	F. T. Wills	2601 Ward St.	Smyrna	30080

SOURCE: Cobb County School System Support Services Division

Map 36
County School System Locations

Table 53 Cobb County Public Schools 1995-96 Cobb County, Georgia				
Map Location	School Name	Address	City	Zip
Elementary Schools (Grades K-5)				
1	A. L. Burruss	325 Manning Rd.	Marietta	30064
2	Dunleith	120 Saine Drive	Marietta	30060
3	Hickory Hills	500 Redwood Dr., S.E.	Marietta	30064
4	Lockheed	1205 Merritt Rd.	Marietta	30060
5	Park Street	105 Park St., N.E.	Marietta	30060
6	Westside	344 Polk St., N.E.	Marietta	30064
Middle Schools (Grades 6-8)				
7	Marietta	340 Aviation Rd., S.E.	Marietta	30060
High Schools (Grades 9-12)				
8	Marietta	121 Winn St., N.W.	Marietta	30064
Special Education Center (Ages 12-18)				
9	Ben T. Wilkins	350-B Lemon St.	Marietta	30060

SOURCE: Administrative Office, Marietta School System

Map 37
Marietta School System Locations

Table 54
Cobb County Higher Education
Cobb County, Georgia

School	Accreditation
Kennesaw State College 1000 Chastain Road Kennesaw, GA 30144-5591 Dorms: None Fall Enrollment: 12,100 ***Degrees Offered:*** **B.A.**: Art, English, French, History, International Affairs, Music, Political Science, Psychology, Spanish, Theater **B.B.A.**: Accounting, Economics, Finance, Management, Marketing, Professional Sales **B.M.**: Music, Education, Performance **B.S.**: Biology, Chemistry, Communications, Computer Science, Education (Art, Early Childhood, English, Foreign Language Education (French & Spanish), Mathematics, Middle Grades, Music, Science, Social Science), Health and Physical Education, Information Systems, Mathematics, Nursing, Political Science, Psychology, Public and Social Services **A.S.**: Nursing **Masters Degree**: Accounting, Business Admin., Education, Public Affairs, Public Admin., Nursing	SACS, AACSM, NASM, Georgia Board of Nursing, National League of Nursing, NCATE, AACSB
Southern College of Technology 1100 South Marietta Parkway Marietta, GA 30060 Dorms: Accommodate 476 Fall Enrollment: 4,000 ***<u>Degrees Offered:</u>*** **A.S.**: Engineering Technology, General Studies ***<u>B.Arch: Architecture</u>*** **B.S.**: Apparel Engineering Technology, Civil Engineering Technology, Computer Engineering Technology, Computer Science, Construction, Electrical Engineering Technology, Environmental Development, Industrial Distribution, Industrial Engineering Technology, Management of Technology, Manufacturing, Mathematics, Mechanical Engineering Technology, Physics, Technical and Professional Communication **M.S.**: Computer Science, Engineering Technology, Management of Technology, Technical and Professional Communication, Construction	Commission of Colleges of the Southern Association of Colleges and Schools, Technology Accreditation Commission of the Accreditation Board for Engineering and Technology, American Council for Construction Education, ACBSP

Table 54
Cobb County Higher Education
Cobb County, Georgia

School	Accreditation
Life College 1269 Barclay Circle Marietta, GA 30060 Dorms: None Fall Enrollment: 4,000 ***Degrees Offered:*** **D.C.**: Chiropractic **M.S.**: Sports Health Science **B.S.**: Nutrition for the Chiropractic Sciences, Nutrition and Dietetics, Business Administration Chiropractic Technician Diploma	American Dietetic Association, Southern Association of Colleges and Schools, Council on Chiropractic Education
Chattahoochee Technical Institute 980 South Cobb Drive Marietta, GA 30060 Dorms: None Fall Enrollment: 1,950 ***Degrees Offered:*** **A.S.**: Accounting, Automotive, Biomedical Engineering Technology, Business Studies, Computer Programming, Electromechanical Engineering Technology, Electronics Engineering Technology, Health Services, Law Enforcement, Management and Supervisory Development, Marketing Management, Public Services, Respiratory Therapy, Secretarial Science, Technical Studies ***Diploma Programs:*** Accounting, Air Conditioning Technician, Automotive Technician, Computer Programming, Cosmetology, Drafting, Electronics Technology, Industrial Technology, Industrial Maintenance, Information/Office Technician, Law Enforcement, Management and Supervisory Development, Marketing Management, Medical Assisting, Microcomputer specialist, Practical Nursing, Printing/ Graphics Technician, Residential/Commercial Wiring, Surgical Technology ***Certificate Programs***: Varies each Term	Commission on Colleges of the Southern Association of Colleges and Schools, Technology Accreditation Commission of the Accrediting Board for Engineering Technology

Table 54 Cobb County Higher Education Cobb County, Georgia	
School	Accreditation
North Metro Technical Institute 5198 Ross Road Acworth, GA 30102 Dorms: None Fall Enrollment: 1,216 ***Degrees Offered (through a cooperating program with Floyd College):*** **A.A.S.**: Accounting, Automotive Technology, Automotive Technology-Ford, Asset Business and Office Technology, Drafting, Electronics Technician, Environmental Horticulture, Hotel/Restaurant/Travel Management, Information and Office Technology, Management and Supervisory Development, Marketing/Management, Microcomputer Specialist, Computer Programming ***Diploma Programs:*** Accounting, Automotive Technology, Business and Office Technology, Computer Programming, Electronics Technology, Environmental Horticulture, Hotel Restaurant and Travel Management, Industrial Maintenance, Information and Office Technology, Management and Supervisory Development, Marketing/Management, Microcomputer Specialist, Paramedic Technology ***Certificate Programs:*** Business Computer Applications, Electric Arc Welding, Emergency Medical Technology, Gas Metal Arc Welding, Industrial Programmable Control Systems, Local Area Networking, Supervisory Development, CAD Operator, Chassis Technician, Computer Publishing Specialist, Horticulture Installation Technician, Horticulture Maintenance Technician, Midrange Computer Programmer, Office Accounting, Retail Department, Travel Agency Operations, Word Processing Specialist	Commission on Occupational Education

Community Facilities and Services: Education

Assessment of Existing Conditions/Needs

- An inventory of all schools in the county's system containing information regarding number of teachers, students, capacity, full-time enrollment, permanent classrooms and portable classrooms as of October, 1995 is shown in the Appendix.

- In March of 1995, Cobb County voters approved a $220,865,000 bond referendum for school system improvements in facilities and technology. An integral portion of the bond program was the plan to construct 8 new elementary schools and major classroom additions at 26 existing schools. Also included in the referendum were funds for the purchase of sites for 4 future schools: 1 high school in the West Planning Area, 1 replacement middle school and 2 replacement elementary schools in the South Planning Area.

- All Cobb County municipalities are now experiencing increased growth. As growth in the municipalities accelerates over the next 20 years, better development monitoring and reporting procedures should be implemented to ensure that school system planners remain informed concerning development trends across Cobb municipalities.

- As future improvements are made to the Cobb County School District, it may be necessary to amend the short term work program and the future land use map.

Community Facilities and Services: Education

Goals and Policy Objectives

Goal: Provide an educational system to benefit all county residents and establish a lifelong learning environment which is commensurate with land use and demographic trends.

- Monitor and assess educational needs/demands and consider improvements/additions where necessary.
- Maximize the use of public land and facilities for education.
- Design and locate educational facilities with good access to major roadways and public transit routes.
- Improve the condition of existing educational facilities and technology to a consistent standard of high quality.
- Pursue cooperative agreements with other public/private organizations to maximize the quality of education.
- Improve coordination between the school system and the municipalities regarding annexation and development trends.
- Adapt educational facilities and programs to serve special client groups such as the disabled or underprivileged.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services: Education

Implementation/Short Term Work Program Items

- Execute intergovernmental agreements with all Cobb County municipalities to facilitate the sharing of municipal annexation and land development data with Cobb County Public Schools for school planning purposes.

- If necessary, amend this short term work program and the future land use map to reflect future Cobb County School District improvements.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services: Libraries

Public libraries are important public facilities, experiencing increasing demands from patrons with more leisure time and rising expectations for educational and personal achievement.

The Cobb County Public Library System is the third largest system in the state, operating seventeen service outlets: a Central Library/Headquarters facility, fifteen branch locations geographically-distributed throughout the county and one mini-branch manned by volunteers at a Cobb County Senior Center. Approximately 700,000 books and audio-visual materials are housed in these facilities. Reference and information services are provided both in traditional book format as well as CD-ROM information technology. Furthermore, five system libraries are connected by a wide area CD-ROM network.

System-wide services include reference and information, interlibrary loans, programs for children and adults, free library cards to Cobb County residents and property owners, a general collection that includes books, magazines, newspapers, audio and video cassettes, and compact discs. The Georgia Room at the Central Library contains local history and genealogical materials for Cobb County, the State of Georgia, and the Southeastern United States. In 1995, 1.9 million persons visited the Cobb County Public Library System. The library staff answered 2.5 million questions and checked out 3.3 million items. The City of Smyrna is the only municipality in Cobb County which runs an independent, municipal library. The Smyrna Library offers many of the same programs and services as the county library system. People living outside the city limits can obtain a city library card for a small fee. Please see Table 55 and Map 38 for public library locations.

Table 55 Cobb County Public Library System (including City of Smyrna) 1995 - 1996			
Map Location	Name/Address/Phone Sq. Ft./No. Volumes	Map Location	Name/Address/Phone Sq. Ft./No. Volumes
1	Acworth 4569 Dallas St. Acworth 30101; 917-5165 2,916 sq. ft./20,586 items	10	Mountain View 3320 Sandy Plains Rd. Marietta 30066; 509-2725 16,000 sq. ft./81,411 items
2	Central/Headquarters 266 Roswell St. Marietta 30060; 528-2318 64,000 sq. ft./181,182 items	11	Senior Center Mini-Branch 1885 Roswell St. Smyrna 30080; 801-5320 421 sq. ft./1,361 items
3	East Marietta 2051 Lower Roswell Rd. Marietta 30068; 509-2711 8,600 sq. ft./44,041 items	12	Weldon Sibley 1539 South Cobb Dr. Marietta 30060; 528-2520 2,916 sq. ft./19,859 items
4	Gritters 880 Shaw Park Rd. Marietta 30066; 528-2524 7,500 sq. ft./33,295 items	13	South Cobb 5801 Mableton Pkwy. Mableton 30059; 819-3280
5	Kemp Memorial 4029 Due West Rd. Marietta 30064; 528-2527 6,143 sq. ft.32,846 items	14	Joanne P. Stratton 1100 Powder Springs Rd. Marietta 30064; 528-2522 7,500 sq. ft./29,968 items
6	Kennesaw 2250 Lewis St. Kennesaw 30144; 528-2529 5,099 sq. ft./29,670 items	15	Sweetwater Valley 2773 Sweetwater St. Austell 30001; 819-3290 3,385 sq. ft./18,093 items
7	Merchants Walk 1315 Johnson Ferry Rd. Marietta 30068; 509-2730 9,800 sq. ft./46,098 items	16	Vinings 4330 Paces Ferry Rd. Atlanta 30339; 801-5330 8,567 sq. ft./32,119 items
8	Powder Springs 4262 Marietta St. Powder Springs 30073; 439-3600 4,964 sq. ft./27,071 items	17	Hattie G. Wilson 350 Lemon St. Marietta 30060; 528-2526 1,176 sq. ft./12,929 items
9	Lewis A. Ray 4500 Oakdale Rd. Smyrna 30080; 801-5335 2,916 sq. ft./17,265 items	18	Smyrna Public Library 100 Village Green Circle Smyrna 30080; 431-2860 28,000 sq. ft./55,000 vol.

SOURCE: Cobb County Libraries

Map 38
Public Library Locations

Community Facilities and Services:

Libraries

Assessment of Existing Conditions/Needs

- The Public Library Services office of the Georgia Department of Technical and Adult Education uses quantitative standards to calculate state construction grants. The amount that a library system can receive in matching funds from the state is determined by a formula that calculates whether the system is at or under minimum, median or optimal space standards. Under this formula, the Cobb County Public Library System (CCPLS) will be 41,553 square feet under minimum standards by the year 2006. As population increases, with no significant system expansion, the shortfall could worsen.

- The CCPLS has implemented a regional, community, neighborhood, special purpose library program. This concept is similar to how Cobb County operates their parks system. Certain libraries serve as regional "hubs", with other community and neighborhood libraries around them. This program allows for the concentration of resources where they are needed the most, i.e. - one library has the most reference, one has the most children's materials so to avoid costly duplication. The West and Southwest Planning Areas are projected to grow the most in terms of population and experience the least decline in household size based on changes from 1980 to 1990. Given the upcoming completion of two major road improvement projects done with the state, development pressures may continue to increase in the coming 20 years. In order to meet the standards promulgated by the Georgia Department of Technical and Adult Education, the CCPLS may wish to investigate establishing a regional library site in these planning areas. Given the responsibilities regional libraries fulfill in this "hub" system, access along a major arterial should be an important locational consideration.

- The East Central Planning Area is the most densely populated planning area, has the highest employment density, contains the largest concentration of multifamily housing units, and houses the most intense regional commercial development in the county. It is also bisected by I-75. The ultimate improvement of Powers Ferry Road, in addition to other transportation improvements in the "Platinum Triangle", may provide better regional access. The CCPLS may wish to investigate establishing a regional library site in this planning area, which could possibly contribute to meeting the state standards by 2015.

- In light of the accelerated residential growth in the Wade Green, Baker Road areas of the North Planning Area, in addition to tremendous residential growth in the Cities of Acworth and Kennesaw, the CCPLS may wish to investigate establishing a regional library site in this planning area. This could possibly contribute to meeting the state standards by 2015.

- In October of 1995, a plan for library technologies and services for the Cobb County Public

Library System was prepared by RMG Consultants, Inc. The plan outlined a program of improvements to replace and enhance the CCPLS's computer system and ensure system adequacy for the next 20 years. The replacement will allow customers of the CCPLS to access enhanced digital information, including the Internet and the World Wide Web. Perhaps most importantly, the plan will make on line resources virtually equal in all libraries. This equity is critical in the regional hub concept adopted by the CCPLS.

Community Facilities and Services:

Libraries

Goals and Policy Objectives

Goal: Provide for a "regional hub" public library system that delivers traditional and technologically advanced information to a broad based clientele, while fully utilizing resources.

- Monitor and assess library usage, regional service potential and growth patterns and consider improvements/additions where necessary.
- Design and locate library facilities with good access to major roadways and public transit routes.
- Achieve the highest level of efficiency possible in the organization, layout and management of library facilities.
- Improve the condition of existing library facilities to a consistent standard of high quality.
- Improve the condition of library technology and information services to a consistent standard of high quality.
- Develop innovative funding techniques to provide for future library facilities and programs.
- Adapt library facilities to serve special client groups such as the disabled, homebound and institutionalized.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services:

Libraries

Implementation/Short Term Work Program Items

- Fund and implement the 1995 technologies plan.
- Prepare an inventory of sites for future regional libraries.
- Prepare an analysis of funding alternatives which could help the county meet matching requirements of the state construction program for library expansions.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Community Facilities and Services:
Senior Services

Cobb County's senior population (55 years and up) is currently over 60,000 strong. Cobb Senior Services provides an array of services to meet the needs of today's seniors and searches for solutions to their 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.

Today, Cobb Senior Services staffs 51 full-time and 42 part-time employees. Staff services support a very broad spectrum of seniors, ranging from:

- The very active senior who drives and line dances,
- To the less mobile individual who is still able to take advantage of noonday meals, transportation, social and educational programs,
- To the frail senior needing monitored medical, nutritional and social support at the Day Care Center,
- To the other end of the spectrum, the homebound senior needing trained assistance at home.

An organizational chart of Cobb Senior Services is shown in the Appendix. Please see Map 39 for location of Cobb Senior Centers.

Map 39
Cobb Senior Centers

Community Facilities and Services:
Senior Services

Assessment of Existing Conditions/Needs

- Consistent with national trends, Cobb County's senior population will continue to increase in number and as a percentage of the overall population of the county. Between 1980 and 1990, the West Planning Area experienced the greatest increase in senior population. In response to this increase, the county will begin construction of a 19,000 square foot senior center in the summer of 1996. The county has also identified a site for a multipurpose senior center in the South Planning Area. Construction could begin in 1997. To ensure adequate service delivery until 2015, Cobb Senior Services may also need to investigate the possibility of siting a multipurpose center in the North Planning Area due to the lack of current multi-purpose center and expected senior population increase.

- Also consistent with national industry trends is the method by which senior citizens are provided care. Nationally, many services are facing budget cuts and increased health care costs. Many services now strive to allow for seniors to live and age in their own homes versus the more costly managed care, nursing/convalescent homes. As will other counties, Cobb Senior Services will need to investigate a "fee for service" cost sharing arrangement in the future for such services as "in-home" services, transportation, and meals on wheels. Cobb Senior Services may also wish to expand volunteer services and increase cooperative efforts with the private sector.

- Also consistent with national trends are people retiring earlier and living longer in the face of possible Social Security reforms. Many seniors are finding that it is tougher to "make ends meet." These seniors will need to be prepared for this challenge. In conjunction with Kennesaw State College and the Atlanta Regional Commission, Cobb Senior Services is in the developmental stages of creating the Cobb Senior Institute. The Institute will provide life long learning and community involvement through non-credit college classes, job training, social, recreational and wellness programs, and a Leadership Academy for Cobb's senior residents.

Community Facilities and Services:
Senior Services

Goals and Policy Objectives

Goal: Provide for economically competitive facilities and programs to support and better prepare senior citizens.

- Design and locate senior services facilities with good access to major roadways and public transit routes.
- Monitor and assess senior services needs/demands and consider improvements/additions where necessary.
- Develop innovative funding techniques to provide for future senior services facilities and programs.
- Pursue cooperative agreements with other public/private organizations for adaptive reuse and joint use of facilities.
- Coordinate service and facility requirements with other public/private organizations that provide similar services.
- Support cooperation and information sharing with federal and state agencies which provide financial resources or technical assistance to the county.

Community Facilities and Services:
Senior Services

Implementation/Short Term Work Program Items

- Prepare an inventory of sites in the North Planning Area suitable for a multipurpose senior center.

- Develop a fee structure for transportation, meals-on-wheels and "in home" services for Cobb's senior population.

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

HOUSING

The number of housing units in Cobb County has increased from 113,271 units in 1980 to 209,820 in 1995, an 85.2 percent increase. The Population from 1980-1995 increased 71.1 percent. The more rapid rate of growth for housing is caused by declining average household size. The majority of 1995 housing units in Cobb County are single family units (69.9 percent). Please see Tables 56 through 62 which list Selected Housing Characteristics by Planning Area, Housing Conditions, Number of Housing Units, Housing by Structure Type, Housing Costs Adjusted for Inflation, Housing Costs not Adjusted for Inflation, and Occupancy Characteristics. Projected housing demand will be covered in detail in the land use element.

Table 56
Selected Housing Characteristics by Planning Area: 1990
Cobb County, Georgia

	Central	East	East Central	North	South	Southwest	West	Total County
Housing Structure Type								
Single Family	31,712	34,189	6,088	18,454	7,458	18,625	12,125	128,651
% of Units	57.1%	94.8%	21.1%	88.4%	51.8%	92.1%	93.6%	68.1%
Multi-Family	22,023	1,869	22,643	1,667	5,895	1,241	4	55,342
% of Units	39.6%	5.2%	78.6%	8.0%	41.0%	6.1%	0.0%	29.3%
Mobile Homes	1,826	21	67	750	1,040	359	825	4,888
% of Units	3.3%	0.1%	0.2%	3.6%	7.2%	1.8%	6.4%	2.6%
Total Units	55,561	36,079	28,798	20,871	14,393	20,225	12,954	188,881
Percentage of Occupant Households								
1980 Percentage Owner Occupied	54.9%	92.4%	26.5%	85.7%	61.5%	86.1%	90.4%	66.4%
1980 Percentage Renter Occupied	45.1%	7.6%	73.5%	14.3%	38.5%	13.9%	9.6%	33.6%
1990 Percentage Owner Occupied	51.9%	86.4%	29.6%	76.0%	58.9%	77.7%	86.3%	64.6%
1990 Percentage Renter Occupied	48.1%	13.6%	70.4%	24.0%	41.1%	22.3%	13.7%	35.4%
1990 Home Values (owner-occupied homes)								
Lower Quartile	$75,264	$124,392	$111,070	$86,500	$66,787	$72,274	$93,745	$83,930
Median	$94,041	$153,619	$168,054	$105,662	$82,731	$88,457	$122,409	$108,609
Upper Quartile	$119,929	$196,892	$233,000	$135,258	$103,370	$108,825	$171,437	$155,632
1990 Rent								
Lower Quartile	$431	$610	$522	$493	$425	$436	$469	$450
Median	$492	$727	$579	$590	$498	$525	$632	$537
Upper Quartile	$580	$848	$665	$693	$575	$613	$763	$644

Table 57 Housing Conditions Cobb County and State of Georgia				
Indicator	Cobb County		Georgia	
1970				
Built Before 1939	*(10.0%)**	6,124	*N/A**	419,370
Lacking Complete Plumbing	*(2.7%)**	1,642	*N/A**	193,748
1980				
Built Before 1939	*(4.0%)**	4,526	*(14.7%)**	296,662
Lacking Complete Plumbing	*(6.5%)**	737	*(1.8%)**	35,769
1990				
Built Before 1939	*(1.9%)**	3,543	*(8.3%)**	212,938
Lacking Complete Plumbing	*(0.2%)**	428	*(1.1%)**	28,462

SOURCE: U.S. Bureau of the Census, 1970, 1980, 1990

* Percentage of total housing units

Table 58 Number of Housing Units					
Area	1980	1990	1995	Percentage Change	
				1980-1990	1990-1995
Atlanta Region	721,266	1,052,430	1,173,607	45.9%	11.5%
Cherokee	17,894	33,840	41,553	89.1%	22.8%
Clayton	52,989	71,926	78,501	35.7%	9.1%
Cobb	113,271	189,872	209,820	67.6%	10.5%
DeKalb	181,803	231,520	245,741	27.3%	6.1%
In Atlanta	*14,009*	*14,020*	*13,855*	*0.0%*	*-1.2%*
Outside Atlanta	*167,794*	*217,500*	*231,886*	*22.9%*	*6.6%*
Douglas	17,746	26,495	30,344	49.3%	14.5%
Fayette	9,608	22,428	27,593	133.4%	23.0%
Fulton	245,585	297,503	320,697	21.1%	7.8%
In Atlanta	*163,978*	*168,734*	*172,335*	*2.8%*	*2.1%*
Outside Atlanta	*81,607*	*128,769*	*148,362*	*36.6%*	*15.2%*
Gwinnett	57,982	137,608	166,901	137.3%	21.3%
Henry	12,224	21,275	29,939	73.8%	40.7%
Rockdale	12,144	19,963	22,518	64.4%	12.8%
City of Atlanta	177,987	182,754	186,190	2.6%	1.9%

SOURCE: Atlanta Regional Commission

Table 59 Housing by Structure Type								
Structure Type	1970		1980		1990		1995	
Cobb County								
Single Family	45,392	74.2%	86,909	76.7%	126,232	66.5%	146,590	69.9%
Multifamily	13,068	21.4%	23,110	20.4%	57,761	30.4%	58,257	27.8%
Mobile Homes	2,717	4.4%	3,252	2.9%	5,879	3.1%	4,973	2.4%
Total Housing Units	61,177	100.0%	113,271	100.0%	189,872	100.0%	209,820	100.0%
Georgia								
Single Family	N/A	N/A	1,106,880	75.5%	1,525,070	75.8%	N/A	N/A
Multifamily	N/A	N/A	292,113	19.9%	334,622	16.6%	N/A	N/A
Mobile Homes	N/A	N/A	67,275	4.6%	152,948	7.6%	N/A	N/A
Total Housing Units	N/A	N/A	1,466,268	100.0%	2,012,640	100.0%	N/A	N/A

SOURCE: Census

Table 60 Housing Costs Adjusted for Inflation Median Housing Value			
Median	1970	1980	1990
Cobb County			
Owner Median Value	$75,807	$95,990	$113,921
Renter Median Rent	$436	$457	$563
Georgia			
Owner Median Value	$57,346	$42,724	$83,138
Renter Median Rent	$255	$283	$401

SOURCE: Census

Table 61 Housing Costs Not Adjusted for Inflation			
Median	1970	1980	1990
Cobb County			
Owner Lower Quartile	NR	NR	$75,500
Owner Median Value	$19,300	$51,900	$97,700
Owner Upper Quartile	NR	NR	$140,000
Renter Lower Quartile	NR	NR	$405
Median Rent	$111	$247	$483
Renter Upper Quartile	NR	NR	$579
Georgia			
Owner Lower Quartile	NR	NR	$47,300
Owner Median Value	$14,600	$23,100	$71,300
Owner Upper Quartile	NR	NR	$102,100
Renter Lower Quartile	NR	NR	$202
Median Rent	$65	$153	$344
Renter Upper Quartile	NR	NR	$466

SOURCE: U.S. Bureau of the Census
NR = Not reported

Table 62 Occupancy Characteristics						
	Year-Round				All	
	1970		1980		1990	
	Georgia	Cobb County	Georgia	Cobb County	Georgia	Cobb County
Vacant Units	97,043	2,692	140,988	6,676	271,903	18,584
Owner Occupied Units	836,323	40,677	1,216,459	70,759	1,536,759	110,678
Owner Vacancy Rate	N/A	N/A	N/A	N/A	2.5%	3.1%
Renter Occupied Units	532,902	17,808	655,193	35,836	829,856	60,610
Renter Vacancy Rate	N/A	N/A	N/A	N/A	12.2%	16.5%
Total	1,966,268	61,177	2,012,640	113,271	2,638,518	189,872

SOURCE: Census

Housing

Assessment of Existing Conditions/Needs

- In 1994/1995, the Board of Commissioners enacted several land use policy changes in an effort to control residential development patterns. After reviewing and approving a countywide apartment density study, the Board of Commissioners articulated a desire to reduce the current ratio of multifamily rental units to overall residential units from the current 28% to approximately 18% of the overall residential base. This policy was developed in response to findings detailed in the county wide apartment density study. Among the more important findings:

  - In 1994, the average age of apartment complexes in the county was 16 years.

  - In 1994, the physical density of multi-family development in Cobb County was 38 percent greater than for the Atlanta Region as a whole; the Cumberland ARC Superdistrict was over 830 percent more dense than the regional average.

  - In 1994, the average fair market value for apartment units in Cobb County was $27,569. This value was and is still well below the estimated residential break-even value required to support the cost of county services.

  - In 1994, the average quality of initial construction of apartment units in Cobb County was no better than moderate according to Cobb County Tax Assessor's analysis.

- Most of the housing stock in Cobb County is relatively new with very few in deteriorating condition. Housing values, even adjusted for inflation, have grown steadily in the last several decades. There are divergences in housing values in different sections of the county. For example, the 1990 inflation-adjusted median housing value varied from $82,731 in the South Planning Area to $168,054 in the East Central Planning Area.

- Please refer to the land use element for the number of housing units needed for projected 2015 housing demand.

- Cobb County has increased its proportional share of multifamily housing more rapidly than the State. This is to be expected in a suburban area. Cobb County's biggest concern about housing presently is decreasing the ratio of multifamily units to the overall residential base.

- The growth in housing costs from 1970-1990 in Cobb County is similar to that of the State. This is true for both the median price of a home as well as the median rent. Therefore, housing costs continue to be higher in Cobb County than the state average. Since median wages are also higher than the state average, higher housing costs are not seen as a problem.

- Cobb County had a higher vacancy rate than the state in 1990 for both owner occupied and renter occupied housing. However, the county's vacancy rate decreased from 9.8% in 1990 to 8.0% in 1995 (according to ARC's yearly estimates of housing). No corresponding data is available for the state. In light of the recent density policy changes implemented by the Board of Commissioners, which lowered residential densities county wide, it is anticipated that the vacancy rate will further decrease and present no problems. Additionally, even in a healthy housing market, a 5% - 10% vacancy rate is considered normal.

- In 1980 and 1990, Cobb County had a smaller percentage of homes built before 1939 and a smaller percentage of homes that lacked complete plumbing than the State of Georgia.

Housing

Goals and Policy Objectives

Goal: Provide housing alternatives for all residents which reflect quality in construction, environment, variety, affordability and accessibility.

- Encourage housing construction in locations where necessary public facilities can be economically provided.
- Encourage housing construction in locations that are accessible to services and employment.
- Encourage housing design that is visually compatible with its surroundings.
- Encourage adequate amounts, types, and densities of housing needed to support desired commercial and industrial growth.
- Consider impacts to adjoining residents when making land use and housing decisions in order to protect residential neighborhoods from negative impacts of residential and non-residential developments.
- Support equal housing opportunities for all persons.

Housing

Implementation/Short Term Work Program Items

- Amend future land use map and related regulatory policies to provide adequate residential and non-residential acreage for 2015 demands. (This project will also be included in the land use element.)

- Amend future land use map and related regulatory policies to reduce the ratio of multifamily units to the overall residential base of the county. (This project will also be included in the land use element.)

NOTE: Please refer to the short term work program 1997-2001 for year in which these items are scheduled for implementation.

Land Use

Please see the existing land use map of Cobb County, which is separate from this document due to the size and scale of the map.

Consistent with the Georgia Department of Community Affairs' "Standard Land Use Classification System", existing land uses within unincorporated Cobb County were classified and mapped as follows:

- Residential: The predominant uses within this category are for single-family and multifamily dwelling units.

- Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses located as a single use in one building or grouped together in a shopping center or office building were included in this category.

- 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.

- Public/Institutional: This category includes certain state, federal or local government uses, and institutional land 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. Facilities that are publicly owned, but would be classified more accurately in another land use category, were not included in this category. For example, publicly owned parks and/or recreational facilities were placed in the Park/Recreation/Conservation category; landfills under the Industrial category; and general office buildings containing government offices were placed in the Commercial category. It should be noted that the existing land use survey did not include municipal Public/Institutional uses within incorporated city limits. The existing land use survey did include county, state and federal Public/Institutional uses within incorporated city limits. The existing land use survey also included county, state and federal Park/Recreation/Conservation uses within incorporated city limits.

- 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.

- Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas were either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses. It should be noted that the existing land use survey did not include municipal Public/Institutional uses within incorporated city limits. The existing land use survey did include county, state and federal Public/Institutional uses within incorporated city limits. The existing land use survey also included county, state and federal Park/Recreation/Conservation uses within incorporated city limits.

- Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), aquaculture, or commercial timber or pulpwood harvesting.

- Undeveloped: This category is for land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category includes woodlands or pasture land (not in agricultural crop, livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

Table 63
Existing Land Use Acreage Estimates

Land District	Residential	Commercial	Industrial	Public/ Institutional	Transportation/ Communication/ Utilities	Park/ Recreation/ Conservation	Agriculture/ Forestry	Undeveloped
1st	5,454.3	217.3	0.0	67.7	71.0	728.1	0.0	713.8
15th	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
16th	34,009.0	2,477.1	880.3	948.3	553.6	1,233.3	0.0	4,574.0
17th	18,502.9	2,728.9	960.3	3,230.6	1,325.0	1,950.8	0.0	3,359.5
18th	8,280.6	549.4	1,392.4	117.6	129.1	96.2	354.6	3,897.6
19th	27,381.6	879.1	504.8	757.0	812.2	2,020.3	762.1	9,194.1
20th	25,812.3	1,078.7	1,761.0	1,008.6	381.3	5,671.1	72.2	9,699.7
21st	80.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
*Chattahoochee River Corridor (cannot ever be developed – some portion may not be in Cobb County)								*714.3
TOTALS	119,560.7	7,930.5	5,498.8	6,129.8	3,272.2	11,699.8	1,188.9	32,153.0

NOTE: These existing land use acreage estimates were prepared for all of unincorporated Cobb County via windshield survey and planimeter calculations. The existing land use survey did not include existing land uses within incorporated city limits. The existing land use survey did not include municipal Public/Institutional uses within incorporated city limits. The existing land use survey did include county, state and federal Public/Institutional uses within incorporated city limits. The existing land use survey also include county, state and federal Park/Recreation/Conservation uses within incorporated city limits.

Table 64
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Low Point of Allowable Densities

District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	0.25-DUA Rural Residential	1.0-DUA Very Low Residential	1.0-DUA Low Residential	2.5-DUA Medium Residential	5.0-DUA High Residential	Total Housing Units
1	G	270.0					270.0			100.0%			270
1	N	443.8	23.6				420.2		13.0%	75.0%	10.0%	2.0%	517
16	D	1,273.8	544.4				729.4			85.0%	10.0%	5.0%	985
16	E	649.7	95.8				553.9			90.0%	4.0%	6.0%	720
16	F	508.6					508.6		17.0%	79.0%	4.0%		539
16	K	969.8	197.9				771.9		1.0%	54.0%	30.0%	15.0%	1,582
16	L	908.5	47.4				861.1			92.0%	4.0%	4.0%	1,051
16	M	263.6	14.1				249.5		4.0%	95.0%	1.0%		253
17	R	275.8	111.3	109.7	4.6		50.2			75.0%	10.0%	15.0%	88
17	S	167.8	169.3		5.4		0.0		15.0%	59.0%	8.0%	18.0%	0
17	X	2,005.4	38.4				1,967.0			97.0%	1.0%	2.0%	2,154
17	Y	910.5	341.1		10.0	38.8	520.6		25.0%	30.0%	15.0%	30.0%	1,262
18	AA	237.0					237.0		60.0%	40.0%			237
18	BB	2,111.4	519.3	166.0	378.7	34.8	1,012.6			65.0%	20.0%	15.0%	1,924
18	CC	1,206.6	172.1	542.7	74.5		417.3			66.0%	27.0%	7.0%	703
18	Z	342.6					342.6		100.0%				343
19	O	854.2					854.2		70.0%	30.0%			854
19	P	2,155.3	27.2				2,128.1		70.0%	30.0%			2,128
19	Q	1,262.0	87.2				1,174.8		15.0%	79.0%	6.0%		1,281
19	U	369.6					369.6		100.0%				370
19	V	1,929.0	25.2	132.6	258.0	14.6	1,498.6		40.0%	56.0%	4.0%		1,589
19	W	2,624.0	399.8	65.0	200.3	12.0	1,946.9			83.0%	12.0%	5.0%	2,687
20	A	1,623.3	513.9	13.4			1,096.0	85.0%	15.0%				397
20	B	1,504.1	319.2	71.4			1,113.5	30.0%	10.0%	60.0%			863
20	C	1,455.5	356.3	30.5	218.4		850.3			68.0%	12.0%	20.0%	1,684

Table 64
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Low Point of Allowable Densities

District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	0.25-DUA Rural Residential	1.0-DUA Very Low Residential	1.0-DUA Low Residential	2.5-DUA Medium Residential	5.0-DUA High Residential	Total Housing Units
20	H	899.0	59.3				839.7	35.0%	65.0%				619
20	I	2,485.9	91.5				2,394.4		80.0%	20.0%			2,394
20	J	1,731.9					1,731.9		10.0%	90.0%			1,732
												Total Housing Capacity (Supply)	29,225

Demand:	
2015 Households	192,346
1995 Households	144,415
Additional Demand Housing Units (1995-2015)	**47,931**
Summary:	
Supply Housing Units	29,225
Less Demand Housing Units	47,931
Surplus (Shortage)	**(18,706)**

The model assumes:

- The demand (need) for additional housing units between 1995-2015 is based on the number of additional households forecasted by ARC.
- All developable acres will be developed at the low point of allowable densities shown on the 1990-1995 future land use map as currently adopted. For example, Block D of the county contains 729.4 acres of undeveloped property currently zoned residentially and recommended for residential use via the 1990-1995 future land use map. Of 729.4 undeveloped residentially zoned acres, 85% (620.0 acres) are currently recommended for low density residential use, 10% (72.9 acres) for medium density residential use and 5% (36.5 acres) for high density residential use.

Table 65
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Mid Point of Allowable Densities

District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	0.5-DUA Rural Residential	1.0-DUA Very Low Residential	1.75-DUA Low Residential	3.75-DUA Medium Residential	9.0-DUA High Residential	Total Housing Units
1	G	270.0					270.0			100.0%			473
1	N	443.8	23.6				420.2		13.0%	75.0%	10.0%	2.0%	839
16	D	1,273.8	544.4				729.4			85.0%	10.0%	5.0%	1,687
16	E	649.7	95.8				553.9			90.0%	4.0%	6.0%	1,255
16	F	508.6					508.6		17.0%	79.0%	4.0%		866
16	K	969.8	197.9				771.9		1.0%	54.0%	30.0%	15.0%	2,648
16	L	908.5	47.4				861.1			92.0%	4.0%	4.0%	1,826
16	M	263.6	14.1				249.5		4.0%	95.0%	1.0%		434
17	R	275.8	111.3	109.7	4.6		50.2			75.0%	10.0%	15.0%	152
17	S	167.8	169.3		5.4		0.0		15.0%	59.0%	8.0%	18.0%	0
17	X	2,005.4	38.4				1,967.0			97.0%	1.0%	2.0%	3,767
17	Y	910.5	341.1		10.0	38.8	520.6		25.0%	30.0%	15.0%	30.0%	2,102
18	AA	237.0					237.0		60.0%	40.0%			308
18	BB	2,111.4	519.3	166.0	378.7	34.8	1,012.6			65.0%	20.0%	15.0%	3,278
18	CC	1,206.6	172.1	542.7	74.5		417.3			66.0%	27.0%	7.0%	1,167
18	Z	342.6					342.6		100.0%				343
19	O	854.2					854.2		70.0%	30.0%			1,046
19	P	2,155.3	27.2				2,128.1		70.0%	30.0%			2,607
19	Q	1,262.0	87.2				1,174.8		15.0%	79.0%	6.0%		2,065
19	U	369.6					369.6		100.0%				370
19	V	1,929.0	25.2	132.6	258.0	14.6	1,498.6		40.0%	56.0%	4.0%		2,293
19	W	2,624.0	399.8	65.0	200.3	12.0	1,946.9			83.0%	12.0%	5.0%	4,580
20	A	1,623.3	513.9	13.4			1,096.0	85.0%	15.0%				630
20	B	1,504.1	319.2	71.4			1,113.5	30.0%	10.0%	60.0%			1,448
20	C	1,455.5	356.3	30.5	218.4		850.3			68.0%	12.0%	20.0%	2,925

Table 65
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Mid Point of Allowable Densities

District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	0.5-DUA Rural Residential	1.0-DUA Very Low Residential	1.75-DUA Low Residential	3.75-DUA Medium Residential	9.0-DUA High Residential	Total Housing Units
20	H	899.0	59.3				839.7	35.0%	65.0%				693
20	I	2,485.9	91.5				2,394.4		80.0%	20.0%			2,754
20	J	1,731.9					1,731.9		10.0%	90.0%			2,901
												Total Housing Capacity (Supply)	45,455

Demand:	
2015 Households	192,346
1995 Households	144,415
Additional Demand Housing Units (1995-2015)	**47,931**
Summary:	
Supply Housing Units	45,455
Less Demand Housing Units	47,931
Surplus (Shortage)	**(2,476)**

The model assumes:

- The demand (need) for additional housing units between 1995-2015 is based on the number of additional households forecasted by ARC.
- All developable acres will be developed at the mid point of allowable densities shown on the 1990-1995 future land use map as currently adopted. For example, Block D of the county contains 729.4 acres of undeveloped property currently zoned residentially and recommended for residential use via the 1990-1995 future land use map. Of 729.4 undeveloped residentially zoned acres, 85% (620.0 acres) are currently recommended for low density residential use, 10% (72.9 acres) for medium density residential use and 5% (36.5 acres) for high density residential use.

Table 66
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Maximum Allowable Densities

District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	1.0-DUA Rural Residential	2.0-DUA Very Low Residential	2.5-DUA Low Residential	5.0-DUA Medium Residential	12.0-DUA High Residential	Total Housing Units
1	G	270.0					270.0			100.0%			675
1	N	443.8	23.6				420.2		13.0%	75.0%	10.0%	2.0%	1,208
16	D	1,273.8	544.4				729.4			85.0%	10.0%	5.0%	2,352
16	E	649.7	95.8				553.9			90.0%	4.0%	6.0%	1,756
16	F	508.6					508.6		17.0%	79.0%	4.0%		1,279
16	K	969.8	197.9				771.9		1.0%	54.0%	30.0%	15.0%	3,605
16	L	908.5	47.4				861.1			92.0%	4.0%	4.0%	2,566
16	M	263.6	14.1				249.5		4.0%	95.0%	1.0%		625
17	R	275.8	111.3	109.7	4.6		50.2			75.0%	10.0%	15.0%	210
17	S	167.8	169.3		5.4		0.0		15.0%	59.0%	8.0%	18.0%	0
17	X	2,005.4	38.4				1,967.0			97.0%	1.0%	2.0%	5,340
17	Y	910.5	341.1		10.0	38.8	520.6		25.0%	30.0%	15.0%	30.0%	2,915
18	AA	237.0					237.0		60.0%	40.0%			521
18	BB	2,111.4	519.3	166.0	378.7	34.8	1,012.6			65.0%	20.0%	15.0%	4,481
18	CC	1,206.6	172.1	542.7	74.5		417.3			66.0%	27.0%	7.0%	1,602
18	Z	342.6					342.6		100.0%				685
19	O	854.2					854.2		70.0%	30.0%			1,837
19	P	2,155.3	27.2				2,128.1		70.0%	30.0%			4,575
19	Q	1,262.0	87.2				1,174.8		15.0%	79.0%	6.0%		3,025
19	U	369.6					369.6		100.0%				739
19	V	1,929.0	25.2	132.6	258.0	14.6	1,498.6		40.0%	56.0%	4.0%		3,597
19	W	2,624.0	399.8	65.0	200.3	12.0	1,946.9			83.0%	12.0%	5.0%	6,376
20	A	1,623.3	513.9	13.4			1,096.0	85.0%	15.0%				1,260
20	B	1,504.1	319.2	71.4			1,113.5	30.0%	10.0%	60.0%			2,227
20	C	1,455.5	356.3	30.5	218.4		850.3			68.0%	12.0%	20.0%	3,996

Table 66
Estimates of Acreage Needed to Accommodate Projected Growth in Population, Employment and Housing
SUPPLY AND DEMAND OF RESIDENTIAL ACREAGE FROM 1995-2015:
Assumption of Development at Maximum Allowable Densities

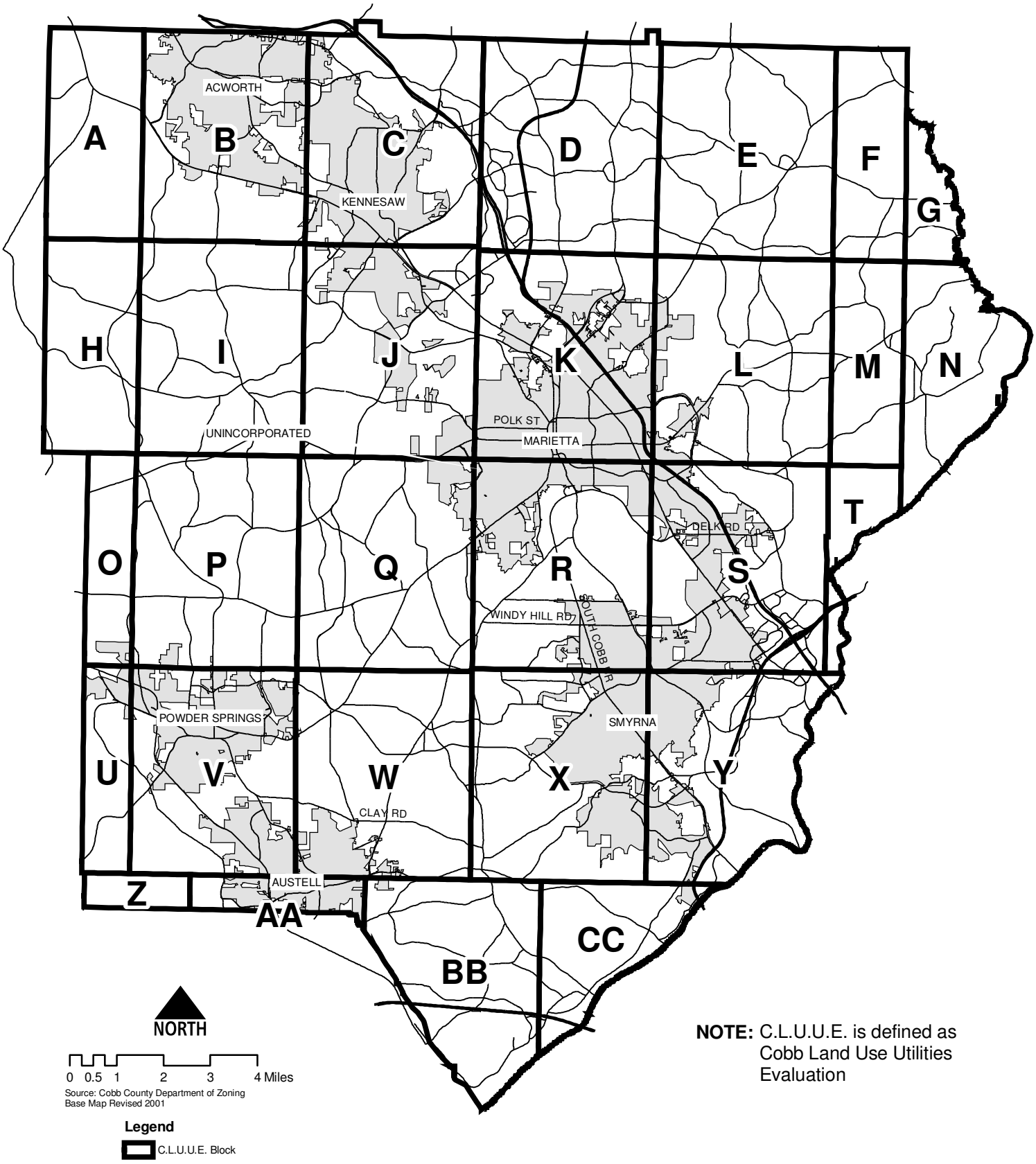
District	Block	Undeveloped	Commercial	Heavy Industrial	Light Industrial	Industrial Future	Residential	1.0-DUA Rural Residential	2.0-DUA Very Low Residential	2.5-DUA Low Residential	5.0-DUA Medium Residential	12.0-DUA High Residential	Total Housing Units
20	H	899.0	59.3				839.7	35.0%	65.0%				1,368
20	I	2,485.9	91.5				2,394.4		80.0%	20.0%			5,028
20	J	1,731.9					1,731.9		10.0%	90.0%			4,243
												Total Housing Capacity (Supply)	68,111

Demand:	
2015 Households	192,346
1995 Households	144,415
Additional Demand Housing Units (1995-2015)	**47,931**
Summary:	
Supply Housing Units	68,111
Less Demand Housing Units	47,931
Surplus (Shortage)	**20,180**

The model assumes:

- The demand (need) for additional housing units between 1995-2015 is based on the number of additional households forecasted by ARC.
- All developable acres will be developed at the maximum/high point of allowable densities shown on the 1990-1995 future land use map as currently adopted. For example, Block D of the county contains 729.4 acres of undeveloped property currently zoned residentially and recommended for residential use via the 1990-1995 future land use map. Of 729.4 undeveloped residentially zoned acres, 85% (620.0 acres) are currently recommended for low density residential use, 10% (72.9 acres) for medium density residential use and 5% (36.5 acres) for high density residential use.

C.L.U.U.E. - Block Map Boundaries



NOTE: C.L.U.U.E. is defined as Cobb Land Use Utilities Evaluation

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Table 67 Estimates of Acreage Needed to Accommodate Projected Growth In Population, Employment and Housing SUPPLY AND DEMAND OF INDUSTRIAL AND TRANSPORTATION/COMMUNICATION/UTILITIES ACREAGE 1995-2015	
Supply:	
Supply of Acres Available	1,231.5
Average Employment/Acre	11.6
Total Employment that can be Accommodated	14,282
Demand:	
2015 Industrial Employment and Transportation/ Communication/Utilities Employment	54,449
1995 Industrial Employment and Transportation/ Communication/Utilities Employment	30,126
Total Additional Employment (1995-2015)	24,323
Summary:	
Total Employment that can be Accommodated	14,282
Total Additional Employment	24,323
Employment Capacity Surplus (Shortage)	(10,041)
Acreage Surplus (Shortage)	(866)

- The supply of acres available is the acreage of undeveloped property which is currently zoned HI or IF.
- The estimate of average employment per acre is from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The number of employees can vary considerably depending on the type of output produced and should be taken only as a generalized estimate.
- Estimation of employment is based on ARC's manufacturing employment forecast and one-third of ARC's transportation/communication/utilities (TCU) employment forecast.

Table 68 Estimates of Acreage Needed to Accommodate Projected Growth In Population, Employment and Housing SUPPLY AND DEMAND OF INDUSTRIAL COMPATIBLE ACREAGE 1995-2015	
Supply:	
Supply of Acres Available	1,150
Average Employment/Acre	16.72
Total Employment that can be Accommodated	19,226
Demand:	
2015 Industrial Compatible Employment	50,267
1995 Industrial Compatible Employment	34,633
Total Additional Employment (1995-2015)	15,633
Summary:	
Total Employment that can be Accommodated	19,226
Total Additional Employment	15,633
Employment Capacity Surplus (Shortage)	3,593
Acreage Surplus (Shortage)	215

- The supply of acres available is the acreage of undeveloped property which is currently zoned LI.
- The estimate of average employment per acre is from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The number of employees can vary considerably depending on the type of output produced and should be taken only as a generalized estimate.
- Estimation of employment is based on ARC's wholesale employment forecast and one-third of ARC's transportation/communication/utilities (TCU) employment forecast. *(Amendment of December 8, 1998)*

Table 69 Estimates of Acreage Needed to Accommodate Projected Growth In Population, Employment and Housing SUPPLY AND DEMAND OF ACTIVITY CENTER AND PUBLIC/INSTITUTIONAL ACREAGE 1995-2015	
Supply:	
Supply of Acres Available	4,154.3
Average Employment/Acre	11.6
Total Employment that can be Accommodated	48,179
Demand:	
2015 Activity Center Employment	284,170
1995 Activity Center Employment	191,226
Total Additional Employment (1995-2015)	92,944
Summary:	
Total Employment that can be Accommodated	48,179
Total Additional Employment	92,944
Employment Capacity Surplus (Shortage)	(44,765)
Acreage Surplus (Shortage)	(3,860)

- The supply of acres available is the acreage of undeveloped property which is currently zoned LRO, CF, NRC, OI, CRC, OMR, OHR, OS, NS, PSC, TS, GC and RRC.

- The estimate of average employment per acre is from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The number of employees can vary considerably depending on the type of output produced and should be taken only as a generalized estimate.

- Estimation of employment is based on ARC's employment forecast for all sectors except manufacturing and wholesaling. It also includes one-third of ARC's transportation/communication/utilities (TCU) employment forecast.

Table 70 Estimates of Acreage Needed to Accommodate Projected Growth In Population, Employment and Housing SUPPLY AND DEMAND - PARK/RECREATION/CONSERVATION ACREAGE 1995-2015	
Supply:	
Supply of Park Acres Available	2,623.39
Total Undevelopable Park Acreage	1,233.00
Total Developable Park Acreage	1,390.39
Demand:	
Acres of Park Land/1000 People	3.19
2015 Total Population (ARC Projection)	633,200
Total Park Acres Needed – 2015 (633 x 3.19)	2,019.27
Summary:	
Total Developable Park Acreage	1,390.39
Total park Acres Needed – 2015	2,019.27
Acreage Surplus (Shortage)	(628.88)

- The supply of acres available is the acreage of Cobb County park space only.
- 3.19 acres of park land/1000 people per National Recreation and Parks Association Total Park System Level of Service (LOS) – Park space needs can vary considerably based on programmatic elements and should be take only as a generalized estimate.

Land Use

Assessment of Existing Conditions/Needs

- Records show settlements by the Creek Indians in Cobb County in the 1700s. During the 1820s and 1830s the Cherokee Indians settled in Cobb County only to be removed in 1838 after gold was discovered nearby. For the next century the character of Cobb County remained rural with an agrarian economy. For most of this period, growth was slow and gradual, the exceptions being the 1830s and 1870s when population increases were dramatic. Industrialization and its accompanying urbanization began in the 1940s with the opening of the Bell Bomber Plant, later taken over by the Lockheed Aircraft Corporation.

- The first period of rapid growth for the towns and cities of Cobb County was 1880-1940. Until the 1940s the towns (Acworth, Marietta, Kennesaw, Smyrna, Powder Springs, and Austell) served as the market, political, and educational centers of Cobb County with only Marietta having significant population.

- Before the mid-1970s, development in Cobb County was concentrated along the U.S. 41 Marietta-Dobbins-Smyrna corridor. Until that time, there was considerable separation between Cobb and Atlanta. The central region was the commercial/ industrial core of the county. Beginning in the early 1970s, East Cobb experienced intense growth. By the mid-1980s, the character of East and West Cobb was significantly different. To the east of Interstate 75 were higher-density urban subdivisions; to the west of Marietta, development was dominated by large-lot residential areas.

  - Over the past twenty years, Cobb's development has reflected its increasing integration into the Atlanta Metropolitan Statistical Area. Links with Atlanta and with co-developing suburbs to the east in Fulton County have become stronger as access to Interstate Highways 75, 285, and Georgia Route 120 have increased in importance. The "platinum triangle" area of I-285 and I-75 contains one of the largest concentrations of Class A office space in the metropolitan area. It is also corporate headquarters for some of the region's largest employers. Much of the land use in the Central Planning Area of the county has been and continues to be influenced by Dobbins Air Reserve Base and the Lockheed Martin Manufacturing Plant. The Town Center area continues to evolve as a regional employment center because of its location at I-75 and I-575 and proximity to Kennesaw State College and the Cobb County Airport.

- Since 1980, East Cobb has continued to grow at rates far exceeding county averages. However, this rate has declined over the past few years while rates for North and West

Cobb have shown continual gains. Improved access via the C. H. James Parkway, the East-West Connector, and the West Cobb Loop are expected to spur similar growth in West and Southwest Cobb.

- Cobb County has traditionally and continues to be a regional leader in providing infrastructure to sustain future growth. The Cobb County Marietta Water Authority and the Cobb County Water System not only serve Cobb County, but other jurisdictions as well. Current land use patterns and densities coincide with regional transportation facilities and the presence of circumferential water mains. Current land use patterns and densities are also indicative of wastewater basin and sub basin boundaries, and the capacities of the respective wastewater treatment plants. Not surprisingly, the "Platinum Triangle" is strategically located at the intersection of I-75 and I-285 (bisected by U.S. 41) within the R.L. Sutton wastewater basin. (The R.L. Sutton Plant is the county's largest treatment plant with a planned 2015 capacity of 65 mgd). Conversely, the Northwest Cobb and Allatoona Basins contain some of the county's most rural land use patterns and densities. Portions of these basins, along with portions of the Sweetwater Creek basin, are likely to never be serviced by public sewer.

- As previously assessed, some municipalities in the North Planning Area are experiencing increasing development pressures for residential densities exceeding the maximums recently implemented by the Board of Commissioners. It will be important to establish coordination and communication between the county, cities and school system, so to avoid overloading the school system and the Northwest Treatment Plant.

- In 2000, the Board of Commissioners adopted a new Future Land Use Map category, Rural Residential, which allows for 0-1 unit per acre development. The northwest Cobb area has been assigned this new recommendation in order to encourage density in areas where wastewater treatment capacity is expected to be sustained as well as transit and employment opportunities are projected. *(Amendment of December 12, 2000)*

- As identified in the transportation element, there are maps produced via the Cobb DOT's Cobb County Planning Model that identify 2000 and 2010 operating conditions for the county's roadway system. The 2000 operating conditions for the majority of the county are projected to be good/fair. There are certain sections of U.S. 41 and I-75 (mostly within the City of Marietta) in the Central Planning Area that are projected to operate in poor condition. A portion of Chastain Road, east of I-75, is also projected to operate at a poor condition level in 2000. There are undeveloped tracts in the North Planning Area which could worsen this situation if developed. Land uses within unincorporated Cobb County in the Chastain Road area should be reevaluated within the next two years. It should be noted that there is currently a private sector effort to form a community improvement district for this portion of the county, including Chastain Road.

- The 2010 projected operating conditions for the county's roadway system are not as positive as the 2000 projections. Although this could be largely attributable to the possible absence of a TIP, land uses adjacent to roadways projected to operate in poor conditions may need reevaluation. Almost all of Interstates 75 and 575 are projected to operate in poor condition. The majority of the non-interstate roadways projected for poor operation in 2010 are in the North and East Planning Areas.

- There are very few areas in Cobb County which are blighted or transitional. Predictably, these select blighted or transitional areas are along some of the first major roadways of Cobb County, where the majority of development occurred prior to completion of the Interstate Highway System. Fortunately, a majority of these areas have excellent potential for rehabilitation due to county and state road improvement projects. The rehabilitation of these areas will be important because some portions were identified as undeveloped via the existing land use survey. When redeveloped, these properties could contribute to the residential, commercial or industrial acreage the county may need in the coming 20 years. Additionally, it is good environmental planning practice to reuse existing buildings and properties that have been disturbed recently versus vegetated areas that have not experienced activity in 50 or more years. Often times abandoned or rundown buildings have the greatest adverse effect on property values. These blighted or transitional areas are as follows:

  - Bankhead Highway - Currently, the Cobb and Georgia DOT's are improving Bankhead Highway from the Fulton County line west to Floyd Road. (Floyd Road west to the Douglas County line has already been improved.) The majority of properties abutting Bankhead Highway from Cooper Lake Road westerly to Floyd Road are in a state of transition. As the road improvement project nears completion, the county may wish to consider preparing a corridor study to identify opportunities for improvement/rehabilitation.

  - Atlanta Road - Currently, there are Cobb and Georgia DOT plans to improve Atlanta Road from Windy Hill Road north to the South Marietta Loop (S.R. 120 Loop). The majority of the properties abutting Atlanta Road from Daniell Drive northerly to Cemetery Street (emphasis on west side of Atlanta Road) are in a state of transition. There have been past efforts to develop a corridor study for Atlanta Road. As the improvement plans are finalized, the county may wish to consider updating and implementing a corridor study for this portion of Atlanta Road. It will be important to include the City of Marietta, the City of Smyrna, Dobbins Air Reserve Base and Lockheed Martin in this corridor study effort. It will also be important to consider the AICUZ guidelines in this study effort.

- Existing land use acreage estimates were prepared for all of unincorporated Cobb County via windshield survey and planimeter calculations. The existing land use survey did not include existing land uses within incorporated city limits. The existing land use survey did

not include municipal Public/Institutional uses within incorporated city limits. The existing land use survey did include county, state and federal Public/Institutional uses within incorporated city limits. The existing land use survey also included county, state and federal Park/Recreation/Conservation uses within incorporated city limits.

- Table 63 provides acreage estimates resulting from the aforementioned existing land use survey.

- Tables 64-70 provide estimates of residential, industrial and transportation/ communication/utilities, commercial and public/institutional, and park/recreation/ conservation acreage needed to accommodate projected growth to the year 2015.

- Table 64, which projects residential acreage needs (2015) assuming development at the lowpoint of allowable density ranges, indicates a housing unit shortage (22,165 units) in 2015. Table 65, which projects residential acreage needs (2015) assuming development at the midpoint of allowable density ranges, indicates a slight housing unit shortage (4,203 units) in 2015. Table 66, which projects residential acreage needs (2015) assuming development at the maximum/ highpoint of allowable density ranges, indicates a large surplus of housing units (16,721 units) in 2015. Theoretically this large surplus of housing units could produce an approximate 9% vacancy rate in 2015. There are some negative attributes associated with vacant housing units including its effect on property values, community appearance and infrastructure. Given the recent residential density policy revisions enacted by the Board of Commissioners, it would appear that the midpoint assumption would be the best to follow in the future. The midpoint for Rural Residential is 0.5 u.p.a. The midpoint for Very Low Density is 1.0 u.p.a. The midpoint for Low Density Residential is 1.75 u.p.a. The midpoint for Medium Density Residential is 3.75 u.p.a. The midpoint for High Density Residential is 9.0 u.p.a. *(Amendment of December 14, 1999 and December 12, 2000)*

- Upon the adoption of the Rural Residential land use category, the formerly projected shortfall of 2015 will not significantly change if development occurs within the midpoint of residential densities. In fact, a shortage of 2,476 units is projected, compared to a formerly projected shortage of 2,137 units. The north and west planning areas contain the largest percentage of property recommended for Rural Residential and Very Low Density residential development, with the southwest planning area containing the second largest percentage. This is in keeping with the County's intent to sustain lower densities in these areas while encouraging Low, Medium, and High Density Residential development in other areas of the County, including Regional Activity Centers and near major transportation corridors. Certain portions of the north, west, and southwest planning areas may be suitable for greater residential densities, but these should be chosen carefully and based on proximity to infrastructure and other services. *(Amendment of December 12, 2000)*

- Map 40 provides general boundaries for the county's "block map" system. The residential acreage estimates included in Tables 64-66 were aggregated via the "block boundaries."

- Table 67, which projects industrial acreage needs (2015) indicates a slight shortage of said acreage (866 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 800+ acres for industrial and transportation/communication/utilities use in the next 20 years. Certain blighted properties (as identified earlier in this element) could be converted to industrial and transportation/communication/utilities use and contribute to satisfying this future demand. Changes in the transportation/communication/ utilities industry may also alter projected acreage demands. The conversion of surplus industrial compatible acreage to industrial and transportation/ communication/utilities acreage is also an option. Currently, the majority of the county's undeveloped, industrially zoned property is in the South and Southwest Planning Areas. Existing and future incentive policies should continue to market these areas so to avoid undue pressures in other areas of the county. Current and planned wastewater treatment capacities are greatest in these planning areas (south).

- Table 68, which projects industrial compatible acreage needs (2015) indicates a slight surplus of said acreage (215 acres) in 2015. Currently, the majority of the county's undeveloped, light industrially zoned property is in the South, Southwest and North Planning Areas. In light of the potential capacity problem in the North Planning Area (Northwest Treatment Plant) and in the potential poor operating conditions for roadways in the North Planning Area, it will be important for the county to maintain a balance between industrial compatible/commercial and residential in this area.

- Table 69, which projects commercial/activity center and public/institutional acreage needs (2015) indicates a shortage of said acreage (3,860 acres) in 2015. This projection does not necessarily mean that the county needs to identify an additional 3000+ acres for commercial/activity center and public/institutional use in the next 20 years. Certain blighted properties (as identified earlier in this element) could be converted to commercial and public/institutional use and contribute to satisfying this future demand. Density of commercial/activity center development could be increased, thereby increasing the number of employees who could be accommodated per acre. This is particularly important with respect to regional activity centers, where high-rise development is appropriate. The conversion of surplus industrial compatible acreage to commercial/activity center and public/institutional acreage is also an option.

- Table 70, which projects park/recreation/conservation acreage needs (2015) indicates a slight shortage of said acreage (628.88 acres) in 2015. It should be noted that this shortage will be identified in CCPRCA's '96 needs assessment for possible inclusion in the

November, 1996 referendum. The slight shortage will definitely be included with the needs assessment in the 1997 updated master recreation plan.

- Currently there are five areas of the county with potential land use conflicts. Those areas, with potential mitigation solutions are as follows:

  - Canton Road (East side of road from Ebenezer Road north to the Cherokee County line) - Properties fronting Canton Road are commercial in nature and were recommended for commercial use via the 1990 Comprehensive Plan. Just east of these properties are properties that are industrial in nature and recommended in 1990 for Industrial Compatible use. To a large extent these properties were recommended and developed as such because of the railroad line paralleling Canton Road. The potential conflict lies in their proximity to residential properties immediately east. There are some residential properties within the conceptual boundary of the 1990 recommended Industrial Compatible area, which if developed industrially on an individual basis, could divide a neighborhood. The county has always used the rezoning process as an opportunity to establish buffers and site-specific conditions to eliminate conflict. The county will continue this process. It should be noted that the Cobb County Zoning Ordinance provides for "step down" zoning districts and required buffering for these unique circumstances.

  - New McEver Road (north and south sides of road from south side of Hickory Grove Road, west toward Old U.S. 41) - There are scattered industrial zoning districts (currently vacant) and an existing concrete plant which is adjacent to a large planned community (low density residential) within a municipality. The area is adjacent to an existing rail line and was recommended, along with the planned community, as Industrial Compatible via the 1990 Comprehensive Plan. Prior to annexation, the planned community was zoned for a variety of non-residential uses, including industrial. The potential conflict now lies in the remaining property developing industrially as the planned community continues to develop. The county will follow the same mitigation guidelines as previously mentioned, in addition to backlotting new uses and utilizing Proctor Creek as a buffer.

  - C. H. James Parkway/Oglesby Road (east side of C. H. James Parkway - land lots 1050, 1051, 1052, 1095, 1096, 1125 and 1126 of the 19th District) - Although the majority of properties within these land lots are undeveloped or large lot residential, they are zoned industrially and recommended industrially via the 1990 Comprehensive Plan. The potential conflict is with low-density residential properties immediately east. This is easily remedied however, by using Powder Springs Creek as a buffer for heavier uses abutting C. H. James Parkway, while transitioning with step down zoning districts from the creek easterly. The county could also investigate changing the future land use recommendation for portions of land lots 1052 and 1095 (east of railroad right-of-way) from Industrial Compatible

to Low Density Residential. Also relative to the assessment of this area is the "Sweetwater Park property", which is an 800+ acre tract annexed by the City of Austell in 1989. The property has frontage along C. H. James Parkway and generally occupies land lots 1127, 1128, 1129, 1130, 1165, 1166, 1167, 1168, 1201, 1202, 1203, 1204, 1205, 1206, 1237, 1238, 1239, 1240, 1241, 1276, 1277, 1278, 1279 and 1280 of the 19th District. The city is currently entertaining a proposal by Norfolk Southern to convert the property into a "piggy back" rail transfer center. If the proposal is developed, it will be important for the county to develop sub area classifications for the remaining unincorporated county property abutting C. H. James Parkway, north and south of the proposed transfer center. The guidelines should recommend desirable uses and discourage/limit undesirable uses which could logically result from the development of the transfer center.

- Oakdale Road/Buckner Road (south of South Cobb Drive) - Given their proximity to I-285, South Cobb Drive and the railroad right-of-way, in addition to the continued development of the Highland Park industrial area, properties along Buckner Road have developed industrially over the past 10 years. Portions of land lots 613, 614, 683 and 684 of the 17th District were recommended industrially in the 1990 plan for those reasons. The potential conflict is with the low-density residential properties to the west along Buckner Road. There is also a Cobb County public school near the intersection of Buckner and Pebblebrook Road. The 1990 land use scenario for this portion of the area was predicated on using Nickajack Creek as a natural buffer and cutoff point for non-residential uses. The properties along the southeast side of Oakdale Road (from Corley Drive south towards Bankhead Highway) abut one of the county's older industrial areas developed along Riverview Road. This potential conflict was examined during the development of the 1990 Comprehensive Plan. The existing industrial properties in the Riverview Road area were recommended for industrial use. The subject properties on the southeast side of Oakdale Road were recommended for medium density residential use given the depth of the properties and their potential for redevelopment (older homes sited very close to Oakdale Road). Since the 1980's there have been several successful cluster residential projects developed along and above the north side of Oakdale Road.

- Powder Springs Road/Flint Hill Road/Ewing Road (land lots 909, 942, 984 and 940 of the 19th District) - These particular areas were recommended Industrial and Industrial Compatible via the 1990 Comprehensive Plan in large part because of their long time existing industrial zoning and their proximity to a now abandoned railroad line, overhead power line easements and the Marathon Oil storage complex. The potential conflict lies with contiguous low-density residential properties to the south and west. With the presence of the East/West Connector, the soon to be improved Powder Springs Road (from East/West Connector to the City of Powder Springs), Noses Creek and the Dogwood Country Club, there is an excellent

opportunity for the county to develop sub area classifications for the largely undeveloped industrial compatible tracts.

- In 1994/1995, the Board of Commissioners enacted several land use policy changes in an effort to control residential development patterns. After reviewing and approving a county wide apartment density study, the BOC articulated a desire to reduce the current ratio of multifamily rental units to overall residential units from the current 28% to approximately 18% of the overall residential base. In order to implement this objective, the BOC changed the maximum number of units, which could be constructed in areas recommended for high density residential development. The BOC also implemented changes to how aggregate residential densities are calculated (excluding flood plains and wetlands for environmental protection) in addition to reducing the density ranges for areas recommended for low, medium and high density residential development. This innovative approach to preserving more open space and controlling residential growth and population, will enable the county to maintain a rural ambiance in the undeveloped North, West and Southwest Planning Areas. It will also be valuable in the more densely developed East, East Central and Central Planning Areas, as infill development pressures could affect stormwater management issues. As mentioned in the Economic Development Element, Cobb County has a full-time Economic Development Department staff to administer the Economic Development Incentives Ordinance. One of the primary objectives of the Economic Development Department is to encourage different types of nonresidential development including high tech manufacturing, distribution and office uses. There is also an emphasis on redeveloping certain commercial properties. The redevelopment of these properties could further contribute to the commercial and industrial acreage the county may need in the coming 20 years. In addition to the county incentives, these potential redevelopment sites also possess the inherent advantage of existing infrastructure. Among the corridors targeted for these incentives are portions of U.S. 41, Canton Road, Austell Road, Bankhead Highway, Mableton Parkway, Powder Springs Road, C. H. James Parkway, Hickory Grove Road and Atlanta Road.

- As mentioned in the Natural and Historic Resources Element, the flood plain areas within the Chattahoochee River (southern portion) Corridor and the Sweetwater Creek Basin are particularly vulnerable to the effects of development. The county may wish to pursue the implementation of recommended improvements via the South Chattahoochee Corridor Study when completed by ARC. The future land use recommendation for the Sweetwater Creek Basin should remain very low density residential. This future land use recommendation, in addition to the Board's 1995 revisions to density calculation (excluding flood plain) should provide adequate protection.

- Many of the county's sensitive plant and animal habitats are located in areas protected via the federal park system. Some (within the Chattahoochee River Corridor) are also protected via the Metropolitan River Protection Act and the Georgia Mountain and River Corridor Protection Act. The remainders are located in areas where development will be very limited

due to wetlands protection provisions, i.e. John Ward Swamp. As development pressures continue in West Cobb, it will be important for the county to investigate additional measures of protection for Lost Mountain. Lost Mountain is not only a habitat for sensitive plants and animals; it also contains steep slopes. Camp Timber Ridge is privately owned, however, the county will continue to encourage the preservation of its natural wooded state (1990 FLUM recommended Open Space/ Recreational use. The 1995 update will recommend park/recreation/conservation).

- Much of the acreage in Cobb County considered as forest or prime agricultural land by the Georgia Forestry Commission is in the undeveloped portions of North, West and Southwest Cobb. The county may want to limit or lower densities in these areas. This endeavor would probably be commensurate with other environmentally limiting factors such as flood plain/wetlands preservation or steep slopes protection. The county may also wish to investigate some measures in addition to the county's Tree Preservation and Replacement Ordinance, such as more flexible design guidelines. This concept could encourage open space while remaining density neutral.

- The majority of Cobb County's scenic views and sites are protected by the federal park system, by the State of Georgia or by Cobb County. There are some scenic rural landscapes along Old Lost Mountain Road, Old Villa Rica Road, Mars Hill Church Road, Old Stilesboro Road and Old Sandtown Road, which are not officially protected. Fortunately, the very large majority of land uses abutting these roadways are recommended for very low-density use. In keeping with the desire to maintain a rural ambience in the undeveloped North, West and Southwest Planning Areas (where these scenic roadways are located), the county may wish to investigate more flexible design guidelines as previously mentioned.

- Infill development in Cobb County is limited. Virtually all of Cobb County is provided with very adequate infrastructure and services. Infill development occurs primarily in the East and East Central Planning Areas, where densities are higher and vacant land is less available. This is particularly important in the Vinings/Platinum Triangle area. The Vinings/Platinum Triangle area is one of the most urbanized and unique areas in the county. In many instances, established residential subdivisions peacefully co-exist as neighbors with high-rise corporate headquarters. The Vinings area has quietly developed into a prime example of Neo-Traditional development; whereby a mix of land uses is established to encourage more activity that is pedestrian and less dependency on the automobile. This is possible because of infrastructure improvements made by the development community and the county. Certain roadways within the Vinings/Platinum Triangle area now serve as the defined cutoff point between residential and non-residential areas. Areas just outside the boundaries of the regional and neighborhood activity centers within the Vinings/Platinum Triangle area have been redeveloping as upscale medium density cluster home subdivisions. This redevelopment has better defined the dividing line and transition between residential and non-residential development. The Vinings/Platinum Triangle area is currently experiencing a redensification of its older existing high-rise office space. This is quite

important given the unique mix of land uses in the area. In order to continue this peaceful coexistence and eliminate the potential for commercial sprawl, the county should continue to encourage the redensification of selected appropriate areas within the Vinings/Platinum Triangle area. There is potential for infill development within the blighted or transitional areas of the county and areas targeted for redevelopment via incentives policy, as identified earlier in this element. *(Amendment of December 9, 1997)*

- The nodal concept of development is very similar to the infill development concept in that it espouses locating similar/compatible uses within available, vacant tracts of land in developed areas. Use and zoning compatibility is critical to the success of both of these concepts. S.R. 120 (Roswell Road and Dallas Highway) is probably the best example of successful nodal development in Cobb County. The nodal concept has flourished along S.R. 120 for a number of reasons including: large acreage tracts which have been and continue to be available for residential development along the corridor. This is particularly important in that the tracts are deep enough to provide adequate setback from S.R. 120 in addition to allowing for a reasonable density of housing. Some of the county's finest residential real estate developers have established signature communities on properties directly abutting S.R. 120. Certain properties once designated for non-residential development have recently been converted to high and medium density single-family residential projects at the request of the development community. The nodal concept has also flourished along S.R. 120 because of the types of land uses which have located within nodes or along the corridor. Many of the non-residential uses within the nodes are architecturally consistent and residentially compatible to ensure that the remainder of the corridor remains residentially viable. The land use mixes within the nodes and along the corridor have also contributed to the success of the nodal concept along S.R. 120. Unique Public/Institutional uses have been strategically located throughout the corridor to provide excellent transitions from node to residential. Perhaps most importantly has been the consistency with which the county has implemented the nodal concept along S.R. 120. The nodal concept encourages non residential uses to be located at or near the intersections of at least two roadways and zoning decisions have reflected such. The county's nodal concept has been reinforced by favorable Superior Court decisions regarding residential zoning classifications for properties with S.R. 120 frontage only. As in the Vinings/Platinum Triangle area, many existing non-residential areas in east Cobb have experienced redensification versus spreading into new areas, i.e. - Merchants Walk, Merchant Exchange/Brunos.

The east Cobb portion of S.R. 120 is also similar to the Vinings/Platinum Triangle area in that there are few vacant tracts remaining for residential development. In order to fully complete the nodal concept of development for the east Cobb portion of the S.R. 120 corridor, the county should continue to market and encourage low to medium density residential development on the subject tracts. In east Cobb, these tracts are generally located in Land Lots 985 and 986 of the 16th District, Land Lots 906, 965 and 966 of the

16th District, placing special emphasis on protecting Sope Creek and addressing the limitations presented by Providence Road, and Land Lots 93, 165 and 166 of the 1st District.

The west Cobb portion of the S.R. 120 corridor has more vacant land for development than the east Cobb portion. In order to continue the success of the nodal concept for the west Cobb portion of the S.R. 120 corridor, protect the residential uses which have been developing along this portion of the corridor and to support the local scenic highway designation currently assigned this portion of Dallas Highway - S.R. 120 (John Ward Road to Paulding county), the county should encourage non residential development on the vacant properties within the existing nodes. Given that this portion of the county has some of the lowest population densities in the county (per 1997 ARC population estimates) this strategy is most appropriate. The county may also wish to consider expanding or "cleaning up" node boundaries along this portion of the corridor. The community and neighborhood activity center located at the intersection of Dallas and Ridgeway has been experiencing substantial development activity via the opening of Barrett Parkway. Very site specific zoning restrictions, including use limitations and architectural requirements, have been combined with roadways, land lot lines, topography and older existing land uses to form very logical node boundaries. These node boundary line maps are included in the Appendix. Additionally, there are use, access and buffering restrictions unique to the NAC at the southeast corner of Old Dallas Road and Dallas Highway (S.R. 120) included in the activity center text of this plan. The nodal concept is also a key component in the effectiveness of S.R. 120 and the recent state and local road improvements completed to it. S.R. 120 is one of the few state routes that bisects the entire (middle) county and serves as a regional arterial between two high growth jurisdictions. Because the non-residential development has been successfully contained to major intersections and transitioned to residential uses along the corridor, the roadway has functioned in good condition per the Cobb County TRANPLAN model showing 1990 conditions (unincorporated - John Ward to West Sandtown was shown to operate in fair condition prior to final completion of state's improvement project). It will be critical to maintain the current nodal development concept promoted on the FLUM into the next century.

The Cobb County TRANPLAN model showing 2010 operating conditions illustrates S.R. 120 in east Cobb (Sewell Mill to Timber Ridge) operating at fair condition. The Cobb County TRANPLAN model showing 2010 operating conditions illustrates S.R. 120 in west Cobb operating at fair condition (unincorporated - John Ward to Bob Cox) and good condition (Bob Cox to Paulding County line). As previously mentioned, the model has been developed, as have previous TIP's with the assumption that the nodal development concept would continue to be implemented. Any deviation from this nodal concept could worsen the future operating conditions. It should be noted that S.R. 120 is one of the only east west arterials in east Cobb that will operate in fair condition per the 2010 operating conditions. Others including Lower Roswell and Paper Mill are shown to operate in poor condition. S.R. 120 is the only east west arterial in west Cobb which will operate in fair and

good condition per the 2010 operating conditions. The Cobb County Comprehensive Transportation Plan under development will also use the nodal development concept along S.R. 120 in developing the new county TRANPLAN model and in addressing future deficiencies. This becomes increasingly important because previously, major transportation decisions affecting Cobb County were made at the federal or state level. Over the past ten years, due primarily to transportation funding availability through the local option sales tax programs, the balance of major transportation decision-making has shifted strongly toward the county government. Changing federal and state fiscal priorities indicate that this shift will likely continue and that Cobb must increasingly look to itself as the chief decision-making body, and as the principal funding source for future transportation investments. *(Amendment of December 9, 1997)*

- The Bells Ferry Road corridor (unincorporated - Kurtz Road to Cherokee County line) is also a very unique corridor. It, like the S.R. 120 corridor, has developed in accordance with the nodal concept. However, largely due to market driven factors, the majority of the corridor has been and continues to be developed as a residential corridor. Although the Board of Commissioners has always supported residential uses along the Bells Ferry corridor, recent rezoning requests have converted long time commercial tracts into upscale residential subdivisions. This is particularly apparent just south of the Bells Ferry/Barrett Parkway intersection, in addition to the portion of Bells Ferry just north of Barrett to I-575. This portion includes the intersections of Bells Ferry with Big Shanty Road and Chastain Road. Given the established, upscale residential uses now in place throughout the majority of the corridor, the county may wish to slightly expand existing nodes, or encourage non residential on vacant properties within existing nodes. *(Amendment of December 9, 1997)*

- A future land use map was prepared in coordination with the assessment of existing conditions/needs and the goals and policy objectives of this Comprehensive Plan. A significant feature of this map is that it offers both predictability and flexibility. Because the map is based on land use intensity, it facilitates planning for services, infrastructure and transportation improvements. However, it also offers the flexibility needed to make individual land use decisions given the specific characteristics of the site guided by the policies set forth within this Plan.

  Within certain areas of the county, proposed land uses, while not meeting the exact tenor of this plan, may well be appropriate uses when balancing certain factors such as the redevelopment of areas, economic development incentive considerations, preservation of cultural and environmental resources, housing opportunities, plan considerations, maintaining residential integrity, existing uses, and infrastructure. In those unique instances, the Board may consider, through adoption of a special area study, changes which are appropriate, with such studies to be subsequently incorporated and adopted during the annual plan amendment process. Each development proposal should be evaluated based on the goals and policy objectives listed in this Comprehensive Plan and the specific conditions and characteristics of the site in question.

The Future Land Use Map that accompanies this plan is drawn at the 1" = 3,000' scale. As an appendix to the Future Land Use Map, areas designated Regional, Community, and Neighborhood Activity Center, as well as Industrial Compatible and Industrial are further delineated on a series of block maps at 1" = 500' scale. In the event of a conflict between the 1" = 3,000' Future Land Use Map and the 1" = 500' block maps, the 1" = 500' block maps will take precedence. Both the Future Land Use Map and the activity center block maps are available for review at the Planning Division office.

- On October 28, 1997, the Board of Commissioners adopted the Canton Road and Veterans Memorial Highway (from Mableton Parkway to the Chattahoochee River) Corridor Studies. Each of these studies contained policy initiatives for the county to implement in order to accomplish the objectives of the studies. These studies are on file with the County Clerk and the Planning Division and serve as an addendum to this comprehensive plan. *(Amendment of December 9, 1997)*

- On October 27, 1998, the Board of Commissioners adopted the Atlanta Road Corridor Study. The study contained policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of buffering and protecting adjacent residential properties in both unincorporated Cobb County and the City of Smyrna. The study is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of December 8, 1998)*

- On May 22, 2001, the Board of Commissioners adopted the C. H. James Parkway Corridor Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. The study is on file with the County Clerk and in the Planning Division and serves as an addendum to this comprehensive plan. On December 11, 2001, the Board of Commissioners directed that a reference to the previously adopted C. H. James Parkway Corridor Study text recommendations and policy initiatives be included in the Comprehensive Plan. *(Amendment of December 11, 2001)*

- On October 26, 1999, the Board of Commissioners adopted the Powder Springs/Flint Hill/Ewing Road Land Use Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of accommodating residential and industrial compatible development to occur in an orderly fashion within the study area. *(Amendment of December 14, 1999)*

- On October 26, 1999, the Board of Commissioners adopted the Windy Hill Road Corridor Study (from Olive Springs to Benson Poole Road). The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of encouraging the sustainability of existing neighborhoods while allowing for appropriate expansion of Neighborhood Activity Center uses. *(Amendment of December 14, 1999)*

- On December 14, 1999, the Board of Commissioners adopted the Mableton Parkway Corridor Study (from Felton Lane to the Chattahoochee River). The report contains study area analysis and recommended Future Land Use Map amendments. Of particular importance is the objective of encouraging appropriate types of use development in the corridor to provide the most compatibility with surrounding existing uses and trends. *(Amendment of December 14, 1999)*

- On July 27, 1999, the Board of Commissioners adopted the Lost Mountain and Pine Mountain Land Vulnerability Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of protecting sensitive land areas from inappropriate development patterns as Cobb County continues to grow. *(Amendment of December 14, 1999)*

- In 2000, the County, for the first time, prepared an inventory of properties suitable for redevelopment. This inventory identifies sites in Cobb County that are currently developed, but show major vacancies within the development. The Board of Commissioners adopted the Inventory of Redevelopment Sites on December 12, 2000.

  Rehabilitation of properties is good environmental planning practice by making use of existing infrastructure and preserving undisturbed land. Redevelopment also has a positive impact on property values, and the sites identified for redevelopment are contributing to the acreage the county has available for future expansion needs. In addition, focusing on redevelopment also corresponds with the policies and goals of the Atlanta Regional Commission's Regional Development Plan (RDP), and the Regional Transportation Plan (RTP). Rehabilitating sites along transit corridors and providing for a mixing of uses helps to enhance accessibility and mobility, and results in trip reductions. This, in return, works towards attaining regional air quality goals, and protecting and improving the environment and quality of life (some of the goals stated in the RDP and the RTP). The Inventory of Redevelopment sites is accompanied by a map, which includes sites identified for this study, but also integrates development opportunity sites, as identified through several corridor studies conducted for the county in previous years. The sites are shown on the Cobb County Future Land Use Map with a designated symbol. The inventory is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of December 12, 2000)*

  On December 11, 2001, the Board of Commissioners expanded the Inventory of Redevelopment Sites to include the Belmont Hills Shopping Center area at the intersection of Windy Hill Road and Atlanta Road. The new site will be designated as Site #16 on the accompanying map. *(Amendment of December 11, 2001)* On January 21, 2003, the Board of Commissioners revised the Inventory of Redevelopment Sites to delete Clarkdale Mill, Inventory Site #15. *(Amendment of January 21, 2003)*

- On December 11, 2001, the Board of Commissioners adopted the Austell Road Corridor Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of encouraging appropriate types of use development in the corridor to provide the most compatibility with surrounding existing uses and trends. This Study is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of December 11, 2001)*

- On December 11, 2001, the Board of Commissioners adopted the Veteran's Memorial Highway Corridor (from Austell Road/State Route 5 to Mableton Parkway) Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. Of particular importance is the objective of encouraging appropriate types of use development in the corridor to provide the most compatibility with surrounding existing uses and trends. This Study is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of December 11, 2001)*

- On December 11, 2001, the Board of Commissioners adopted the Historic Mableton Preservation and Improvement Plan. The plan contains policy initiatives for the county to implement in order to accomplish the objectives of the plan. The plan is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of December 11, 2001)*

- On November 26, 2002, the Board of Commissioners adopted the 2002 Cobb County Apartment Density Study. The study contains policy initiatives for the county to implement in order to accomplish the objectives of the study. It recommends strategies to meet the needs of the workforce and accommodate changes in Cobb's population while encouraging renovation and redevelopment of existing multi-family structures. The study is on file with the County Clerk and the Planning Division and serves as an addendum to this comprehensive plan. *(Amendment of January 21, 2003)*

Land Use Categories

Land use categories have been created to allow for the development of a broad spectrum of land uses throughout the county. The locations of these categories have been determined based on the analysis of existing or proposed road improvements, availability of basic services such as water and sewer, existing land uses, general character of an area, current and projected growth trends, environmental constraints, development feasibility, other accepted planning principles and Board of Commissioners' articulated objectives. The future land use map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county over the next twenty years. Listed below are the land use categories of the future land use map. The Georgia Department of Community Affairs' "Standard Land Use Classification System" designations which these categories fall under, are shown in parentheses unless identical.

- Regional Activity Center (Commercial)
- Community Activity Center (Commercial)
- Neighborhood Activity Center (Commercial)

- Industrial Compatible (Industrial)
- Industrial (Industrial)

- Public/Institutional
- Park/Recreation/Conservation
- Transportation/Communication/Utilities

- Rural Residential (Residential) *(Amendment of December 12, 2000)*
- Very Low Density Residential (Residential)
- Low Density Residential (Residential)
- Medium Density Residential (Residential)
- High Density Residential (Residential)

Regional Activity Center

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

Guidelines for Regional Activity Centers are listed below:

- Mid-rise to high-rise office developments are appropriate to 24 stories in height.
- High density residential development is allowable up to 12 dwelling units per acre.
- Floor area ratios (FAR)[4] should be less than 2.0 for office and mixed use projects and less than 1.0 for retail uses.
- Regional serving office and retail development and supporting services should be encouraged to locate in Regional Activity Centers.
- Regional Activity Centers shall be located in close proximity to the intersection of two freeways and their access ramps to/from adjacent arterial streets.
- Regional Activity Centers should be located only where there are adequate water and sewer services.
- 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.
- 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.

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, 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. *(Amendment of December 12, 2000)*

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[4]Floor Area Ratio - The ratio of floor area is the expression of density allowed on a specific parcel of land. A permitted ratio of 2.0 on a 10,000 square foot lot would allow a building whose total floor area is 20,000 square feet. In this case the FAR would be calculated by dividing the square footage of the building (20,000 square feet) by the square footage of the lot (10,000 square feet).

Regional Activity Center Land Use Sub Area Classifications

The Board of Commissioners adopted maps on December 21, 1994 as an official addendum to the Future Land Use Map of the Cobb County Comprehensive Plan, and as such, represents county growth management policy in areas designated as Regional Activity Centers. These maps are included in the Appendix.

The intent of these 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 the most 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 use definitions are intentionally broad, serving to preserve much of the original flexibility of the Regional Activity Center designation, while also insuring that land uses are limited to suitable areas.

Each part of the county designated as a Regional Activity Center has a separate map showing the projected future land-use categories. The descriptions of the categories are as follows:

- *Low Density Residential*

  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 LDR should be limited to tracts on which the environment and/or terrain will not allow more intense development activity.

- *Medium Density Residential*

  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.

- *High Density Residential*

  High Density Residential provides areas that are suitable for low rise, high density housing between five (5) and twelve (12) dwelling units per acre. Mid or high-rise residential developments are also appropriate in this category. This shall include any residential developments in excess of four (4) stories per structure. Because of the unique, urban characteristics or RAC's, building height and density shall be reviewed on a case-by-case basis. *(Amendment of December 8, 1998)*

- *Office*

  Office developments are considered the most appropriate development in the Office (O) 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 4 stories per structure. Because of the unique, urban characteristics of RAC's, building height and density shall be reviewed on a case-by-case basis. *(Amendment of December 8, 1998)*

- *Retail/Service*

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

- *Industrial*

  Developments in the industrial category should be confined to light industrial uses and should be compatible with the urbanized development in the Regional Activity Center. 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.

- *Open Space/Recreation*

  Open space/recreation uses do exist in several parts of the Regional Activity Center, but they are generally incompatible with the RAC designation, since the Regional Activity Center is intended to promote more intense land uses. Nevertheless, there are some parcels in the RAC that cannot be developed because of terrain problems (e.g., floodplain). These uses should generally be confined to passive recreation.

- *Vinings Transition Zone*

  In recognition of the position of the Cumberland Regional Activity Center as one of the top five employment centers in the Metro Atlanta area and its need to encourage sustained growth, viability, and market share for the Cumberland Area, the Board of Commissioners is systematically integrating the Cumberland Livable Centers Initiative (LCI) Plan into the Comprehensive Plan.

The Cumberland LCI Plan is part of the larger Blueprint Cumberland Strategic Plan process. The Cumberland LCI Plan contains a vision for the area through input from a group of stakeholders in the area. This vision included the development of an activity center concept plan, including 13 districts. Each of these districts were generally characterized by land use and density. The districts were intended to have their own distinctive character/theme. Out of these 13 districts, the natural transition area (also known as the Vinings Transition Area) south of Cumberland Boulevard may be the most vulnerable and challenging. The Vinings Transition Area is characterized by stable, desirable, residential uses, ranging from low to medium density. There are also a number of environmental features that pose unique challenges for future development. The Cumberland LCI Plan has recognized the need to balance future development along Cumberland Boulevard with the unique environmental features that have contributed to the stability of the residential uses along Stillhouse Road. Specific development criteria for the Vinings Transition Zone are as follows:

- South of Cumberland Boulevard (realigned), there shall be no access to Stillhouse Road or River Oaks Drive, due to their alignment and grade, which do not appear to present adequate access to higher intensity development. This restriction is not intended to "land lock" any property that does not have another viable public road access. The county has installed a permanent barricade along Stillhouse Road to assist in this access restriction.

- Areas south of Cumberland Boulevard shall be developed as office or residential. Owner occupied residential is strongly encouraged in order to maintain a balance of rental units to owner-occupied units in the Cumberland Galleria area.

- Due to the steep terrain and unique environmental features (including proximity to the Chattahoochee watershed), development should be planned to minimize land disturbance, "building footprints" and impervious surface. High-rise development may be considered as a way to implement this objective.

- High-rise development may be considered if planned in a manner that provides a transition in building height between Cumberland Boulevard and the edge of the RAC closest to the existing residential development along Stillhouse Road.

- Development along the southern edge of the RAC closest to the existing residential development along Stillhouse Road should be residential development that maintains a green buffer (consistent with other existing high rise developments along Cumberland Boulevard, these future buffers should be at least 100 feet when adjacent to Stillhouse Road). Building heights may be flexible in order to enhance these buffers and protect residents or natural features along the edge. *(Amendment of September 24, 2002)*

Community Activity Center

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

Guidelines for this category are listed below:

- Low to medium intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.

- 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. *(Amendment of December 9, 1997)*

- Floor area ratios (FAR) should be no greater than 0.75 for office uses and 0.25 for retail uses.

- Community Activity Centers should be primarily located near the intersection of a freeway interchange and arterial road or the intersection of two arterials.

- Retail uses shall be encouraged where direct access to the arterial is available and where safe turning movements are possible. Interparcel access is encouraged.

- 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.

- More intense uses should be focused on those properties near the geographic center of the CAC and away from existing residential development.

- Nodal development should be encouraged.

- 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.

- 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.

- 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. *(Amendment of December 8, 1998)*

- In recognition of the existing zoning and future uses to be established at and around the intersection of Powder Springs Road and the 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 OI and LRO zoning districts at the corners of the West Cobb Parkway and Macedonia Road, with a minimum 25 foot buffer along the western boundaries. Architectural compatibility with the planned shopping center at the intersection of the 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. The map of this Community Activity Center is shown in the Appendix. *(Amendment of February 27, 2001)*

- 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 change 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. *(Amendment of December 11, 2001)*

- In recognition of the existing zoning and future uses to be established at and around the intersection of Blair Bridge Road and 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 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. *(Amendment of December 11, 2001)*

- 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. *(Amendment of December 11, 2001)*

- 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 located 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. *(Amendment of January 20, 2004)*

- In recognition of the existing zoning, and future uses around the intersections of North Cobb Parkway, Greer 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 this criteria. The map of this highlighted area is shown in the Appendix. *(Amendment of January18, 2005)*

- Because of the unique circumstances regarding access to the remaining underdeveloped parcels along Wilson Road in LL's 429 and 430, 16th District, west of I-575, the Board of Commissioners is considering the following development regulation in the Community Activity Center established therein:

Parcels subject to assemblage

- The four underdeveloped 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. The map of this Community Activity Center is shown in the Appendix. *(Amendment of January 18, 2005)*

Property located within a CAC that contains one or more streams or floodplain shall bed 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. *(Amendment of December 12, 2000*

Neighborhood Activity Center

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

Guidelines for this category are listed below:

- Low intensity office and retail uses should be encouraged to locate in Neighborhood Activity Centers.

- Office and retail uses should be limited to a maximum of two stories.

- Floor area ratios (FAR) should be less than 0.5 for office uses and less than 0.25 for retail uses.

- 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.

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

- All uses should be adequately buffered to protect the stability of surrounding

residential neighborhoods.

- 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 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 intersection of Johnson Ferry and Shallowford) on Shallowford Road would only be recommended for the Limited Retail Commercial (LRC) 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 foot (25 ft.) landscaped buffer along the western edge upon rezoning and development. *(Amendment of December 12, 2000)*

  Parcels subject to an assemblage

  - The nine parcels 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 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 75' buffer with a minimum 10' 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.

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.

- 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 Neighborhood Activity Center 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 Southern Bell telephone transmission easement located in land lot 29 of the 17th district and land lot 1073 of the 19th district. The map is shown in the Appendix.

- In accordance with the action of the Board of Commissioners on December 21, 1994, the existing Neighborhood Activity Center shown on the Future Land Use Map at the intersection of Bells Ferry Road and Interstate Highway 575 is extended to encompass the area of the intersection of Bells Ferry Road and Shallowford Road. The area designated as Neighborhood Activity Center 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 *(Amendment of December 14, 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. The map is shown in the Appendix.

- In order to establish a reasonable node cutoff point southwest of the existing Community Activity Center at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a Neighborhood Activity Center 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 Neighborhood Activity Center'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 this criteria. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 10, 1996)*

- 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 Neighborhood Activity Center. 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 County Comprehensive 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. *(Amendment of December 9, 1997)*

- In recognition 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 Giles Place and Giles Road in Land Lot 63 of the 20th District. Because of this Neighborhood Activity Center's proximity to the mixed use community on Giles Road (westerly), the Board of Commissioners will only consider uses permitted within the OI and LRO zoning districts. Architectural compatibility with commercial components of the mixed-use community will be of paramount importance, as will adequate buffering, and applications for rezoning of property in this area will be evaluated for appropriateness based upon this criteria. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 9, 1997). As of April 20, 1998, this area was annexed by the City of Kennesaw and no longer exists as a NAC on the Cobb County Future Land Use Map. (Revision 2002)*

- 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 which 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 this criteria. The map of this highlighted area is shown in the Appendix. *(Amendment of December 9, 1997)*

- In order to mitigate the land use conflicts which 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 S/D 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 and assemblage rezoning applications will be evaluated for appropriateness based on this criteria. The map of this highlighted area is shown in the Appendix. 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 are considering the following development requirements for this portion of the NAC on the south side of Dallas Highway (this portion is also shown on a highlighted map in the Appendix).

  - Low rise office use only. (Amendment of December 12, 2000)

  - Any new development within highlighted portion will be subject to minimum 50' setback from Dallas Highway. (Amendment of December 12, 2000)

- Any new development within highlighted portion must have compatible architectural style with existing shopping center on north side of Dallas Highway (Village Green Shopping Center). (Amendment of December 9, 1997)

- In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the neighborhood activity center, the Board of Commissioners has slightly expanded the neighborhood activity center 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 which will accomplish this task include an unprecedented 175 foot 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. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 9, 1997)*

- 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 are considering the following development requirements for this portion of the NAC on the northwest side of Sandy Plains Road (this portion is also shown on a highlighted map in the Appendix).

  - No Access to Bryant Lane or Beaver Shop Road.
  - Low rise office use only.
  - No outside storage. *(Amendment of December 8, 1998)*

- In recognition of the unique character and nature of the Paper Mill Village area, the Board of Commissioners has established a Neighborhood Activity Center 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 OI 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. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 14, 1999)*

- In order to better implement and promote the nodal concept of development and encourage plans which are architecturally compatible with the existing development on Dallas Highway, the Board of Commissioners has established a Neighborhood Activity Center on the south side of Dallas Highway and west of Lost Mountain Road, in Land Lots 82 and 83. Because of utility encumbrances, topographical limitations and limited access to State Route 120, rezoning applications will be evaluated for appropriateness based upon the below criteria the Board of Commissioners are considering for development within the NAC:

    - All properties or a substantial combination thereof, must be assembled and included in one rezoning/development plan.*(Amendment of December 11, 2001)*
    - New development will utilize ground based monument signage with no outside storage. *(Amendment of December 11, 2001)*
    - Any new development will be subject to a minimum 50' setback from Dallas Highway and a minimum 100' buffer to adjacent residential uses. *(Amendment of December 11, 2001)*
    - Interparcel access will be provided with ingress/egress via Lost Mountain Road. *(Amendment of December 11, 2001)*
    - Low-rise office or limited retail commercial only. *(Amendment of December 11, 2001)*

- In order to establish a node cutoff point southeast of the existing Community Activity Center at Dallas Highway and Ridgeway Road, the Board of Commissioners has established a Neighborhood Activity Center on the southeast side of the West Cobb Parkway, north of Goose Ridge. Due to this Neighborhood Activity Center'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. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of December 11, 2001)*

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.

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- In order to establish a node cutoff point west of the existing Neighborhood Activity Center 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

appropriate based on the rural nature of the area, the proximity to an established and not fully developed Community Activity Center 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 foot landscaped buffer to adjacent property. *(Amendment of December 11, 2001)*

- In order to protect the historic nature and surroundings of the Bullard House and to better establish a node cutoff point for the existing NAC located at the intersections of Dallas Highway and Casteel Road and Dallas Highway and Old Hamilton Road, the Board of Commissioners will only consider uses permitted within the LRO zoning district. Architectural styles compatible and complementary to the Bullard House will be of paramount importance. Applications for rezoning of property in this area will be evaluated for appropriateness based upon these criteria. The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of January 21, 2003)*

- In order to better implement and promote the nodal concept of development and eliminate any potential for expanding the neighborhood activity center, the Board of Commissioners has slightly expanded the Neighborhood Activity Center (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 complimenting the existing institutional uses and improving land use transition northeasterly, the Board of Commissioners are considering 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 highlighted properties or substantial combination thereof must be assembled and included in one rezoning/development plan.
  - Low-rise office use only.

- Existing structure must be utilized.
- Minimum 50-foot buffers must be provided along northern and eastern property lines.

The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of January 20, 2004)*

- In order to better implement and promote the nodal concept of development, the Board of Commissioners has slightly expanded the neighborhood activity center at Floyd Road and the Silver Comet Trail. Because this expansion was done to provide for improved node boundaries and to compliment the nearby uses supporting the Silver Comet Trail, the Board of Commissioners are considering 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.

The map of this Neighborhood Activity Center is shown in the Appendix. *(Amendment of January 20, 2004)*

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 development is also encouraged. Upon site development, streams and floodplain shall be identified as open space. *(Amendment of December 12, 2000)*

Industrial Compatible

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. Guidelines for this category are listed *below:*

- Regional-serving employment areas consisting of light industrial, office/ warehouse,

distribution and support commercial service uses shall be encouraged to locate in Industrial Compatible areas.

- 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.

- Buffering and screening of outdoor storage shall be required in Industrial Compatible areas.

- Industrial processes and activities should be located inside and should not produce substantial noise, vibration, or noxious by-products.

- Industrial Compatible areas can serve as a transitional category between more intensive uses and less intensive uses.

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

- There is an Industrial Compatible area in the Central Planning Area located at the intersection of Kennesaw Avenue/Marble Mill Road with the following restrictions:

- 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, Office and Institutional or Office/Service zoning districts in order to minimize the potential negative impact of development on adjacent residential areas.

- The one Industrial Compatible area located in the West Cobb Planning Area is identified at the following location:

  - <u>U.S. 41/Cobb International</u>

    Due to the existing Cobb International Business Park, the area west of U.S. 41, north of Stanley and west of Old U.S. 41 (SR 293) will serve as an Industrial Compatible area for light industrial uses. South and west of this area along Stilesboro Road, Old U.S. 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 41/Barrett Parkway intersection should be from either U.S. 41, Old U.S. 41, or any publicly dedicated street other than the Barrett Parkway Extension.

- There is an Industrial Compatible area located in the South Cobb Planning Area 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. *(Amendment of December 8, 1998)*

- In recognition of the existing Heavy Industrial, Light Industrial 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. *(Amendment of December 11, 2001)*

- 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.

Industrial

The purpose of the Industrial category is to provide for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into a finished product.

Guidelines for this category are listed below:

- The primary uses within Industrial 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.

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

- Industrial areas should not be located immediately adjacent to residential areas.

- In reviewing new industrial development proposals, an assessment of environmental impact and impact mitigation should be conducted.

- 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.

Public/Institutional

The purpose of the Public/Institutional category is to provide for certain state, federal or local government uses 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.

Park/Recreation/Conservation

The purpose of the Park/Recreation/Conservation category is to provide for land dedicated to active or passive recreational uses, either publicly or privately owned including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc. 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 Map designations will be given consideration with emphasis on adequate buffering, step-down to uses of different intensity and preserving environmentally sensitive areas. *(Amendment of December 11, 2001)* In addition, this land use category includes environmentally sensitive areas such as flood plains and wetlands. These areas 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. *(Amendment of December 9, 1997)*

Conservation

This is a sub-category of Park/Recreation/Conservation for permanently protected land dedicated to

passive recreational uses and land set aside to protect water quality, wetlands, areas with erodible soils, stream banks, riparian buffers, scenic view, historic and archeological resources and to reduce erosion through protection of steep slopes. These areas were either privately or publicly owned and may include playgrounds, parks, nature preserves, wildlife management areas, national forests, stream buffers, wetlands, floodplains, and similar uses and areas purchased with state and federal funds. It should be noted that the existing land survey includes Conservation uses within incorporated city limits. *(Amendment of December 12, 2000)*

Transportation/Communication/Utilities

The purpose of the Transportation/Communication/Utilities category is to provide for uses such as power generation plants, railroad facilities, telephone switching stations, airports, etc.

Rural Residential

The purpose of the Rural Residential category is to provide for areas that are suitable for Cobb County's lowest density housing development. Such areas include those difficult to sewer, furthest from major activity centers, public services, and transportation corridors, or have particular sensitive environment features or scenic value. The Rural Residential category provides for development that is zero (0) to one (1) unit per acre.

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

- Areas that are not projected to have the basic services of water and sewer due to topographical or other constraints shall be classified as Rural Residential on the Future Land Use Map.

- Areas of the county located furthest from employment centers and major transportation corridors shall be classified as Rural Residential on the Future Land Use Map.

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

- 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.

Very Low Density Residential

The purpose of the Very Low Density Residential category is to provide for areas that are suitable

for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to one and one-half (1.5) dwelling units per acre. *(Amendment of July 8, 2003)*

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

- Areas that do not have the basic services of water and sewer shall be classified as Very Low Density Residential on the Future Land Use Map.

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

- 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.

Low Density Residential

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, 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.*(Amendment of January 25, 2005)* This category presents a range of densities.

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

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

- 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.

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

- 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.

- 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 Road, north of Macby Road, it is recommended to limit the intensity of zoning applications for consideration. New development in this area along Kinjac Drive in LL 523 of the 16th District shall be limited to the Low Density Residential land use designation at a maximum of 2.0 units per acre net density. A map of this area is shown in the Appendix. *(Amendment of January 18, 2005)*

- 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 Major Thoroughfare Plan, as may be amended from time to time.*(Amendment of Jan. 25, 2005)*

Medium Density Residential

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. This category presents a range of densities.

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

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

- 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 units per acre may also be limited in overall acreage due to intense deforestation, drainage, erosion and sedimentation concerns associated with such development. Specific restrictions may be codified in the Cobb County, Georgia Zoning Ordinance.

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

- Medium Density Residential areas can serve as a transitional category between more intensive uses and less intensive uses.

- Affordable housing with open space and high quality design should be encouraged to be developed in this category.

- 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.

- On December 11, 2001, the Board of Commissioners adopted a land use initiative for the area on Wilhelmena Drive in an effort 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 the implement this objective, the BOC will only consider development below or at the midpoint of Medium Density Residential (2.5 – 5 dua) and require the use of Open Space Community Overlay specifications to minimize grading and impact on King's Lake. *(Amendment of December 11, 2001)*

- In order to mitigate the land use conflicts which 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 parcels within Land Lots 40 and 41 of the 17th District bordered by Floyd Road, Ayers Drive and Landers Road. The map of this highlighted area is shown in the Appendix. All highlighted 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 and rezoning applications will be evaluated for appropriateness based on this criteria. This is appropriate based on opportunities for commercial development on the west side of Floyd Road and to compliment the Mable House historical complex. *(Amendment of December 11, 2001)*

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

along Cooper Lake Road. *(Amendment of January 21, 2003)*

High Density Residential

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

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

- 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.

- High Density Residential areas can serve as a transitional category between more intensive uses and less intensive uses.

- Affordable housing with open space and high quality design should be encouraged to be developed in this category.

- 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.

Land Use

Goals and Policy Objectives

Goal: Provide for an efficient, equitable and compatible distribution of land uses.

- Provide sufficient opportunities for each land use type to serve the needs of the community, maintain the current tax base balance and sustain a desired mix of residential units.
- Avoid development patterns, which would require uneconomical extension of public facilities or services.
- Plan for growth to occur in an orderly fashion throughout the county.
- Address compatibility between land uses when making land use decisions.
- Mitigate possible adverse impacts of new development through the use of screening and buffering.
- Provide transitions in scale and/or land use between high and low intensity land uses.
- Encourage nodal development at appropriate major intersections and discourage land use changes that lead to "strip" development patterns with multiple driveways by promoting land assemblage and interparcel access.
- Ensure that non-residential sites are designed for adequate buffering, parking and open space.
- Encourage reuse and revitalization of obsolete commercial and industrial facilities.
- Encourage flexible site design to accommodate site-specific conditions.
- Evaluate and refine current economic incentive policy to enhance the development of targeted corridors.
- Protect and preserve buildings, neighborhoods, or areas of historical, architectural, or cultural significance.

- Develop a strategy for preserving the beauty and integrity of natural features such as trees, slopes, streams, and lakes.

Land Use

Implementation/Short Term Work Program Items

- Amend future land use map and related regulatory policies to provide adequate residential and non-residential acreage for 2015 demands.
- Amend future land use map and related regulatory policies to reduce the ratio of multifamily units to the overall residential base of the county.
- Prepare draft land use guidelines for areas adjacent to the Cobb County Airport.
- In conjunction with the proposed Town Center Area CID, prepare expanded, more detailed sub area classifications for the Town Center regional activity center.
- Reevaluate the future land use recommendations for areas adjacent to roadways projected to operate in poor condition in 2010.
- Prepare a corridor study (to identify opportunities for improvement/rehabilitation) for Bankhead Highway.
- Prepare a corridor study (to identify opportunities for improvement/rehabilitation) for Atlanta Road.
- Prepare sub area classifications for industrial compatible areas adjacent to C. H. James Parkway.
- Prepare sub area classifications for industrial compatible areas adjacent to Powder Springs Road/Flint Hill Road/Ewing Road.
- Prepare draft of flexible open space design guidelines.

NOTE: Please refer to the Short Term Work Program 1997-2001 for year in which these items are scheduled for implementation.

SHORT TERM WORK PROGRAM

1997 - 2001

Ongoing

- Prepare yearly Cobb County Data Report.
- Prepare quarterly and yearly Cobb County Development Report.
- Participate in the development of the South Chattahoochee Corridor Study in order to realize what the finding of facts imply for Cobb County.
- Update the Cobb County inventory of historic sites and places.
- Develop a series of seminars or workshops for the education of the public on historic preservation, the process, the implications, and the opportunities.
- Establish a relationship between the county historic preservation planner and the preservation interests in the cities.
- Participate in the development and operation of the proposed Cobb Transportation Management Association (TMA).
- Refine and enhance the county's transportation modeling program.
- Execute intergovernmental agreements with CCMWA and CCWS customers who are outside of Cobb County to coordinate land use and forecasted demands.
- Conduct quarterly meetings with the CCMWA to coordinate development of groundwater resources for potable and non potable uses.
- Amend future land use map and related regulatory policies to provide adequate residential and non-residential acreage for 2015 demands.
- Renegotiate and update water service agreements (including shared cost of system improvements) with all municipalities and non county customers.

Note: The cost estimates for these short term work program tasks are estimates only and do not represent budget expenditures. They are listed to provide a general idea of costs for use in future county budgets at the discretion of elected officials and county management and they would be funded locally. Where applicable, these estimates are shown in parentheses. If no estimates are listed, these items will be done "in house" using existing staff and resources.

SHORT TERM WORK PROGRAM

1997 - 2001

Ongoing

- Prepare applications for state grant funds to expand public education and recycling programs.
- Fund and implement Precinct Duty Officers for all precincts in the county. ($783,172*)
- If necessary, amend this short-term work program to reflect additional DPS personnel and/or equipment needs or budget requests.
- Execute intergovernmental agreements with all the municipalities which coordinate any annexation with adequate public safety delivery.
- Update and revise the inventory of county facilities.
- Prepare alternatives, including department/division relocations, which alleviate the general government operations parking shortage in the Marietta "Square" complex.
- Fund and implement the 1995 technologies plan. ($3.5 million)
- Amend future land use map and related regulatory policies to reduce the ratio of multifamily units to the overall residential base of the county.
- If necessary, amend this short-term work program and the future land use map to reflect future Cobb County School District improvements.

*Represents estimates for 25 officers.

SHORT TERM WORK PROGRAM

1997 - 2001

1997

- Prepare an inventory of sites suitable for higher wage, wholesale trade businesses.
- Update and refine county's Economic Development Incentive District Inventory and associated policies.
- Prepare an analysis of how the county's tax structure compares to other metro counties.
- Conduct a study that will examine the effects of national and local historic designation on the average fair market value of properties in these districts.
- Amend this short term work program to include recommendations of the CCMWA's 1996 master plan update and the CCWS's 1997 ME study update.
- Prepare a build out scenario (including projects approved/permitted but not yet built) for the Northwest Plant basin to determine capacity and make land use amendments as necessary.
- Prepare an inventory of sites suitable for new or relocated fire stations.
- Prepare an inventory of sites suitable for a satellite health center in the West Planning Area.
- Amend this short term work program to include recommendations of the CCPRCA's 1996 needs assessment.
- Execute intergovernmental agreements with all Cobb County municipalities to facilitate the sharing of municipal annexation and land development data with Cobb County Public Schools for school planning purposes.
- Prepare an inventory of sites for future regional libraries.
- Prepare an inventory of sites in the North Planning Area suitable for a multipurpose senior center.
- Prepare a corridor study (to identify opportunities for improvement/rehabilitation) for Bankhead Highway.
- Prepare draft of flexible open space design guidelines.

SHORT TERM WORK PROGRAM

1997 - 2001

1998

- Prepare a marketing strategy to promote the value of the county's two trade schools to economic development.
- Prepare an analysis of connecting proposed Heritage Park and Johnston's River Line Park via flood plain of Nickajack Creek.
- Prepare a land vulnerability analysis for Pine Mountain and Lost Mountain which emphasizes the protection of sensitive steep slopes and ridgelines.
- Amend this short-term work program to include recommendations of the county's comprehensive transportation plan.
- Execute intergovernmental agreements with all municipalities which coordinate future development activity and municipal transportation planning with the county's comprehensive transportation plan.
- Prepare draft land use guidelines for areas adjacent to the Cobb County Airport.
- In conjunction with the proposed Town Center Area CID, prepare expanded, more detailed sub area classifications for the Town Center regional activity center.
- Reevaluate the future land use recommendations for areas adjacent to roadways projected to operate in poor condition in 2010.
- Amend this short-term work program to implement the findings of the State of Georgia's Chattahoochee River Study (which determines maximum allowable wastewater discharges).
- Prepare draft landscaping requirements which promote water conservation.
- Execute intergovernmental agreements with all municipalities which establish development guidelines and boundaries with respect to sewer service capacity.
- Prepare an inventory of sites suitable for a fifth police precinct in the West Planning Area.
- Prepare an inventory of businesses utilizing hazardous materials.

1998

- Prepare an inventory of county firefighting equipment which could be used for high-rise development.

- Amend this short-term work program to include recommendations of the CCPRCA's 1997 master recreation plan update.

  Prepare a comparison analysis of county and city recreational services/facilities, with an emphasis on eliminating duplication of services and adoption of cooperative service agreements.

- Develop a fee structure for transportation, meals-on-wheels and "in home" services for Cobb's senior population.

- Prepare a corridor study (to identify opportunities for improvement/rehabilitation) for Atlanta Road.

- Prepare sub area classifications for industrial compatible areas adjacent to C. H. James Parkway.

- Prepare sub area classifications for industrial compatible areas adjacent to Powder Springs Road/Flint Hill Road/Ewing Road.

SHORT TERM WORK PROGRAM

1997 - 2001

1999

- Prepare an inventory of flood plain acreage for use in possible watershed protection efforts in future treatment facility expansions.
- Prepare an analysis of potential reuses for the county's inactive landfills.
- Develop landfill methane gas control systems for Pitner Road landfill. ($90,000)
- Prepare a feasibility study of expanding the CCCI versus other viable alternatives.
- Prepare an inventory of public properties suitable for multiple uses, including passive recreational uses and linear parks.
- Execute joint facility use agreements with other elected boards, i.e. Board of Education.

SHORT TERM WORK PROGRAM

1997 - 2001

2000

- Prepare inventory of sites for new C&D landfill or other disposal facilities.
- Prepare an updated short-term work program for this comprehensive plan.
- Create Parks & Recreation Master Plan Coordinating Committee
- Select Consultant to create Master Plan
- County and city representatives to hold meeting on stormwater basin boundaries and management plan.
- Work with Cobb Municipal Association to provide direction on meeting TMDL guidelines.

SHORT TERM WORK PROGRAM

1997 - 2001

2001

- Prepare an analysis of the number of park rangers that will be needed by 2015.
- Prepare an analysis of funding alternatives that could help the county meet matching requirements of the state construction program for library expansions.
- If necessary, assist the Sheriff's Office in determining future adult detention needs.
- Completion of Parks & Recreation Master Plan and presentation to Cities and County.
- Continue Stormwater Management Committee meetings with CMA & cities.
- Follow up meetings and goal setting with county/city staff.
- Joint committee to study TMDL guidelines promulgated by EPD.
- County/city committee to investigate countywide stormwater authority.

SHORT TERM WORK PROGRAM

1997 - 2001

Ongoing

- Update and maintain the Inventory of Redevelopment Sites.
- Prepare yearly Cobb County Data Report.
- Prepare quarterly Cobb County Development Report.
- Nominate properties for listing in the National Register of Historic Places and the Cobb County Register of Historic Places.
- Gain control of development of floodplain properties to the extent possible through acquisition or conservation easement.
- Apply for funding and administer the Cobb County Greenspace Conservation Program.
- Continue Stormwater Management Committee Meetings with Cobb Municipal Association and City Staff.
- Develop and adopt new hardware and software standards for traffic signal systems and re-time traffic signals throughout the county.
- Implement transit system improvements upon completion of Transit Development Plan.
- Coordinate with GRTA to expand Regional Express Bus Service and supporting infrastructure.

Note: The 2002-2006 Short Term Work Program (STWP) was prepared in accordance with the Standards and Procedures of the Georgia Planning Act of 1989. The Department of Community Affairs and Atlanta Regional Commission reviewed the STWP. The Cobb Board of Commissioners adopted the 2002-2006 STWP on December 20, 2001.

SHORT TERM WORK PROGRAM

1997 - 2001

2002

- Monitor and expand as necessary, Cobb County's Workforce Investment Activities.
- Develop incentives for sites identified in the Inventory of Redevelopment Sites.
- Participate in the implementation of Blueprints Cumberland project recommendations.
- Develop and adopt a historic preservation mitigation ordinance.
- Develop Water Protection Plan.
- Develop a Master Plan for the Nickajack Creek Greenway.
- Joint committee to study TMDL guidelines promulgated by EPD.
- Coordinate with School Board to implement road improvements near schools and upgrade safety signage in school zones.
- Establish countywide truck routes.
- Prepare Development Standards for Corporate ROW (Right-of-Way).
- Complete McCollum Field Safety Overrun Project Phase 4.
- FAA Install Radar Display.
- Corporate ROW Development.
- Develop and implement Master Plan for Civil War Heritage Trail.
- Develop and implement Comprehensive Countywide Trail Plan.
- Complete Silver Comet Trail and Sandy Plains Pedestrian Bridges.
- Conduct a comprehensive review of Cobb Transit System and develop a set of short-term recommendations.
- Implement new transit service in the I-75 corridor.

SHORT TERM WORK PROGRAM

1997 - 2001

2002

- Implement Bike Racks on Buses Program.
- Deploy Clean Fuel Technologies and Infrastructure for Transit Buses (CNG).
- Initiate design for expansion of Northwest Cobb WRF (Water Reclamation facility).
- Enter into Consent Order with EPD committing the Water System to comply with CMOM provisions in the exchange for a reduction in penalties for overflows.
- Negotiate boundary/service agreements with Cities.
- Formulate plans for the institution of a report line unit to relieve call response load.
- Formulate plans to institute specialty units to address specific and increasing criminal issues such as domestic violence, elderly abuse, etc.
- Formulate plans and create specifications for the purchase of a mobile crime scene unit.
- Formulate specifications and identify vendors for purchase of a mobile rehabilitation unit to be utilized at the scene of protracted critical incidents.
- Identify specifications and vendors for replacement of 911 call station consoles.
- National accreditation, on site inspection (E-911).
- Develop funding source for capital improvements.
- Complete migration to TAOS, and other technology improvements. Begin replacement of leased PCs.
- Complete library system strategic plan.
- Implement library foundation and fundraising project.
- Conduct a countywide apartment density study and propose amendments to the FLUM as needed.

SHORT TERM WORK PROGRAM

1997 - 2001

2002

- Amend STWP and FLUM as necessary to coordinate with County Parks Master Plan.
- In conjunction with the Town Center CID, prepare expanded sub area classification for the Regional Activity Center.
- Amend STWP and FLUM as necessary to help implement the Blueprints Cumberland project recommendations.
- Create an annexation model to measure the fiscal impact of annexation of unincorporated property.
- Seek funding for and develop a Dallas Highway Corridor Enhancement Plan to include recommendations for private and public sector activities such as landscaping, signage, and pedestrian improvements.

SHORT TERM WORK PROGRAM

1997 - 2001

2003

- Prepare a feasibility study for the development of a façade grant program.
- Develop a public outreach program for the Cobb County Cemetery Preservation Commission.
- Adopt Part V, Georgia Planning Act Resource Protection Ordinances.
- Construct stormwater control facilities called for by basin studies for Priority Areas 1 and 2.
- Complete Basin Studies for Priority Areas 3 and 4.
- Coordinate with the School Board to implement road improvements near schools and upgrade safety signage in school zones.
- Establish countywide truck routes.
- Expand Airport Control Tower.
- Update Airport Pavement Management Report.
- Develop and implement Master Plan for Civil War Heritage Trail.
- Develop and implement Comprehensive Countywide Trail Plan.
- Develop and implement Sidewalk Improvements Program for County and CIDs.
- Complete Silver Comet Trail and Sandy Plains Pedestrian Bridges.
- Deploy Clean Fuel Technologies and Infrastructure for Transit Buses (CNG).
- Develop a Pedestrian Safety Program.
- Establish wastewater capacity requirements for all satellite systems.
- National Accreditation, on site inspection Public Safety.

SHORT TERM WORK PROGRAM

1997 - 2001

2003

- Formulate plans for the development of a digital photography laboratory.
- Analysis of existing fire station locations for possible relocation to ensure continued optimum response.
- Conduct a feasibility study as to the implementation of an additional hazardous materials team.
- Identify suitable locations for a proposed fire station number 28 to be located in the west planning area.
- Implement library foundation and fundraising project.
- Construct Nutrition Site Building in Smyrna Area.
- Implement consolidated transportation system.
- Develop FLUM and Comprehensive Plan amendments to encourage mixed-use development where appropriate, coordinating with future transit corridors as identified by the RTP.
- Prepare guidelines for transit-oriented development.
- Re-evaluate FLUM recommendations in environmentally sensitive areas.
- Amend FLUM to include commuter rail transportation corridors.
- Seek funding for and develop a Dallas Highway Corridor Enhancement Plan to include recommendations for private and public sector activities such as landscaping, signage, and pedestrian improvements
- Develop guidelines for infill development in established residential and commercial areas
- Begin operation of Mable House Amphitheatre

SHORT TERM WORK PROGRAM

1997 - 2001

2004

- Update and maintain the County's inventory of potentially historic sites.
- Develop programs that serve to educate the public regarding the County historic resources.
- Prepare a detailed inventory of Cobb County cemeteries.
- Develop a cemetery sign program for current and future adopted cemeteries.
- FAA Install Flight Data Input/Output.
- Implement Planned Airport Infrastructure Rehabilitation/Expansion Program.
- Develop and implement Master Plan for Civil War Heritage Trail.
- Develop and implement Comprehensive Countywide Trail Plan.
- Develop and implement Sidewalk Improvements Program for County and CIDs.
- Coordinate with GDOT to implement major road construction projects such as HOV lanes, East-West Connector and Johnsons Ferry/Abernathy Road improvements
- Deploy Clean Fuel Technologies and Infrastructure for Transit Buses (CNG).
- Coordinate with Regional Transit Operators to implement ITS Technologies, such as the "smart card".
- Expand Sutton and Noonday Creek Wastewater Reclamation Facilities to meet increasing demand for treatment.
- Complete Chattahoochee Tunnel to provide additional transport capacity in the Sutton Basin.
- Complete construction of major improvements identify by Water System Master Plan.
- Conduct feasibility study concerning the implementation of an aviation unit.

SHORT TERM WORK PROGRAM

1997 - 2001

2004

- Conduct feasibility study concerning the implementation of an equestrian unit.
- Write specifications and identify vendors for the implementation of mobile message board system for all police precincts.
- Formulate specifications and identify vendors for purchase of a mobile rehabilitation unit to be utilized at the scene of protracted critical incidents.
- Obtain National Fire Protection Association Accreditation.
- Conduct feasibility study concerning the purchase and implementation of a foam response truck for utilization at McCollum airport.
- National Accreditation, on site inspection (E-911).
- Continue with ongoing E-911 projects and upgrades.
- Develop guidelines for infill development in established residential and commercial areas.
- Prepare overlay district guidelines for "village" or community center development in appropriate areas.
- Continue to update Development Standards to allow flexibility in site design where appropriate.
- Prepare special area plans as necessary to realize opportunities for enhancement of existing commercial corridors and residential areas.
- Prepare guidelines for transit-oriented development
- Begin major Cobb County Comprehensive Plan update process

SHORT TERM WORK PROGRAM

1997 - 2001

2005

- Implement Planned Airport Infrastructure Rehabilitation/Expansion Program.
- Develop and implement Sidewalk Improvements Program for County and CIDs.
- Coordinate with GDOT to implement major road construction projects such as HOV lanes, East-West Connector, and Johnsons Ferry/Abernathy Road improvements.
- Implement transit system improvements upon completion of Transit Development Plan.
- Coordinate with Regional Transit Operators to implement ITS Technologies, such as the "smart card".
- Provide for improved transport from the Sweetwater Creek basin to the South Cobb WFR.
- National Accreditation, second site inspection.
- Conduct analysis of all heavy rescue and response equipment for possible replacement and/or upgrading.
- Analysis of all computer aided dispatch equipment to formulate replacement needs plan.
- Expand North Cobb Senior Center.
- Construct Marietta Senior Center.
- Continue to expand GIS applications for land use analysis.
- Prepare zoning ordinance amendments as necessary to allow for mixed-use development in a variety of FLUM categories.

SHORT TERM WORK PROGRAM

1997 - 2001

2006

- Develop and adopt new hardware and software standards for traffic signal systems and re-time traffic signals throughout the county.
- Implement Planned Airport Infrastructure Rehabilitation/Expansion Program
- Install Approach Lighting System (MALSR).
- Coordinate with GDOT to implement major road construction projects such HOV lanes, East-West Connector, and Johnsons Ferry/Abernathy Road improvements.
- Implement transit system improvements upon completion of Transit Development Plan.
- Coordinate with regional Transit Operators to implement ITS Technologies, such as the "smart card".
- Create cost analysis concerning the implementation of a full time Bomb response team.
- Identify strategic sites for the placement of automatic External defibrillators lifesaving devices.