

Town Center Area CID Work Session
January 18, 2011
245 TownPark Drive, Suite 440, Kennesaw, GA
11:30 a.m.

Board Members Present: Mason Zimmerman, Skip Spann, Kerry O'Brien, Ed Allen
Kelly Keappler, Russell Rogers, Karl Vittery

Staff: Lanie Shipp, Mary Lou Stephens, Joel Stone

Consultants: Tim Preece, Haley Fleming, Olen Daelhousen, James Hudgins

The meeting was called to order at 11:35 a.m.

The Master Plan DRAFT that had been delivered to each BOD member, and provided on the web site, was again reviewed.

Some comments included:

- Source of data for house in Marketing Analysis + from 2000 plus estimates from 2009 from ARC
- Block Group was the unit of measurement
- This is a broad template where numbers only matter to compare to 10 yrs. ago and projections for the future
- Master Plan is for the TCACID
- County has commented and continue to comment but "approval" by them is not required

Proposed Changes to Future Land Use Plan (Figure 15) was presented. The consultants had suggested:

- Create mixed-use overlay district as per LCI Concept
- Public/Institutional or mixed-use to compliment and encourage growth tied to KSU
- Med-high density residential with good walk connections
- Maintaining retail uses

Discussion mainly surrounded the "Public/Institutional"

- Cobb current LUP is high density residential but has been zoned as either Office & Institutional or General Commercial, probably O&I but property is adjacent to multi-family.
- County doesn't blind itself by Future LUP... it sometimes is enforced and many times allowed to change
- Most flexibility is in Commercial Activity Center or Neighborhood Activity Center – which allows for residential uses with retail uses as well
- No desire to have the TCACID Master Plan suggest to county that that area be labeled Public/Institutional
- BOD district title Proposed Changes to Future Land Use Plan to be relabeled *Inconsistencies* (or Differences) *Between County's Future Land Use Plan* and be only or CID's internal use.
- In the TCACID *LCI*, Design Guidelines were adopted by county (sidewalks, streetscaping, etc.) but no zoning.

- Hidden Forrest was rezoned to PUD but then went no further.
- Should CID comment to current County process?
- Discrepancy could be pointed out and let development community be deciding factor.
- CID is planning other people's properties vs. CID recommends nothing
- Should CID have an opinion?
- Is CID only transportation and mobility?
- Doesn't LUP play an important part in transportation and mobility?
- Should CID keep up with all proposed LUPs in the CID area?

The old "Table 19" of the former Master Plan is now **Table 14** in this document, organized by:

- **LCI** – Complete a 10yer update – need to begin in early 2013 – Projected cost \$100,000
- **LUP Policies, Standards & Regulations** – getting County to adopt the Design Guidelines from LCI – likely handles best during LCI update'
 - Remove item "update the Future Land Use Map)
- **Parks & Greenspace Plan**
 - Goal 3 Balance Land Use & Transportation – 2nd bullet point discussed *Establish comprehensive policies to encourage desired land use patterns while maintaining the necessary degree of flexibility to allow for diversity, innovation and individualism...*the part in red had been added by the CID BOD after earlier comments on the first part of that bullet.
- **Partnerships**
- **Record Keeping**

This plan is meant to help guide but will not dictate what happens

State law requires zoning to be in sync with County's adopted LUP but is frequently not abided by and not challenged in county.

Consultants were trying to get the county more interested in what TCACID wanted

Individual property owners should have been asked for input

LCI will need updating with a date to begin that in early 2013.

BOD members were to give their comments to Haley at the close of the meeting or by email no later than Thursday so these can be incorporated into the plan prior to presentation for CID adoption next Tuesday.

The meeting was adjourned at 1:10 pm.