

---

---

# ZONING ANALYSIS

---

---

## Planning Commission Public Hearing

August 4, 2009

## Board of Commissioners' Public Hearing

August 18, 2009

Prepared by:  
**COBB COUNTY**  
**PLANNING AND ZONING DIVISIONS**

***COBB COUNTY BOARD OF COMMISSIONERS***

**Sam Olens, Chairman**  
**Helen Goreham, District 1**  
**Bob Ott, District 2**  
**Tim Lee, District 3**  
**Woody Thompson, District 4**

***COUNTY MANAGER***

**David Hankerson**

***COBB COUNTY PLANNING COMMISSION***

**Murray Homan, Chairman**  
**Bob Hovey**  
**Mike Terry**  
**Christi Trombetti**  
**Judy Williams**

***COBB COUNTY ZONING DIVISION***  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development**  
**Mark A. Danneman, Manager, Zoning Division**



*Cobb County... Expect the Best!*

**Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:**

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Planning Commission – August 4, 2009**

*NOTE: The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

**OTHER BUSINESS:**

**Item #1:**

Planning Commission consider making recommendation to the Board of Commissioners in regards to the River Line Master Plan.

**Item #2:**

Planning Commission consider recommendation to the Board of Commissioners in regards to the Comprehensive Plan Amendment SP-4.

**CONTINUED CASES**

**Z-5**        **HARRY BOONE and BILL HUFF** (John Stephens, Janet Goethe and Jane L. Wootton, owners) requesting Rezoning from **LI, OI** and **R-20** to **CCRC** for the purpose of a Retirement Community in Land Lots 584, 585, 586, 611 and 612 of the 18<sup>th</sup> District. Located on the north side of Factory Shoals Road, southwesterly of Hartman Road and on the south side of Interstate 20, east of Thornton Road. *(Continued by Staff beginning with the February 3, 2009 Planning Commission hearing; therefore will not be considered at this hearing)*

**SLUP-9**    **JAMES T. HAWLEY** (Pro-Build Real Estate Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Wood Products Processing in Land Lots 131 and 132 of the 16<sup>th</sup> District. Located at the northeast intersection of Canton Road and Fowler Circle and at the southwestern end of Lee Waters Road, south of Jamerson Road. *(Previously continued by the Planning Commission from their July 7, 2009 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

- Z-23**      **SHALLOWFORD, LTD.** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Shopping Center in Land Lot 310 of the 16<sup>th</sup> District. Located at the northwesterly intersection of Shallowford Road and Trickum Road.
- Z-24**      **WILLIAM E. GILLAN** (William E. Gillan and Lee James Wagner, owners) requesting Rezoning from **GC, NRC** and **R-20** to **NRC** for the purpose of Office and Retail in Land Lots 68, and 165 of the 18<sup>th</sup> District. Located at the northwesterly intersection of Veterans Memorial Highway and Buckner Road.
- Z-25**      **CORPORATE RIDGE ASSOCIATES, LLC** (Maris Pantels, owner) requesting Rezoning from **R-20** to **LRC** for the purpose of a Decorating and Design Center in Land Lot 745 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, north of Gilmore Road.

**Land Use Permits**

- LUP-19**      **SANDY CLOUGH** (Sandy L. Clough and Richard C. Clough, owners) requesting a **Land Use Permit (renewal)** for the purpose of an Artist Studio in Land Lot 336 of the 20<sup>th</sup> District. Located on the west side of Trail Road, northwesterly of Midway Road (25 Trail Road).
- LUP-20**      **EASTMINSTER PRESBYTERIAN CHURCH OF MARIETTA, INC.** (owner) requesting a **Land Use Permit** for the purpose of Child Care and Preschool in Land Lots 838 and 891 of the 16<sup>th</sup> District. Located at the northeast intersection of Sewell Mill Road and Old Canton Road and at the western terminus of Garden Lane Drive.

**Special Land Use Permits**

**SLUP-10 T-MOBILE SOUTH, LLC** (Jewel Haddox Morgan, owner) requesting a **Special Land Use Permit** for the purpose of Telecommunications Tower and Related Equipment in Land Lot 307 of the 20<sup>th</sup> District. Located on the north side of Nichols Road, west of Holland Road and at the southern terminus of Teague Drive.

**SLUP-11 HSH PROPERTIES, LLLP** (owner) requesting a **Special Land Use Permit** for the purpose of Used Car Sales in Land Lot 720 of the 16<sup>th</sup> District and Land Lots 172 and 209 of the 20<sup>th</sup> District. Located on the west side of Barrett Lakes Boulevard, between Auto Park Drive and Ernest Barrett Parkway.

**HELD CASE**

**SLUP-6 S & S INVESTMENT COMPANY** (owner) requesting a **Special Land Use Permit** for the purpose of Recycling Resource Recovery Facility and Transfer Station in Land Lot 685 of the 17<sup>th</sup> District and Land Lot 57 of the 18<sup>th</sup> District. Located on the easterly side of I-285, south of South Cobb Drive and at the northwesterly end of Riverview Industrial Drive, northwest of Riverview Road. *(Previously continued by Staff from the May 5, 2009 Planning Commission hearing and previously held by the Planning Commission from their June 2, 2009 and July 7, 2009 hearings)*

**NOTE:** “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

**COBB COUNTY**  
**ZONING HEARING AGENDA**  
**Board of Commissioners – August 18, 2009**

*NOTE: Some of these petitions may not be heard by the Board of Commissioners. The Planning Commission may hold or continue some cases at their public hearing, and some cases may be withdrawn by the applicant/owner*

**CONTINUED CASES**

**LUP-18 KATHERINE DRAUT AND DAVID P. DRAUT** (owners) requesting a **Land Use Permit (renewal)** for the purpose of Therapy Services For Autistic Children in Land Lots 39 and 76 of the 20<sup>th</sup> District. Located on the north side of Cedarcrest Road, southwesterly of Governors Towne Drive (6340 Cedarcrest Road). *(Previously continued by the Board of Commissioners from their July 21, 2009 hearing)*

**REGULAR CASES --- NEW BUSINESS**

**Rezoning**

**Z-5 HARRY BOONE and BILL HUFF** (John Stephens, Janet Goethe and Jane L. Wootton, owners) requesting Rezoning from **LI, OI and R-20** to **CCRC** for the purpose of a Retirement Community in Land Lots 584, 585, 586, 611 and 612 of the 18<sup>th</sup> District. Located on the north side of Factory Shoals Road, southwesterly of Hartman Road and on the south side of Interstate 20, east of Thornton Road. *(Continued by Staff beginning with the February 3, 2009 Planning Commission hearing; therefore will not be considered at this hearing)*

**Z-23 SHALLOWFORD, LTD.** (owner) requesting Rezoning from **GC** to **NRC** for the purpose of a Shopping Center in Land Lot 310 of the 16<sup>th</sup> District. Located at the northwesterly intersection of Shallowford Road and Trickum Road.

**Z-24 WILLIAM E. GILLAN** (William E. Gillan and Lee James Wagner, owners) requesting Rezoning from **GC, NRC and R-20** to **NRC** for the purpose of Office and Retail in Land Lots 68, and 165 of the 18<sup>th</sup> District. Located at the northwesterly intersection of Veterans Memorial Highway and Buckner Road.

- Z-25**      **CORPORATE RIDGE ASSOCIATES, LLC** (Maris Pantels, owner) requesting Rezoning from **R-20** to **LRC** for the purpose of a Decorating and Design Center in Land Lot 745 of the 17<sup>th</sup> District. Located on the east side of Atlanta Road, north of Gilmore Road.

**Land Use Permits**

- LUP-19**      **SANDY CLOUGH** (Sandy L. Clough and Richard C. Clough, owners) requesting a **Land Use Permit (renewal)** for the purpose of an Artist Studio in Land Lot 336 of the 20<sup>th</sup> District. Located on the west side of Trail Road, northwesterly of Midway Road (25 Trail Road).
- LUP-20**      **EASTMINSTER PRESBYTERIAN CHURCH OF MARIETTA, INC.** (owner) requesting a **Land Use Permit** for the purpose of Child Care and Preschool in Land Lots 838 and 891 of the 16<sup>th</sup> District. Located at the northeast intersection of Sewell Mill Road and Old Canton Road and at the western terminus of Garden Lane Drive.

**Special Land Use Permits**

- SLUP-6**      **S & S INVESTMENT COMPANY** (owner) requesting a **Special Land Use Permit** for the purpose of Recycling Resource Recovery Facility and Transfer Station in Land Lot 685 of the 17<sup>th</sup> District and Land Lot 57 of the 18<sup>th</sup> District. Located on the easterly side of I-285, south of South Cobb Drive and at the northwesterly end of Riverview Industrial Drive, northwest of Riverview Road. *(Previously continued by Staff from the May 5, 2009 Planning Commission hearing and previously held by the Planning Commission from their June 2, 2009 and July 7, 2009 hearings)*
- SLUP-9**      **JAMES T. HAWLEY** (Pro-Build Real Estate Holdings, LLC, owner) requesting a **Special Land Use Permit** for the purpose of Wood Products Processing in Land Lots 131 and 132 of the 16<sup>th</sup> District. Located at the northeast intersection of Canton Road and Fowler Circle and at the southwestern end of Lee Waters Road, south of Jamerson Road. *(Previously continued by the Planning Commission from their July 7, 2009 hearing)*

**SLUP-10 T-MOBILE SOUTH, LLC** (Jewel Haddox Morgan, owner) requesting a **Special Land Use Permit** for the purpose of Telecommunications Tower and Related Equipment in Land Lot 307 of the 20<sup>th</sup> District. Located on the north side of Nichols Road, west of Holland Road and at the southern terminus of Teague Drive.

**SLUP-11 HSH PROPERTIES, LLLP** (owner) requesting a **Special Land Use Permit** for the purpose of Used Car Sales in Land Lot 720 of the 16<sup>th</sup> District and Land Lots 172 and 209 of the 20<sup>th</sup> District. Located on the west side of Barrett Lakes Boulevard, between Auto Park Drive and Ernest Barrett Parkway.

**NOTE:** “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

**O  
T  
H  
E  
R  
  
B  
U  
S  
I  
N  
E  
S  
S**

**TO:** Planning Commission

**FROM:** Dana Johnson  
Planning Division Manager

**DATE:** August 4, 2009

**PURPOSE:**

To make a recommendation to the Board of Commissioners in regards to the River Line Master Plan.

**BACKGROUND:**

On March 25, 2008 the Board of Commissioners approved a Request for Proposal to hire a consultant to develop a master plan to investigate opportunities to preserve historic and natural features, propose land use alterations, and improve the transportation system in an area of south east Cobb County. On July 8, 2008 the Board of Commissioners approved the ranking of the consultants and authorized us to begin negotiations. On August 12, 2008 a contract with EDAW was approved by the Board of Commissioners allowing us to start the master plan process.

Between September 2008 and March 2009, three public meetings were conducted as part of the master planning process where we engaged the public and received their input on the project. The public meetings were held on November 19, 2008, January 20, 2009, and March 19, 2009. In addition, a public information meeting was held on June 30, 2009 so the public will be able to see the final recommendations prior to consideration by the Planning Commission and Board of Commissioners.

On July 7, 2009, the Planning Commission opened a public hearing as part of the process for making a recommendation on the River Line Master Plan. The item was Held on a recommendation by Commissioner Hovey, seconded by Chairman Homan, so staff could meet with industrial property owners in regards to their concerns with the recommendations contained in the study. The meeting was held on July 22<sup>nd</sup> at the Cobb Central Library.

**RECOMMENDATION:**

The Planning Commission make a recommendation to the Board of Commissioners in regards to the River Line Master Plan.

**ATTACHMENTS:**

River Line Master Plan to be provided under separate cover

## SP-4: Comprehensive Plan Amendment 2009

---

**AMENDMENT NUMBER:** SP-4

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 209.42 acres

**PARCEL ID NUMBER:** All parcels located within the boundary of the subject area as delineated in the attached SP-4 map. (D 18/ LL 61, 62,171,172,174,175,176,283, and 284)

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

**PROPOSED FUTURE LAND USE:** Community Activity Center/Medium Density Residential (CAC/MDR) with a text amendment

**GENERAL LOCATION:** Parcels located within unincorporated Cobb County, along Riverview Road from Veterans Memorial Highway to Interstate 285 and parcels on Dickerson Drive and Corley Drive.

---

### **BACKGROUND**

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

The intent of the proposal is to create the needed policy framework to encourage a mixed-use development area as a means of revitalizing Riverview Road, based upon the implementation strategies outlined in the River Line Master Plan. The River Line Master Plan is a study document generated with substantial public input and expresses the views of the community in a way to improve quality-of-life for this area of south east Cobb County. Another reason for this item is to fix a map error that had illustrated industrial future land use in the middle of existing stable residential neighborhoods.

#### **Definitions**

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

The purpose of the Industrial (IND) category is to provide for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into finished product.

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

### **Planning History**

No Comprehensive Plan changes have been proposed on the subject property since 1999.

### **Text Amendment**

In recognition of the need to generate quality redevelopment, create new commercial and residential opportunities, promote environmental sustainability, and embrace the historical significance of the River Line area, the properties located east of Veterans Memorial Highway along Riverview Road extending to Interstate 285 are placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, acting in a sustainable manner to improve quality-of-life in this area, allocated funding for the development of the River Line Master Plan. The properties along Riverview Road were identified in the master plan as an area appropriate for a village center type of mixed-use development. This is done to create better connectivity and continue the transition away from industrial land uses in this area. In addition to promoting mixed use development, a special focus in this area should be on supporting green infrastructure, improving/expanding parks, and developing new access points and a trail network to take advantage of the Chattahoochee River. Finally, in reference to River Line Master Plan language concerning truck traffic on the section of Riverview Road from Veterans Memorial Highway to I-285, it is the intention of this comprehensive plan change to continue to allow truck traffic on this section of Riverview Road as long as industrial businesses are operating in this particular area.

### **ANALYSIS**

The site consists of multiple parcels located south of the City of Smyrna and east of Veterans Memorial Highway along Riverview Road extending to Interstate 285. These properties are considered IND on the future land use map. The site aggregate acreage is approximately 209.42 acres. The City of Smyrna surrounds the subject sites on the north and west. There are two land use designations to the west boundary of the subject sites. “The Enclave at Oakdale” and “Oakdale Bluffs” are MDR designated subdivisions while further south is a small commercial area with a CAC designation. To the south, across Veterans Memorial Highway are additional industrial parcels with IND land use designation. The Chattahoochee River borders the eastern edge of the proposed area of change which is designated Parks, Recreation and Conservation (PRC).

There are also a number of small residential parcels on Dickerson Drive and Corley Drive that are residential in nature and part of an existing neighborhood. These parcels were placed in the IND category when Cobb County did not use parcel line delineation to make future land use policy. This portion of the alteration is an effort to “clean-up” the map and ensure the protection of the existing residential community.

### **Access**

The majority of sites have frontage on Riverview Road with vehicular access. Due to the current industrial uses and topographic concerns, there is limited pedestrian access throughout the corridor, which may pose concerns for site development. The proposed land use change is continuing a transition away from industrial land uses in this area of

Cobb County. As such, the site's redevelopment should seek to reduce traffic congestion and maintain acceptable levels-of-service at the Riverview Road and Veterans Memorial Highway intersection. Interparcel access is strongly encouraged. Site design may also focus on enhancing pedestrian access and providing greater opportunities for non-vehicular transportation while providing safe movement of pedestrians along the roadway that would connect the areas around the site, including access to recreational areas.

#### **Applicable Goals from the Comprehensive Plan**

1. In the year 2030, Cobb is recognized as Georgia's most complete community, a place that combines the best of urban, suburban and rural life to appeal to a broad spectrum of people.
2. Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work and play.
3. All of these outcomes can be attributed to Cobb County's efforts of reaching out to its citizens and businesses, involving them in important decisions and working cooperatively to determine the best overall course of action.

#### **Applicable Policies from the Comprehensive Plan**

1. Encourage flexible site design to accommodate site specific conditions to encourage innovative land development techniques and uphold an individual's property rights.
2. Address compatibility between land uses when making land use decisions.
3. Promote the construction of mixed-use developments in appropriate areas.
4. Foster good-will, positive public relations, and public awareness with the citizens of Cobb County through communication, partnerships, community involvement, and community education.

#### **Consistency with existing Corridor Studies and Other Plans**

This property is currently not located within the boundaries of an approved corridor study, therefore is not impacted by applicable study requirements. However, this proposal is located within and is compatible with the River Line Master Plan, which will be accepted by the Board of Commissioners prior to considering this comprehensive plan amendment. Finally, this area has been evaluated as part of the Industrial Land Inventory and Protection Policy. It is Site 24 of the inventory and will not be considered a protected "Priority Industrial Area" due to residential incursion, environmental factors, and site constraints. As a result, this area will not require additional protections by the county.

#### **Adherence to Nodal Development Pattern**

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The proposed future land use of the subject area for CAC, adjacent to existing residential uses is consistent with this policy. The alteration of this future land use policy will provide a compatible and transitional area between the existing and proposed land uses and will create a village center which can be used as a community gathering space.

### **Consistency with Revitalization Goals**

The site is not currently listed as a revitalization area by the comprehensive plan, but may be appropriate due to the nature of the industrial uses along this corridor and the lack of investment that has recently occurred.

### **Environment Impact**

Staff has identified several environmental impact concerns in this area. There is a high probability that long standing industrial activity has impacted the existing land to some degree. In order to determine the level of impact caused by industrial type uses, staff encourages an environmental needs assessment study be conducted. Results based on the evaluation of this study will provide needed information to establish remediation measures to improve the area to meet environmental standards. In addition, due to the sites proximity to the Chattahoochee River, new development should be planned to minimize impervious surface while protecting water quality, drainage, storm water and floodplain adjacent to the river. Future development need to be in compliance with the Metropolitan River Protection Act and Chattahoochee Corridor Plan.

Staff also encourages proper design of environmental buffers to protect the properties on the north and west of the sites from development impacts. In addition, buffers can be functionally designed to mitigate noise impacts on the existing residential neighborhoods. Commercial design should also incorporate elements of low-impact development.

### **Comprehensive Transportation Analysis**

The Cobb County Major Thoroughfare Plan classifies Riverview Road as a major collector roadway, Dickerson Road as a local roadway, and Veterans Memorial Highway as an arterial roadway.

#### *Number of Lanes (Existing):*

Riverview Road: 2 lanes

Dickerson Road: 2 lanes

Veterans Memorial Highway: 4 lanes, flush median, two-way left turning lane

#### *Number of Lanes (Proposed):*

Riverview Road: 2 lanes

Dickerson Road: 2 lanes

Veterans Memorial Highway: 4 lanes, flush median, two-way left turning lane

*Traffic Volume (ADT):* Riverview Rd north of Dickerson Drive: 4,200

*Sidewalks:* None present

*Bicycle Lanes/Trails:* None present

*Transit:* None present

*Proposed Projects of Impact:* I-285/South Cobb Dr Interchange (SPLOST D4110): Interchange upgrades; Construction in progress (let by GDOT); Scheduled Completion: Fall 2009

*CTP Recommendations:* Veterans Memorial Highway: Pebblebrook Rd to Fulton County line: Consider sidewalk installation.

## SP-4: Comprehensive Plan Amendment 2009

---

**AMENDMENT NUMBER:** SP-4

**COMMISSIONER DISTRICT:** 4

**ACREAGE:** 209.42 acres

**PARCEL ID NUMBER:** All parcels located within the boundary of the subject area as delineated in the attached SP-4 map. (D 18/ LL 61, 62,171,172,174,175,176,283, and 284)

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

**PROPOSED FUTURE LAND USE:** Community Activity Center/Medium Density Residential (CAC/MDR) with a text amendment

**GENERAL LOCATION:** Parcels located within unincorporated Cobb County, along Riverview Road from Veterans Memorial Highway to Interstate 285 and parcels on Dickerson Drive and Corley Drive.

---

### **BACKGROUND**

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

The intent of the proposal is to create the needed policy framework to encourage a mixed-use development area as a means of revitalizing Riverview Road, based upon the implementation strategies outlined in the River Line Master Plan. The River Line Master Plan is a study document generated with substantial public input and expresses the views of the community in a way to improve quality-of-life for this area of south east Cobb County. Another reason for this item is to fix a map error that had illustrated industrial future land use in the middle of existing stable residential neighborhoods.

#### **Definitions**

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

The purpose of the Industrial (IND) category is to provide for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into finished product.

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

## **Planning History**

No Comprehensive Plan changes have been proposed on the subject property since 1999.

## **Text Amendment**

In recognition of the need to generate quality redevelopment, create new commercial and residential opportunities, promote environmental sustainability, and embrace the historical significance of the River Line area, the properties located east of Veterans Memorial Highway along Riverview Road extending to Interstate 285 are placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, acting in a sustainable manner to improve quality-of-life in this area, allocated funding for the development of the River Line Master Plan. The properties along Riverview Road were identified in the master plan as an area appropriate for a village center type of mixed-use development. This is done to create better connectivity and continue the transition away from industrial land uses in this area. In addition to promoting mixed use development, a special focus in this area should be on supporting green infrastructure, improving/expanding parks, and developing new access points and a trail network to take advantage of the Chattahoochee River.

## **ANALYSIS**

The site consists of multiple parcels located south of the City of Smyrna and east of Veterans Memorial Highway along Riverview Road extending to Interstate 285. These properties are considered IND on the future land use map. The site aggregate acreage is approximately 209.42 acres. The City of Smyrna surrounds the subject sites on the north and west. There are two land use designations to the west boundary of the subject sites. “The Enclave at Oakdale” and “Oakdale Bluffs” are MDR designated subdivisions while further south is a small commercial area with a CAC designation. To the south, across Veterans Memorial Highway are additional industrial parcels with IND land use designation. The Chattahoochee River borders the eastern edge of the proposed area of change which is designated Parks, Recreation and Conservation (PRC).

There are also a number of small residential parcels on Dickerson Drive and Corley Drive that are residential in nature and part of an existing neighborhood. These parcels were placed in the IND category when Cobb County did not use parcel line delineation to make future land use policy. This portion of the alteration is an effort to “clean-up” the map and ensure the protection of the existing residential community.

## **Access**

The majority of sites have frontage on Riverview Road with vehicular access. Due to the current industrial uses and topographic concerns, there is limited pedestrian access throughout the corridor, which may pose concerns for site development. The proposed land use change is continuing a transition away from industrial land uses in this area of Cobb County. As such, the site’s redevelopment should seek to reduce traffic congestion and maintain acceptable levels-of-service at the Riverview Road and Veterans Memorial Highway intersection. Interparcel access is strongly encouraged. Site design may also focus on enhancing pedestrian access and providing greater opportunities for non-

vehicular transportation while providing safe movement of pedestrians along the roadway that would connect the areas around the site, including access to recreational areas.

### **Applicable Goals from the Comprehensive Plan**

1. In the year 2030, Cobb is recognized as Georgia's most complete community, a place that combines the best of urban, suburban and rural life to appeal to a broad spectrum of people.
2. Cobb is proud of being a regional leader and supportive partner in making the Atlanta Region a great place to live, learn, work and play.
3. All of these outcomes can be attributed to Cobb County's efforts of reaching out to its citizens and businesses, involving them in important decisions and working cooperatively to determine the best overall course of action.

### **Applicable Policies from the Comprehensive Plan**

1. Encourage flexible site design to accommodate site specific conditions to encourage innovative land development techniques and uphold an individual's property rights.
2. Address compatibility between land uses when making land use decisions.
3. Promote the construction of mixed-use developments in appropriate areas.
4. Foster good-will, positive public relations, and public awareness with the citizens of Cobb County through communication, partnerships, community involvement, and community education.

### **Consistency with existing Corridor Studies and Other Plans**

This property is currently not located within the boundaries of an approved corridor study, therefore is not impacted by applicable study requirements. However, this proposal is located within and is compatible with the River Line Master Plan, which will be accepted by the Board of Commissioners prior to considering this comprehensive plan amendment. Finally, this area has been evaluated as part of the Industrial Land Inventory and Protection Policy. It is Site 24 of the inventory and will not be considered a protected "Priority Industrial Area" due to residential incursion, environmental factors, and site constraints. As a result, this area will not require additional protections by the county.

### **Adherence to Nodal Development Pattern**

Nodal development is encouraged at appropriate major intersections and discourages land use changes that lead to "strip" development patterns with multiple driveways. The proposed future land use of the subject area for CAC, adjacent to existing residential uses is consistent with this policy. The alteration of this future land use policy will provide a compatible and transitional area between the existing and proposed land uses and will create a village center which can be used as a community gathering space.

### **Consistency with Revitalization Goals**

The site is not currently listed as a revitalization area by the comprehensive plan, but may be appropriate due to the nature of the industrial uses along this corridor and the lack of investment that has recently occurred.

## **Environment Impact**

Staff has identified several environmental impact concerns in this area. There is a high probability that long standing industrial activity has impacted the existing land to some degree. In order to determine the level of impact caused by industrial type uses, staff encourages an environmental needs assessment study be conducted. Results based on the evaluation of this study will provide needed information to establish remediation measures to improve the area to meet environmental standards. In addition, due to the sites proximity to the Chattahoochee River, new development should be planned to minimize impervious surface while protecting water quality, drainage, storm water and floodplain adjacent to the river. Future development need to be in compliance with the Metropolitan River Protection Act and Chattahoochee Corridor Plan.

Staff also encourages proper design of environmental buffers to protect the properties on the north and west of the sites from development impacts. In addition, buffers can be functionally designed to mitigate noise impacts on the existing residential neighborhoods. Commercial design should also incorporate elements of low-impact development.

## **Comprehensive Transportation Analysis**

The Cobb County Major Thoroughfare Plan classifies Riverview Road as a major collector roadway, Dickerson Road as a local roadway, and Veterans Memorial Highway as an arterial roadway.

### *Number of Lanes (Existing):*

Riverview Road: 2 lanes

Dickerson Road: 2 lanes

Veterans Memorial Highway: 4 lanes, flush median, two-way left turning lane

### *Number of Lanes (Proposed):*

Riverview Road: 2 lanes

Dickerson Road: 2 lanes

Veterans Memorial Highway: 4 lanes, flush median, two-way left turning lane

*Traffic Volume (ADT):* Riverview Rd north of Dickerson Drive: 4,200

*Sidewalks:* None present

*Bicycle Lanes/Trails:* None present

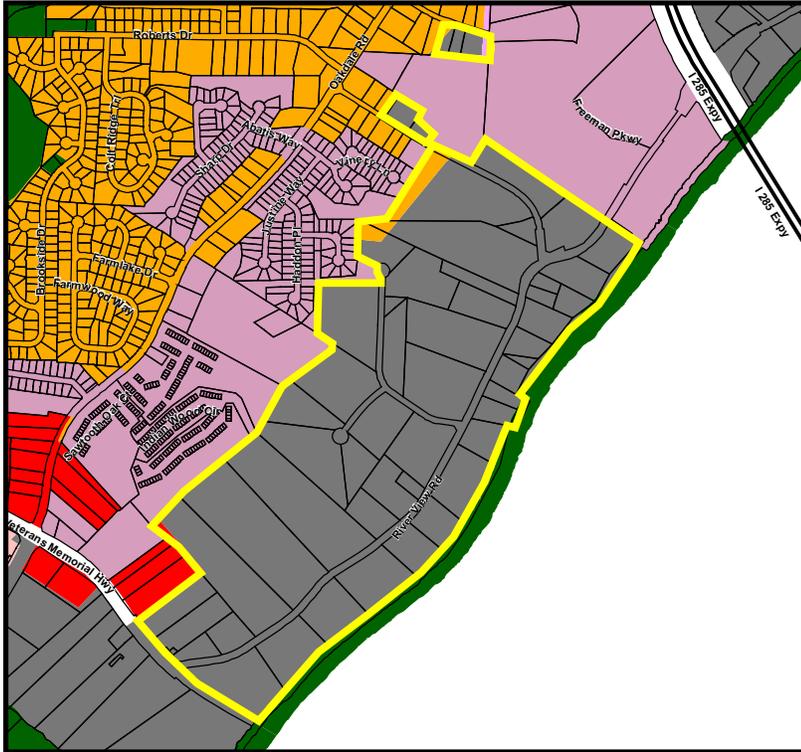
*Transit:* None present

*Proposed Projects of Impact:* I-285/South Cobb Dr Interchange (SPLOST D4110): Interchange upgrades; Construction in progress (let by GDOT); Scheduled Completion: Fall 2009

*CTP Recommendations:* Veterans Memorial Highway: Pebblebrook Rd to Fulton County line: Consider sidewalk installation.

# COMPREHENSIVE PLAN AMENDMENTS 2009

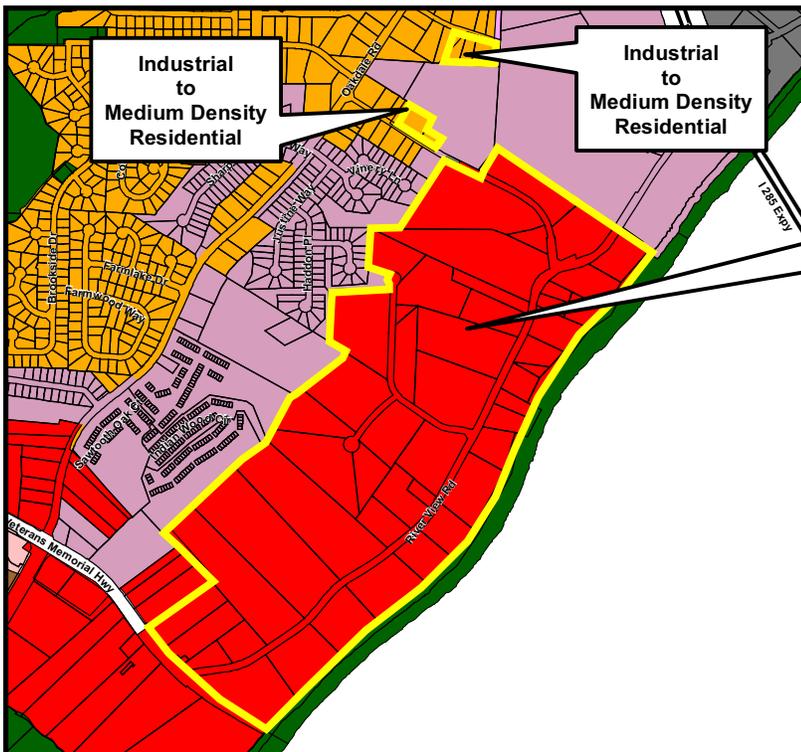
## River Line Amendments District 4



**CURRENT**

**FUTURE LAND USE**

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



**PROPOSED**

**Industrial to Medium Density Residential**

**Industrial to Medium Density Residential**

**Industrial Medium Density Residential to Community Activity Center with text amendments**



*Cobb County...Expect the Best!*

