

# Austell Road Corridor Study

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## EXECUTIVE SUMMARY

### A. Purpose and Intent

The Austell Road Corridor Study area includes properties along the Austell Road (State Route 5) corridor from South Cobb Drive (State Route 280) to the East-West Connector. The length of the study area is approximately six miles. Similar to Canton Road and Veterans Memorial Highway, Austell Road was one of the first paved roads in Cobb County and one of the first to develop commercially. In addition, the surrounding area was one of the first to develop in a suburban fashion in the 1960s. The corridor has progressed as a corridor of small commercial businesses and strips with major retail establishments located at the intersection of Austell Road and Hurt Road, Floyd Road, and the East-West Connector and Austell Road.

Traditionally, the businesses along the corridor have served neighborhoods in the surround and commuters between South Cobb Drive and Maxham Road. With the development of the East-West Connector, development patterns and demands for commercial and residential development have changed in the mid-southern portion of Cobb County. Community Development Agency staff was directed in January 2001 to review the Austell Road corridor in light of recent increases in residential zoning requests in the area.

The intent of the Austell Road Corridor study is to realize opportunities for building upon a stable residential base while examining opportunities for improvement in corridor aesthetic, business mix, and reduction of the potential for land use conflicts between residential and commercial development. An analysis of existing conditions and trends has been performed and the following recommendations developed.

### B. Summary of Recommendations

Recommendations of the study include comprehensive plan amendments in Future Land Use Map (FLUM) and text amendments, median improvements, as well as a recommendation for further discussion with major stakeholders within the study area. As this project is primarily a study of existing conditions and trends rather than a master plan for improvements, to this point, recommendations are conservative in terms of changes to County policy or ordinances. However, additional changes may be determined appropriate in the future.

Five Future Land Use Map amendments are recommended as follows:

- (1) Site 12, 14, 15, 17/Cunningham Road and Austell Circle: Amend CAC to NAC with assemblage requirement.
- (2) Site 13/Austell Circle: Amend CAC to MDR consistent with existing development.
- (3) Site 28/Wanda Circle: Amend IC to LDR consistent with existing development.
- (4) Site 44/Pair Road: Amend CAC to MDR consistent with existing development.
- (5) Site 50/Rockingway Drive: Amend CAC to MDR.

Further, policies with regard to assemblage and minimizing land use conflicts along the corridor are proposed. Prior to major changes in land use recommendations that may be the most appropriate for the corridor, further study and discussion with property owners, developers, real estate brokers, and residents is proposed.

## II. History

Just before the Civil War, as rural populations grew in Cobb County, militia districts were formed as the need for defense arose. Wherever an area existed with one hundred males over the age of twenty-one, a Georgia Militia District was formed and given a district number. The first to form in Cobb County was the Roswell district #845, while the second was the Powder Springs district #846. This numbering system is particularly important for learning where the greatest number of the population first moved within the County. Militia districts in the South Cobb area included the Coxes (north), the Lemons (east), the Howells (south), and Austell (west). Each of these was established prior to the Civil War and was organized and available when the war began in 1860.

During the Civil War and while troops moved after Johnston down the Dixie Highway and entrenched upon the Civil War battlefield not far from the Chattahoochee River, the flanking movement was in progress, as Sherman's orders were carried out. The country between Powder Springs Road and Concord Road was being covered with General Schofield and General McPherson's troops. From his headquarters at the Cheney House, located on Powder Springs Road and Bankstone Drive, Schofield ordered his troops to relocate their position. The troops left the northern area of defense (Powder Springs Road) and preceded south easterly toward the River and established a new northern defensive line. This new line would come to be known as Austell Road.

As the women of Cobb County had been so supportive of the men during World War I, it was suggested that a permanent organization be established to continue the fellowship. In 1921 the Cobb County Federation of Women's Clubs was formed. This group defined as its goal to improve schools, encourage better citizenship, library extensions, good roads, the beautification of highways, and other socially responsible projects. The interest of good roads was nowhere more manifest than in the women's organizations within Cobb County for the improvement of Austell Road and the Dixie and Bankhead Highways. The Federation used the slogan "Pull Georgia Out of the Mud!" as an impetus to spearhead the quick development and paving of these roadways.

The Austell Road pathway was used throughout the late 1800's and early 1900's for transportation by foot and horse/buggy. The improvement of the county's roads was confined to top soiling until 1934. In that year, one mile of the Austell Road was given a base of rock and gravel to prepare later for a hard surface. Also in 1934, the Cobb County Board of Commissioners ruled that all new roads must be opened with a forty-foot right of way. During this time, there were

20,000 miles of paved roads within the County and approximately 50 miles in Cobb County. In 1920, the combined value of all automobiles owned by people in the County totaled \$291,660. This number grew to \$358,720 around 1935 and the start of the transportation boom began in Cobb County.

As the cities of Powder Springs (founded 1838) and Austell (founded 1885) began to increase in population after the arrival of the automobile and the railroad, so too did the number of farm houses and plantation homes being built between the two cities. Through the 1940's, 1950's and 1960's, family farmland was sold to make way for single-family subdivisions and accompanying businesses. Austell Road was widened in the late 1980s and became a commercial corridor soon after with many single-family residences converting to business uses. Today, few historic features remain along the Austell Road Corridor. However, its evolution is evident in the architecture and conditions of various developments along the corridor.

## **II. Existing Conditions**

### **A. Geography**

The Austell Road Corridor, for the purpose of this study, encompasses the segment from South Cobb Drive to the East West Connector. This section of approximately six miles is a five-lane roadway with two travel lanes in each direction and one center lane. The ground elevation along the corridor is more or less level, and follows an average ground elevation of 1100 feet.

Austell Road runs parallel to Olley Creek and does not cross any major creeks or rivers. As a consequence, there are no special flood areas present along the corridor (Map 1). Natural features in the study area consist of Buttermilk Creek, which crosses Veterans Memorial Highway in the western part of the road segment. The most recent Flood Insurance Rate Map (Map No. 13067C0085F), Panel Number 85, shows along the creek the presence of special flood areas, which may be periodically inundated by a 100-year flood. A 75-foot undisturbed buffer currently applies to Buttermilk Creek as defined by county ordinance. No other remarkable natural features could be found within the study area.

Two recent policy and ordinance amendments adopted by the Board of Commissioners may be applicable to future development on properties containing the above referenced streams. In December of 2000, a Comprehensive Plan amendment limiting impervious surface coverage on properties within Community Activity Centers containing streams or floodplain to seventy percent (70%) was adopted.

In addition to Comprehensive Plan policies protecting sensitive land areas, the Board of Commissioners adopted an amendment to Chapter 50 of the County's Code on July 10, 2001. That requires that restrictive covenants, in favor of Cobb County be placed on stream buffers upon development of the associated property.

### **B. Demographics**

2000 Census data was collected for the two tracts located within the study area identified, as well as for overall Cobb County. The data sheets for these particular census tracts and for Cobb County are provided for reference in Appendix A and Map 2. However, portions of the information taken from the census data are summarized below.

The Austell Road study corridor lies within two census tracts, 310.02 and 310.05. Tract 310.05 contains a population of 4,214, while Tract 310.02 is significantly larger with a population of 7,479. When comparing Sex and Age indicators, there is no

identifiable difference between the percentage breakdowns. However, when comparing race between the tracts there is a significant difference with Tract 310.05 consisting of 60% white, while the other tract has a white population of 43.7%. Both are notably less than the Cobb County average of 72.4%. Likewise, a ten-percent difference exists between Tract 310.05 (22.9%) relating to Black/African American residents and Tract 310.02 where 32% of residents are Black/African American. Both tracts identified are above the County average of 18.8% for Black/African American residents.

The presences of Asian and Vietnamese counts were slightly higher in Tract 310.05, with 5.3% and 2.4% respectively, while Tract 310.02 has counts of 2% for Asians and 0.9% for Vietnamese. Cobb County averages 3.1% for Asian residents and 0.3% for Vietnamese residents. Quite noticeable is that Tract 310.02 showed that 18.8% of the people belonged to "some other race", while Tract 313.05 held at 7.7%. These averages are significantly greater than the 3.6% average realized Countywide.

One of the most significant differences between the tracts is indicated with the percentage of Hispanic or Latin population representing 33.6 percent of tract 310.02, as compared to the other tract reporting only 12.3 %. Both averages are greater than the Cobb County average of 7.7% for Hispanic or Latin residents. The Mexican population gave similar bipolar outcomes, with tract 310.02 reporting 26.8% and Tract 310.05 showing only 8%. With the Cobb County average at only 4.9%, Tract 310.02 indicates an enormous increase within that tract.

Tract 310.05 has a housing tenure that is made up of 1,521 occupied housing units, with owner-occupied resulting in 1,244 units (81.8%) and 277 renter-occupied units (18.2%). Tract 310.02 identifies 2,586 occupied housing units with 956 units (37%) resulting in owner-occupied and the remaining 1,630 units (63%) as renter-occupied. Cobb County's average for owner-occupied housing is 68.2% and 31.8% for renter-occupied housing.

## **C. Housing**

### **1. Housing Costs**

The Austell Road corridor is divided between three zip codes. The west side of Austell Road is in the 30008 zip code. The east side of the Austell Road corridor is in the 30060 zip code. The south end of the Austell Road corridor is in the 30106 zip code. The Atlanta Journal Constitution (AJC) Home Sales Report for 2001 tracks median home sale prices for the period of April 2000 through March 2001. At this time, the AJC Home Sales Report for 2000 is the most up to date information available.

According to the AJC Home Sales Report, the median sale price for all homes in the 30008 zip code, located on the west side of Austell Road, was \$119,950 in 2001, which was a two percent decrease (-2%) in housing price. New homes in this zip code had a median sales price of \$152,400, an 11 percent increase (+11%) over the 2000 prices. Existing houses were more affordable, with a median sales price of \$115,000, which was still a one percent increase (+1%) over the previous year.

There were a total of 618 home sales in the 30008 zip code in 2001; 49 were new homes and 569 were existing homes. There was a 23 percent drop in the total number of home sales in the area from the previous year, with new home only sales decreasing 77 percent.

**Table 1.**

Cobb County Zip Code 30008	Median Sale Price	Median Sale Price Change	Number of Sales	Number of Sales Change
<b>2001**</b>				
All	\$119,950	-2%	618	-23%
New	\$152,400	11%	49	77%
Existing	\$115,000	1%	569	-4%
<b>2000*</b>				
All	\$123,900	5%	726	-1%
New	\$139,650	3%	156	-28%
Existing	\$115,000	9%	570	10%
*2000 data represents home sales between July 1999 through June 2000				
**2001 data represents home sales from April 2000 through March 2001.				
Percentage changes do not compare 2001 data with 2000 data because the time periods are different. They are calculated separately using the same month-to-month period.				

According to the AJC Home Sales Report, the median sale price for all homes in the 30060 zip code, located on the east side of Austell Road, was \$111,000 in 2001, which was an 11 percent increase (+11%) in housing price. New homes in this zip code had a median sales price of \$160,400, a nine percent increase (+9%) over the 2000 prices. Existing houses were more affordable, with a median sales price of \$106,400, which was a nine percent (+9%) increase over the previous year.

There were a total of 574 home sales in the 30060 zip code in 2001; 56 were new homes and 518 were existing homes. There was no change in the total number of home sales in the area from the previous year, with new home sales increasing 133 percent and existing home sales decreasing six percent.

Table 2.

Cobb County Zip Code 30060	Median Sale Price	Median Sale Price Change	Number of Sales	Number of Sales Change
<b>2001**</b>				
<b>All</b>	\$111,000	11%	574	0%
<b>New</b>	\$160,300	3%	56	133%
<b>Existing</b>	\$106,400	9%	518	-6%
<b>2000*</b>				
<b>All</b>	\$105,000	11%	552	6%
<b>New</b>	\$230,650	53%	18	-31%
<b>Existing</b>	\$103,000	12%	534	8%

\*2000 data represents home sales between July 1999 through June 2000  
 \*\*2001 data represents home sales from April 2000 through March 2001.  
 Percentage changes do not compare 2001 data with 2000 data because the time periods are different. They are calculated separately using the same month-to-month period.

According to the AJC Home Sales Report, the median sale price for all homes in the 30106 zip code, located on the south end of Austell Road, was \$125,100 in 2001, which was a two percent increase (+2%) in house sale price. New homes in this zip code had a median sales price of \$151,200, a thirteen percent increase (+13%) over the 2000 prices. Existing houses were more affordable, with a median sales price of \$115,000, which was a fourteen percent increase (+14%) over the previous year.

There were a total of 464 home sales in the 30106 zip code in 2001; 135 were new homes and 329 were existing homes. There was a fifteen percent decrease (-15%) in the overall number of home sales in the area from the previous year, with new home sales decreasing forty-one percent (-41%) and existing home sales increasing four percent (+4%).

Table 3.

Cobb County Zip Code 30106	Median Sale Price	Median Sale Price Change	Number of Sales	Number of Sales Change
2001**				
All	\$125,100	2%	464	-15%
New	\$151,200	13%	135	-41%
Existing	\$115,000	14%	329	4%
2000*				
All	\$123,500	6%	500	-11%
New	\$136,900	9%	184	-34%
Existing	\$105,550	14%	316	12%

\*2000 data represents home sales between July 1999 through June 2000  
 \*\*2001 data represents home sales from April 2000 through March 2001.  
 Percentage changes do not compare 2001 data with 2000 data because the time periods are different. They are calculated separately using the same month-to-month period.

## 2. Affordable Housing

Affordable housing, also called workforce housing, is housing that is available to families or households that earn up to 120% of the median household income for the area. Lack of affordable housing makes it difficult for many communities to attract and keep teachers, police, and other important service workers. Lack of workforce housing can deter economic growth because basic community services such as schools, hospitals, law enforcement, and banks suffer, as "moderate-income folks can't afford to live here."

Affordability of housing is determined by the income level of persons able to rent or buy a particular housing unit. Median income for a particular community is the basis for affordability evaluation. Metropolitan areas, like Atlanta, are evaluated separately from non-metropolitan areas. Non-metropolitan areas use single counties for evaluation.

HUD normally uses current Office of Management and Budget (OMB) Metropolitan Statistical Area (MSA) and Primary Metropolitan Statistical Area (PMSA) definitions to define income limits areas because they closely correspond to housing market area definitions. The Atlanta region affordability statistics include the following counties: Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding and Walton counties.

In federal fiscal year 2001, \$66,500 per year was the median income for the Atlanta MSA. The median family income for the United States for FY 2001 was \$52,500.

HUD established the following income limits for affordable housing in the Atlanta MSA, effective March 29, 2001. Income limits are calculated for each metropolitan and non metropolitan area using the Fair Market Rent (FMR) area definitions used in the Section 8 Housing Choice Voucher Program. The terms "very low-income" and "low-income" are defined in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These income limits are listed by dollar amount and family size. This information is used to evaluate the affordability of housing in the corridor study area.

**Table 4.**

Atlanta MSA FY 2001	Person Income Limit 1.	Person Income Limit 2.	Person Income Limit 3.	Person Income Limit 4.	Person Income Limit 5.	Person Income Limit 6.	Person Income Limit 7.	Person Income Limit 8.
<30% of Median Income/ Extremely Low Income	\$13,950	\$15,950	\$17,950	\$19,950	\$21,550	\$23,150	\$24,750	\$26,350
30-50% of Median Income/ Very Low Income	\$23,300	\$26,600	\$29,950	\$33,250	\$35,900	\$38,550	\$41,250	\$43,900
Up to 80% of Median Income/ Low Income	\$36,750	\$42,000	\$47,250	\$52,000	\$56,700	\$60,900	\$65,100	\$69,300

Low-income is defined as 80% of the median family income for the area. Very low-income is defined as 50% of the median family income for the area. Extremely low income, or less than 30% of the area median income, is defined as an income-targeting standard in the 1998 Act Amendments to the Housing Act of 1937.

### 3. Family Size Adjustments:

By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. The factors used are as follows:

#### Number of Persons in Family and Percentage Adjustments:

- 1 person, 70% of median household income
- 2 people, 80% of median household income
- 3 people, 90% of median household income
- 4 people, 100% of median household income
- 5 people, 108% of median household income
- 6 people, 116% of median household income
- 7 people, 124% of median household income
- 8 people, 132% of median household income

Income limits for families with more than eight persons are not included in the printed lists because of space limitations. For each person in excess of eight, 8% of the four-person base should be added to the eight-person income limit.

#### Fiscal Year 2001 Fair Market Rents for Existing Housing:

- Studio \$647
- 1 bedroom \$720
- 2 bedrooms \$839
- 3 bedrooms \$1119
- 4 bedrooms \$1353

Using the average home prices from each zip code in the corridor, we can calculate mortgage payments. The amount of the mortgage payment would determine the affordability to persons with median incomes, low incomes, very low incomes and extremely low incomes. To purchase an average priced home in the Austell Road corridor would be no more expensive than the fair market rent for a two-bedroom apartment in the Atlanta area.

Housing in the Austell Road corridor vicinity may be considered affordable for a variety of income levels. This is in part attributable to the variety of housing types, ages, and prices available in the area.

## **D. Economic Development**

The Austell Road Corridor from South Cobb Drive to the East-West Connector is one of the primary commercial corridors in western Cobb County.

### **1. Fantus Study**

The 1992 Fantus Study commissioned by the Cobb Economic Coalition, made recommendations for the continued prosperity of the County. The strategic plan recommended by the Fantus study provided development strategies aimed at enhancing the economic development potential of Cobb County and identified strategic options to capitalize on near term opportunities for the County, while leading to long term growth and sustained competitive advantages.

One of the strategies recommended by the Fantus Study was to identify business and industry targets with locational fit for Cobb County, and those expected to grow in the near term. The Fantus Study reviewed geographic opportunities within Cobb County in order to match target industries to those parts of the County best suited for them. Five development zones were identified in the Fantus study. Each has developed in a particular way over the past twenty years, and each offers a different set of attributes to new businesses.

Five development zones were identified in the Fantus study. Each has developed in a particular way over the past twenty years, and each offers a different set of attributes to new businesses. The Austell Road Corridor is in the West Cobb area. The particular strengths and attractions of the West Cobb area are the considerable amount of open land and potential for manufacturing operations.

The Fantus study targets three manufacturing industries. They are surgical and medical instruments and supplies, telephone and telegraph apparatus, and electronic components. For manufacturing, the following types of installations should be pursued: headquarters, administrative centers, data centers, fulfillment center, customer service center and R & D laboratories.

### **2. Cobb County Inventory of Redevelopment Sites**

In 2000, a redevelopment site inventory was developed by the Cobb County Community Development Agency in coordination with the County's Office of Economic Development. The purpose of the inventory is to serve as a resource document to pinpoint areas in the county that are currently available, and most suitable, and identify priority areas for redevelopment (see Map 3).

The purpose of the inventory is to contribute to better land-management. In order to minimize land consumption for new development, focus has to be on the redevelopment of already developed, but disturbed areas. Re-use of vacant buildings, in-fill development, the mixing of uses and cluster developments are ways to allow for growth without affecting areas that are pristine or rather rural. Rehabilitation is not only good environmental planning practice, but also has a positive effect on property values. In addition, redevelopment of sites has an advantage due to the that existing infrastructure such as roads and sewers that can be used or expanded.



The inventory mainly focuses on commercial areas, primarily located in nodes of major intersections. Sites included in the inventory are larger tracts with vacant buildings or sites (approximately 5 acres or larger). Small vacancies, small tracts are not recorded in the inventory (e.g. vacant fast-food structure). The inventory concentrates on sites that are easily accessible from major thoroughfares, and on sites that are served by transit or which are in close proximity to existing transit lines. Most have existing possibility or potential for access by bicycles and pedestrians. Potential redevelopment sites are evaluated for their ability to blend into the existing surrounding uses (e.g. existing mix of residential and commercial uses that would support a mixed-use style redevelopment). Potential constraints, such as proximity to sensitive environmental features that would not support a denser development in its proximity, are also considered.

One redevelopment site has been identified in the study area at Austell Road/Hurt Road. It is approximately 22 acres, designated on the FLUM as Community Activity Center (CAC), with current zoning of General Commercial (GC) and Planned Shopping Center (PSC). The site of approximately 22 acres includes a vacant Target store, a vacant movie theater, a vacant Uptons, adjacent parking lots, plus a vacant center-lot. The site is part of a CAC, which includes the node formed

by the intersection of Austell, Floyd and Hurt Roads. Immediately adjacent to the commercial uses within the node are residential developments. The rear of the Target/Uptons complex borders on a single-family and a multi-family development. Proximity of the East-West Connector and a CCT bus line on Austell Road provide the site with good accessibility.

The mixed nature of land uses of this site, its accessibility and the size would allow for a redevelopment in a mixed-use style. The vacancies could be filled with retail or office activities or could be divided into smaller units, if needed. The vacant center lots could be used for the addition of more buildings in order to convert the strip-mall into a development similar to a town square. Removal of certain buildings could also allow for infill of residential units, in order to realize an actual mixing of uses and to provide enhanced transition between the neighboring commercial and residential uses. The current land use designation would allow for redevelopment under a PVC zoning category.

At present, Cobb County has no incentive program in place to support and reward businesses that are willing to rehabilitate potential redevelopment sites. Miscellaneous financial incentives for businesses are available in the County's four existing Enterprise Zones (general areas of Canton Road, Atlanta Road, Veterans Memorial Highway, east of the study area, and Interstate 20).

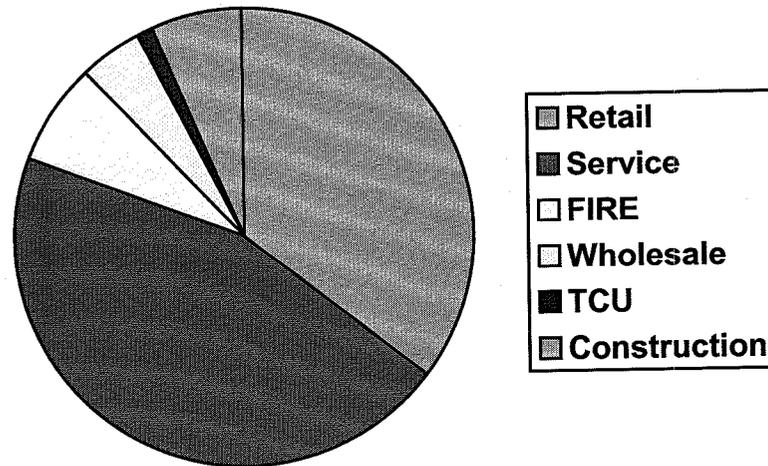
### **3. Current Business Mix**

Without including business licenses for apartments, rooming houses, mobile home parks or office/retail space leasing, there are currently 248 business licenses issued for the corridor study area. Most businesses in the study area are services, with 122 business licenses currently issued. Retail is second, with 74 business licenses currently issued. Service businesses have three concentrations. Most notable is the concentration of health services, with 16 physicians, 3 dentists and various medical and dental related services. Auto oriented services, such as auto repair, body shops and car washes are common. There are 12 beauty shops and 4 manicurist business licenses issued. Retail businesses are varied except for 28 restaurants and 6 used car dealers.

The finance, insurance and real estate sector has 20 business licenses in the Austell Road corridor, with the type of business varying. The construction industry is also well represented in the Austell Road corridor. There are 17 construction related businesses in the corridor including, but are not limited to, grading, electrical, and plumbing contractors.

There are 12 wholesale businesses in the study area and only 4 manufacturers. Three business licenses are from the transportation, communications and utilities sector, with no manufacturers in the study area.

Figure 1.



#### E. Transportation

Austell Road is a five-lane facility with a median of various widths throughout the corridor. It is also known as State Route 5. According to the Cobb County Major Thoroughfare Plan, the corridor is classified as an arterial roadway, running north/south from South Cobb Drive to the Douglas County line as Maxham Road. According to the Cobb County Department of Transportation, street classifications are defined as follows:

Arterial - 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 Cobb County is 100 feet.

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

The Austell Road Corridor includes some intersections with other arterials and collector roadways, adding to the volume of traffic carried. Major and minor collectors intersecting with Austell Road include, Hurt Road, Floyd Road, Hicks Road, Callaway Road and Milford Church Road. Two arterial roadways the East-West Connector, and South Cobb Drive bind the corridor study.



In 1998, a consultant team consisting of Post, Buckley, Schuh, and Jernigan, Inc. and Barton-Aschman Associates, Inc. performed an assessment of existing transportation conditions for Cobb County. For the purposes of the consultant study, the County was divided into eleven sub-areas. Traffic data and planning data utilized in performing the existing conditions analysis of the sub-area traffic network were obtained from a number of sources including the following:

- Georgia Department of Transportation (GDOT) coverage count stations in Cobb County and surrounding areas;
- 24-hour counts from municipalities within Cobb County;
- Cobb DOT turning movement counts provided by Cobb County Signal Timing Project;
- Intersection geometry and signal phasing from the Cobb County Signal Project;
- Cobb County Transportation Improvement Program (TIP);
- The Atlanta Regional Transportation Improvement Program (TIP);
- Various traffic impact studies to identify near term development;
- Comprehensive Plans for local municipalities; and
- The Cobb County Comprehensive Plan, 1995-2015.

Information from the consultants' reports, Cobb County DOT, and well as field reconnaissance was used to develop the following report of conditions for the Austell Road Corridor.

## 1. Vehicular Circulation

The Austell Road area includes many subdivisions and streets that were developed before the popularity of the cul-de-sac took precedence, therefore, there are numerous intersections and cross streets by which to access Austell Road or adjacent neighborhoods. Performance ratings were assigned to major collectors and arterials in the 1998 study. Austell Road received an adequate performance rating, meaning that traffic volumes were not yet approaching capacity of the roadway.

The Austell Road Corridor contains five traffic signals. The signal intersection locations and their performance ratings are listed below:

Intersection	Performance Rating
South Cobb Drive/ Austell Road	Failure
Windy Hill Road	Failure
Milford Church Road	Failure
Hurt Road	Failure
East-West Connector	Marginal

Performance of the intersections is related to the level of service rating. Levels of service are measured A-F, with F being failure. While the Austell Road is considered to operate adequately, intersections with other major arterials and collectors do not. Levels of service are related to the ability of traffic to freely flow through a given area and the lengths of time in which delays are experienced. For a signalized intersection, this may mean waiting through more than one signal cycle.

The curb cut number and spacing is indicative of the corridor having once been primarily residential development off a rural, two-lane highway. Curb cuts without deceleration lanes or adequate right-of-way for the construction of deceleration lanes can affect the performance of the corridor as an arterial roadway. Traffic accident potential increases with the number of curb cuts as well. As commercial development continues, opportunities for assemblage and interparcel access will help sustain the adequate performance rating of the corridor.

While the corridor is a divided highway, the median may be considered inadequate by today's standards. Cobb County has progressively landscaped

medians throughout the County as roadways have been improved. In cases where the roadway is a State Route, such as Roswell Road, maintenance agreements have been entered into with the Georgia Department of Transportation. The median of Austell Road is concrete and has become cracked and infiltrated with weeds and grass in certain locations. While the concern is primarily aesthetic, it has a large impact in the image and marketability of properties along the corridor.

### 1. Pedestrian/Bicycle

Sidewalks line the corridor, however, travel lanes are not striped to include bicycle lanes or added shoulder to accommodate bicycles. Consistent with the concentration of residents along the corridor and the Cobb Community Transit ridership, sidewalks along the corridor appear to serve residents in the immediate vicinity. As noted in the photographs below, sidewalks in many instances are not mowed often enough and medians are not swept or kept in a manner that invites pedestrian activity.



## 2. Transit

As noted above, Cobb Community Transit (CCT) is available in the Austell Road Corridor. Bus Stop location information is provided in Appendix B. Route 30 connects the MARTA Holmes Station and the Marietta Transfer Center via Austell Road. There are forty-three CCT bus stops along the corridor study area. Stops are located according to proximity with concentrations of potential ridership, such as apartment complexes, and in consideration of roadway safety. As buses currently share travel lanes with automobiles, the number and locations of stops is highly dependent on safety.



## F. Land Use

### 1. Comprehensive Plan Recommendations

The *Cobb County Comprehensive Plan: A Policy Guide 1995-2015*, addresses land use with policies adopted by the Board of Commissioners with regard to commercial, residential, and industrial development throughout the County. The Future Land Use Map is one element of the plan, accompanying the Land Use Element, as a guide for the future uses and intensities of development.

There are fourteen (14) land use categories represented on the County's Future Land Use Map (FLUM) as follows:

Rural Residential	(RR, 0-1 upa)
Very Low Density Residential	(VDLR, 0-2 upa)
Low Density Residential	(LDR, 1-2.5 upa)
Medium Density Residential	(MDR, 2.5-5 upa)
High Density Residential	(HDR, 5-12 upa)
Regional Activity Center	(RAC)
Community Activity Center	(CAC)
Neighborhood Activity Center	(NAC)
Industrial Compatible	(IC)
Industrial	(IND)
Transportation Communications Utilities	(TCU)
Public Institutional	(PI)
Park Recreation Conservation	(PRC)
Conservation	(overlay to PRC)

With regard to commercial development, Cobb County's Comprehensive Plan has espoused a nodal concept since the first plan was adopted in 1990. The nodal concept allows for commercial nodes to be developed at the intersections of major arterial and collector streets. Nodes are located and sized according to the community or neighborhoods they are designated to serve. Cobb's two Regional Activity Centers (RAC) are the largest areas designated for commercial and other types of development, with Community Activity Centers (CAC) and Neighborhood Activity Centers (NAC) intended to serve much smaller markets.

The Austell Road corridor frontage is virtually one hundred percent designated for CAC uses according to the FLUM (Map 4). According to the Cobb County Comprehensive Plan, 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.

Community Activity Center (CAC) recommendations follow zoning patterns that were established along Austell Road in the 1970s and 1980s. Property owners and County officials most likely recognized the State Route as a likely corridor for intense commercial development, including several "big box" developments. While this expectation is in part reality along the southerly part of the study area, the development of the East-West Connector has shifted demand and opportunity for CAC developments away from the Austell Road Corridor.

In addition, the lack of several large parcels of property in the corridor has made assemblage for major commercial developments difficult. Residential development established in the 1960s and since, has been one constraint to many comprehensively planned commercial centers in the corridor. As a result, commercial development along Austell Road consists primarily of small businesses occupying only one or two lots in depth, each having a curb cut with virtually no interparcel access. There are exceptions to this generality in the most southerly portion of the study area as it relates to Cobb Hospital and the Cobb Market Fair Shopping center.

Medium Density Residential (MDR) and Low Density Residential (LDR) development are the second and third most common land use recommendation in the Austell Road vicinity, according to the FLUM. Public Institutional (PI) designations are also apparent as Milford Elementary and several churches and associated uses are located along the corridor.

## **2. Existing Land Use**

Upon a windshield survey of the properties in the Austell Road corridor vicinity, the Existing Land Use Map (Map 5) was created to use for comparison with the FLUM and for a conditions analysis. The Land Use Inventory is found in Appendix C. The inventory includes site numbers that correspond to the Existing Land Use Map, location of sites, type of land use and zoning, name or type of business, and comments with regard to site conditions or observations.



Upon review of the information in the inventory and map, it is clear there is a wide variety of uses and ages of development along the corridor. Virtually every intensity and type of land use is represented, from established single family residential on large lots to light industrial uses. For the most part, retail and service oriented businesses exist alongside residential development. The development pattern is one of a commercial strip with opportunities for infill development. Infill development may be considered in the future as a way to create more nodal commercial development and allow for the continued residential growth in the corridor.

There are few vacant storefronts along Austell Road, with the exception of the redevelopment site identified earlier in the Cobb Market Fair Shopping Center. Opportunities to assemble single residential lots for commercial development exist and should be pursued as a way to reduce the number of curb cuts along the roadway and to promote unified developments. Conditions of structures vary, mostly commensurate with the age of the business or building. As properties are redeveloped, compliance with Cobb County's Development Standards will promote a better aesthetic character along the corridor.

The most recent developments along the Austell Road corridor have been residential in nature with three (3) single-family subdivisions being permitted over the last three (3) years. In some cases, residential development has taken place on properties once marketed for commercial. Medium-density residential may be

considered a transitional use between small-scaled commercial developments and larger lot neighborhoods. In addition, the continued growth of Cobb Hospital and its associated medical facility demands has maintained a market for areas on which to develop complementary businesses.

While vacant land along the Austell Road corridor may not be considered plentiful, with infill and redevelopment in the future, there remains an opportunity to reshape or revitalize the character of the Austell Road study area. Redevelopment as a mixed use corridor with a variety of businesses, jobs, and housing types would be appropriate.

### **3. Zoning**

Zoning within and surrounding the study area is delineated on Map 6. Zoning districts represented along and near the corridor vary greatly. General Commercial (GC) is the dominant zoning classification in terms of the number of parcels zoned. It has been noted there are a few aging apartment buildings in the north end of the study area that remain zoned GC, most probably built prior to the County's 1972 County-wide zoning.

Per the Cobb County Zoning Ordinance, GC zoning is to be located in areas designated for CAC or RAC development. Any existing GC zoning/use located outside a CAC or RAC shall be deemed a grandfathered/non-conforming use and properties zoned, but not developed by January 1, 1996, will require rezoning prior to any development of the property. There are a few sites along Austell Road that will be required to obtain rezoning prior to development under this zoning ordinance standard. The rezoning process will be an opportunity to direct development in a way that is consistent with the recommendations of this study and the goals of the County's Comprehensive Plan.

An analysis of zoning applications was conducted from 1999 to the present in order to review any recent trends in land use patterns and/or market driven changes. The respective year and rezoning activity is summarized as follows:

- 1999**      Z-108 Rezoning from (PSC) Planned Shopping Center and R-20 to (RA-5) Single-Family Attached/Detached Residential and (CRC) Community Retail Commercial for the purpose of retail and single family subdivision in Land Lots 628 and 629 of the 19th District/ 20.765 acres. Located on the east side of Austell Road, south of East Callaway Road.
  
- 2000**      Z-66 Rezoning from (CF) Future Commercial to (CRC) Community Retail Commercial for the purpose of Office and Retail in Land Lots

931 and 932 of the 19th District. Located on the north side of the East-West Connector, west of Austell Road and consisting of 10.56 acres.

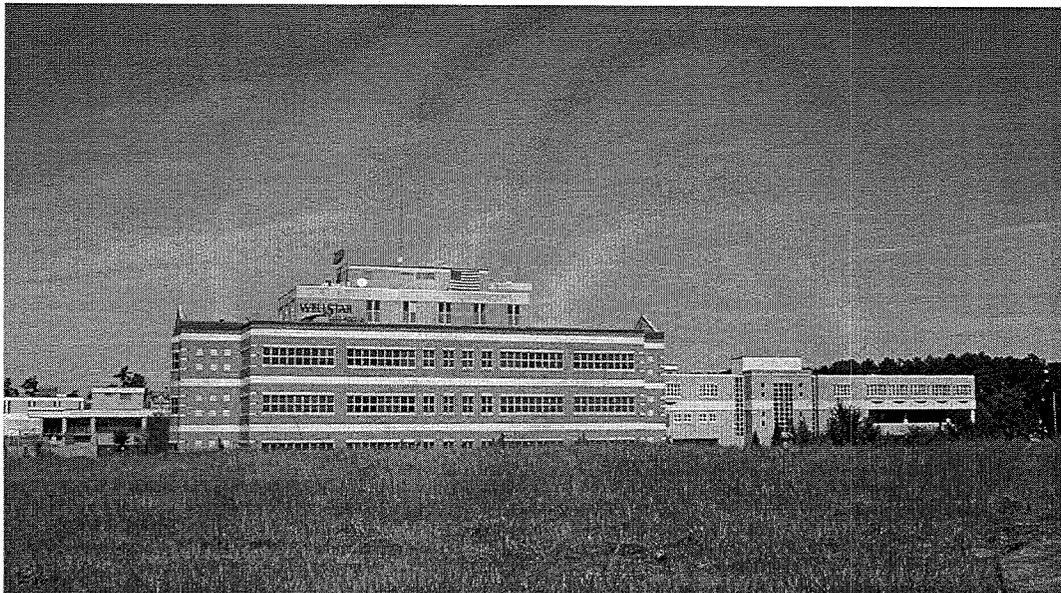
Z-99 Rezoning from (CF) Future Commercial to R-20 for the purpose of a church in Land Lot 85 of the 17<sup>th</sup> District. Located at the southeast intersection of Austell Road and Lorene Drive.

Z-121 Rezoning from (CRC) Community Retail Commercial to RA-5 for the purpose of a Subdivision in Land Lots 628, 629 and 631 of the 19th District. Located on the east side of Austell Road, north of Milford Church Road, south of Callaway Road, and consisting of 10.8 acres.

Z-137 Rezoning from R-20 to NRC for the purpose of a Jewelry Store in Land Lots 701 and 702 of the 19th District. Located on the east side of Austell Road, north of Pair Road and consisting of .41 acres.

**2001** Z-156 Rezoning from (FC) Future Commercial to R-20 for the purpose of a Group Home in Land Lot 1155 of the 19th District. Located on the west side of Austell Road, north of Doby Lane, south of Clay Road, and consisting of .58 acres.

There is an apparent trend within this specific corridor to convert commercially zoned property to medium density residential or low intensity, small scaled commercial uses.



## **IV. Opportunities and Constraints**

Upon review and analysis of the existing conditions detailed above, several opportunities and constraints have been noted and used to formulate recommendations for this study. In some instances, opportunities have not been carried out as recommendations for staff to seek further direction from the Board of Commissioners. Staff will continue to monitor changes in the corridor prior to recommending extensive amendments to the comprehensive plan, County Code, or other policy documents. However, the following opportunities should be considered feasible initiatives for future development in the Austell Road Corridor.

### **Opportunities**

- Direct currently General Commercial (GC) zoning to more specific commercial or other zoning districts as properties are redeveloped or rezoned.
- Strengthen the mixed use character of the corridor by allowing for unified residential developments adjacent to commercial properties in instances where the residential use can serve as a transitional use; residential developments should be adequately buffered from Austell Road and any adjoining nonresidential use.
- Strengthen the nodal concept of development by encouraging assemblage of parcels under two acres and decreasing the strip commercial development pattern when possible.
- Provide a variety of housing types and prices, building on stable bases – that are relative to incomes of residents and jobs in the corridor.

### **Constraints**

- Existing zoning patterns are very mixed in nature along the corridor with residential and commercial zoning intertwined throughout.
- Frontage parcel depth constraints. Due in part to the widening of Austell Road, parcels along the roadway frontage are less than 200 feet deep in many instances, making development at a CAC level difficult in most cases without assemblage.

- As a State Highway (SR 5), Cobb County is not responsible for maintenance along the corridor. The difference in appearance and upkeep of most County arterials and State routes is noteworthy throughout Cobb County.
- Availability of vacant land is very limited along the Austell Road corridor. Extensive changes in development patterns and overall corridor appearance will take many years to reshape.
- Lack of a consistent funding source for beautification projects, such as median landscaping, is a constraint to public improvements within the corridor.

## V. Recommendations

### A. Future Land Use Map Amendments

Map 7 delineates proposed Future Land Use Map amendments along the Austell Road Corridor study. Proposed amendments are recommended to allow for a decrease in the excessive CAC area along the corridor and to promote neighborhood scaled projects and uses to complement adjoining communities in the future. The amendments are summarized in the table below.

Table 5.

Site	Existing FLUM	Proposed FLUM
12, 14, 15, 17	CAC	NAC to be assembled if existing buildings to be removed
13	CAC	MDR (existing use)
28	IC	LDR (existing use)
44	CAC	MDR (existing use)
50	CAC	MDR

### B. Comprehensive Plan Text Amendments

The following statements are proposed for inclusion in the Cobb County Comprehensive Plan with regard to Austell Road:

- In recognition of development constraints inherent with having numerous 1/2 acre or less sized parcels with Austell Road frontage, properties in the corridor consisting of less than 2 acres shall seek to assemble where possible prior to proposing rezoning.
- In order to lessen the potential for land use conflicts in the corridor, appropriate transitional uses or buffers between residential and commercial development will be given added consideration during future rezoning processes.
- Redevelopment incentives proposed by Cobb County Economic Development and Community Development staff will apply to the Cobb Market Fair shopping center.

- Redevelopment and infill development of vacant and commercial sites adjacent to the hospital is encouraged.

### **C. Other Actions**

In addition to the above listed Comprehensive Plan amendments, the following actions are recommended:

- Convene a meeting of major stakeholders to discuss future commercial and residential development in the corridor and proposed FLUM amendments if necessary.
- Seek funding for a feasibility study and implementation of landscaping and decorative treatment of certain portions of the Austell Road median
- Consider incentives for entities that are willing to rehabilitate and redevelop sites. These incentives could be in the form of:
  - Waiver of fees for rezoning applications
  - Waiver of fees to obtain a building permit
  - Expedited permitting process
  - Tax incentives
  - Other measures, as considered appropriate and effective

## **APPENDICES**

- 1. 2000 Census Data**
- 2. Cobb County Community Transit Route Information**
- 3. Land Use Inventory**
- 4. Property Ownership Inventory**

Cobb County Census Tract 310.02 Subject	Number	Percent
Total population	7,479	100.0
<b>SEX AND AGE</b>		
Male	3,860	51.6
Female	3,619	48.4
Under 5 years	774	10.3
5 to 9 years	652	8.7
10 to 14 years	382	5.1
15 to 19 years	526	7.0
20 to 24 years	810	10.8
25 to 34 years	1,647	22.0
35 to 44 years	1,054	14.1
45 to 54 years	619	8.3
55 to 59 years	205	2.7
60 to 64 years	195	2.6
65 to 74 years	333	4.5
75 to 84 years	197	2.6
85 years and over	85	1.1
Median age (years)	28.4	(X)
18 years and over	5,395	72.1
Male	2,760	36.9
Female	2,635	35.2
21 years and over	4,986	66.7
62 years and over	736	9.8
65 years and over	615	8.2
Male	212	2.8
Female	403	5.4
<b>RACE</b>		
One race	7,253	97.0
White	3,266	43.7
Black or African American	2,393	32.0
American Indian and Alaska Native	32	0.4
Asian	147	2.0
Asian Indian	11	0.1
Chinese	43	0.6
Filipino	7	0.1
Japanese	5	0.1
Korean	1	0.0
Vietnamese	67	0.9

Other Asian <sup>1</sup>	13	0.2
Native Hawaiian and Other Pacific Islander	11	0.1
Native Hawaiian	1	0.0
Guamanian or Chamorro	3	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	7	0.1
Some other race	1,404	18.8
Two or more races	226	3.0
Race alone or in combination with one or more other races <sup>3</sup>		
White	3,423	45.8
Black or African American	2,497	33.4
American Indian and Alaska Native	73	1.0
Asian	157	2.1
Native Hawaiian and Other Pacific Islander	20	0.3
Some other race	1,543	20.6
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	7,479	100.0
Hispanic or Latino (of any race)	2,513	33.6
Mexican	2,007	26.8
Puerto Rican	84	1.1
Cuban	12	0.2
Other Hispanic or Latino	410	5.5
Not Hispanic or Latino	4,966	66.4
White alone	2,328	31.1
<b>RELATIONSHIP</b>		
Total population	7,479	100.0
In households	7,349	98.3
Householder	2,586	34.6
Spouse	943	12.6
Child	2,116	28.3
Own child under 18 years	1,742	23.3
Other relatives	782	10.5
Under 18 years	242	3.2
Nonrelatives	922	12.3
Unmarried partner	200	2.7
In group quarters	130	1.7
Institutionalized population	114	1.5
Noninstitutionalized population	16	0.2
<b>HOUSEHOLDS BY TYPE</b>		
Total households	2,586	100.0
Family households (families)	1,642	63.5

With own children under 18 years	927	35.8
Married-couple family	943	36.5
With own children under 18 years	504	19.5
Female householder, no husband present	501	19.4
With own children under 18 years	331	12.8
Nonfamily households	944	36.5
Householder living alone	725	28.0
Householder 65 years and over	219	8.5
Households with individuals under 18 years	1,078	41.7
Households with individuals 65 years and over	436	16.9
Average household size	2.84	(X)
Average family size	3.34	(X)
<b>HOUSING OCCUPANCY</b>		
Total housing units	2,671	100.0
Occupied housing units	2,586	96.8
Vacant housing units	85	3.2
For seasonal, recreational, or occasional use	3	0.1
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	3.2	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	2,586	100.0
Owner-occupied housing units	956	37.0
Renter-occupied housing units	1,630	63.0
Average household size of owner-occupied unit	2.64	(X)
Average household size of renter-occupied unit	2.96	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

<b>Cobb County Census Tract 310.05 Subject</b>	<b>Number</b>	<b>Percent</b>
Total population	4,214	100.0
<b>SEX AND AGE</b>		
Male	2,183	51.8
Female	2,031	48.2
Under 5 years	306	7.3
5 to 9 years	282	6.7
10 to 14 years	277	6.6
15 to 19 years	267	6.3
20 to 24 years	256	6.1
25 to 34 years	770	18.3
35 to 44 years	708	16.8
45 to 54 years	498	11.8
55 to 59 years	215	5.1
60 to 64 years	185	4.4
65 to 74 years	283	6.7
75 to 84 years	145	3.4
85 years and over	22	0.5
Median age (years)	34.3	(X)
18 years and over	3,173	75.3
Male	1,616	38.3
Female	1,557	36.9
21 years and over	3,041	72.2
62 years and over	554	13.1
65 years and over	450	10.7
Male	205	4.9
Female	245	5.8
<b>RACE</b>		
One race	4,090	97.1
White	2,572	61.0
Black or African American	963	22.9
American Indian and Alaska Native	6	0.1
Asian	224	5.3
Asian Indian	22	0.5
Chinese	23	0.5
Filipino	24	0.6
Japanese	9	0.2
Korean	1	0.0

Vietnamese	102	2.4
Other Asian <sup>1</sup>	43	1.0
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	1	0.0
Other Pacific Islander <sup>2</sup>	0	0.0
Some other race	324	7.7
Two or more races	124	2.9
Race alone or in combination with one or more other races <sup>3</sup>		
White	2,649	62.9
Black or African American	1,000	23.7
American Indian and Alaska Native	26	0.6
Asian	264	6.3
Native Hawaiian and Other Pacific Islander	2	0.0
Some other race	398	9.4
HISPANIC OR LATINO AND RACE		
Total population	4,214	100.0
Hispanic or Latino (of any race)	517	12.3
Mexican	339	8.0
Puerto Rican	34	0.8
Cuban	16	0.4
Other Hispanic or Latino	128	3.0
Not Hispanic or Latino	3,697	87.7
White alone	2,426	57.6

<b>RELATIONSHIP</b>		
Total population	4,214	100.0
In households	4,190	99.4
Householder	1,521	36.1
Spouse	848	20.1
Child	1,201	28.5
Own child under 18 years	862	20.5
Other relatives	364	8.6
Under 18 years	126	3.0
Nonrelatives	256	6.1
Unmarried partner	79	1.9
In group quarters	24	0.6
Institutionalized population	0	0.0
Noninstitutionalized population	24	0.6
<b>HOUSEHOLDS BY TYPE</b>		
Total households	1,521	100.0

Family households (families)	1,090	71.7
With own children under 18 years	465	30.6
Married-couple family	848	55.8
With own children under 18 years	348	22.9
Female householder, no husband present	164	10.8
With own children under 18 years	80	5.3
Nonfamily households	431	28.3
Householder living alone	342	22.5
Householder 65 years and over	99	6.5
Households with individuals under 18 years	534	35.1
Households with individuals 65 years and over	322	21.2
Average household size	2.75	(X)
Average family size	3.21	(X)
<b>HOUSING OCCUPANCY</b>		
Total housing units	1,554	100.0
Occupied housing units	1,521	97.9
Vacant housing units	33	2.1
For seasonal, recreational, or occasional use	1	0.1
Homeowner vacancy rate (percent)	1.3	(X)
Rental vacancy rate (percent)	2.1	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	1,521	100.0
Owner-occupied housing units	1,244	81.8
Renter-occupied housing units	277	18.2
Average household size of owner-occupied unit	2.75	(X)
Average household size of renter-occupied unit	2.77	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

Cobb County Subject	Number	Percent
Total population	607,751	100.0
SEX AND AGE		
Male	301,508	49.6
Female	306,243	50.4
Under 5 years	43,938	7.2
5 to 9 years	44,858	7.4
10 to 14 years	44,295	7.3
15 to 19 years	39,535	6.5
20 to 24 years	40,708	6.7
25 to 34 years	110,283	18.1
35 to 44 years	111,675	18.4
45 to 54 years	86,185	14.2
55 to 59 years	26,597	4.4
60 to 64 years	17,641	2.9
65 to 74 years	24,079	4.0
75 to 84 years	13,801	2.3
85 years and over	4,156	0.7
Median age (years)	33.2	(X)
18 years and over	449,345	73.9
Male	219,929	36.2
Female	229,416	37.7
21 years and over	428,082	70.4
62 years and over	51,908	8.5
65 years and over	42,036	6.9
Male	17,126	2.8
Female	24,910	4.1
RACE		
One race	596,378	98.1
White	439,991	72.4
Black or African American	114,233	18.8
American Indian and Alaska Native	1,579	0.3
Asian	18,587	3.1
Asian Indian	5,599	0.9
Chinese	3,504	0.6
Filipino	1,195	0.2
Japanese	995	0.2
Korean	3,379	0.6
Vietnamese	1,715	0.3

Other Asian <sup>1</sup>	2,200	0.4
Native Hawaiian and Other Pacific Islander	257	0.0
Native Hawaiian	53	0.0
Guamanian or Chamorro	84	0.0
Samoan	43	0.0
Other Pacific Islander <sup>2</sup>	77	0.0
Some other race	21,731	3.6
Two or more races	11,373	1.9
Race alone or in combination with one or more other races <sup>3</sup>		
White	448,636	73.8
Black or African American	118,229	19.5
American Indian and Alaska Native	4,036	0.7
Asian	21,306	3.5
Native Hawaiian and Other Pacific Islander	699	0.1
Some other race	27,015	4.4
HISPANIC OR LATINO AND RACE		
Total population	607,751	100.0
Hispanic or Latino (of any race)	46,964	7.7
Mexican	29,833	4.9
Puerto Rican	3,684	0.6
Cuban	1,436	0.2
Other Hispanic or Latino	12,011	2.0
Not Hispanic or Latino	560,787	92.3
White alone	417,947	68.8
RELATIONSHIP		
Total population	607,751	100.0
In households	600,457	98.8
Householder	227,487	37.4
Spouse	123,587	20.3
Child	179,828	29.6
Own child under 18 years	145,498	23.9
Other relatives	31,905	5.2
Under 18 years	9,845	1.6
Nonrelatives	37,650	6.2
Unmarried partner	10,551	1.7
In group quarters	7,294	1.2
Institutionalized population	4,098	0.7
Noninstitutionalized population	3,196	0.5
HOUSEHOLDS BY TYPE		
Total households	227,487	100.0
Family households (families)	156,579	68.8

With own children under 18 years	81,519	35.8
Married-couple family	123,587	54.3
With own children under 18 years	62,713	27.6
Female householder, no husband present	24,447	10.7
With own children under 18 years	14,888	6.5
Nonfamily households	70,908	31.2
Householder living alone	52,791	23.2
Householder 65 years and over	9,415	4.1
Households with individuals under 18 years	87,383	38.4
Households with individuals 65 years and over	29,651	13.0
Average household size	2.64	(X)
Average family size	3.14	(X)
<b>HOUSING OCCUPANCY</b>		
Total housing units	237,522	100.0
Occupied housing units	227,487	95.8
Vacant housing units	10,035	4.2
For seasonal, recreational, or occasional use	585	0.2
Homeowner vacancy rate (percent)	1.4	(X)
Rental vacancy rate (percent)	5.8	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	227,487	100.0
Owner-occupied housing units	155,055	68.2
Renter-occupied housing units	72,432	31.8
Average household size of owner-occupied unit	2.76	(X)
Average household size of renter-occupied unit	2.39	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

Effective April 23, 2001

### CCT BUS STOP LOCATION

NS= near side, FS= far side, AF= across from, AT= at (same side) (ADDRESSES ARE APPROXIMATE)

### ROUTE 30 - INBOUND FROM MARTA HOLMES STATION TO MTC

STREET LOCATION ADDRESS 30 INBOUND	NS/ FS	LANDMARK	LOCATION NUMBER	MILG DIFF.	TYPE
<b>MARTA HOLMES STATION</b>			30IB00.0		
Left Martin Luther King Jr. Dr.					
Left Hamilton E. Holmes Dr.					
Left onto I-20					
Austell Rd. @ 5 Star Cleaners	AT	(AF) First Union	30IB14.0	0.2	0.2
Austell Rd. @ Blockbusters Video	AT	(AF) Cobb General Hospital	30IB14.1	0.1	0.3
Austell Rd. @ Pep Boy's	AT	(NS) Brookwood	30IB14.4	0.3	0.6
(3361) AUSTELL/FLOYD RD.---(AT) CIRCLE K	NS	(AT) TARGET, REGAL CINEMA	30IB14.8	0.4	1
AUSTELL/COBB MARKET FAIR ---(AT) EXIT/(NS) PARKWAY APT	FS	(AT) UPTON'S, GOLD'S GYM	30IB15.1	0.3	1.3
AUSTELL/PARKWAY STATION---(AF) AMY LANE	FS		30IB15.3	0.2	1.5
(3375) AUSTELL/WESTBROOK MOBILE HOMES--(AT) ENTRANCE	FS		30IB15.4	0.1	1.6
(3295) AUSTELL/LANIER	NS		30IB15.6	0.2	1.8
(3195) AUSTELL RD/PAIR RD --- (AT) CITGO	NS		30IB15.8	0.2	2
(2971) AUSTELL/MILFORD CHURCH RD --- (AF) SHELL STATION	NS		30IB16.2	0.4	2.4
AUSTELL/BRUNSWICK LANES	AF	AZALEA BRUNSWICK BOWLING	30IB16.4	0.2	2.6
(2647) AUSTELL/ EAST CALLAWAY RD---(AT) R&B PLUMBING	FS	(AF) CHEVRON	30IB16.7	0.3	2.9
(2549) AUSTELL/HICKS RD --- (AT) INTERSECTION	NS	TREASURES/HOME, AUSTELL-HICKS SHP CTR	30IB17.1	0.4	3.3
(2351) AUSTELL/ARKOSE	NS	TRANSFER TO ROUTE 15	30IB17.5	0.4	3.7
(2269) AUSTELL/COUNTY FARM ---(AT) TROPHY HUT	NS		30IB17.7	0.2	3.9
(2221) AUSTELL/ LORENE DRIVE	NS		30IB17.9	0.2	4.1
(1275) AUSTELL RD./PAT MELL --- (AT) MOOSE LODGE	FS	(AF) CRESCENT SQUARE APTS	30IB18.2	0.3	4.4
(1961) AUSTELL/FAVOR RD	FS		30IB18.4	0.2	4.6
(1809) AUSTELL/AUSTELL CIR --- (AT) ALL SOUTH COPIERS	FS		30IB18.8	0.4	5
1711 AUSTELL RD --- (AF) NORMAN CAMPERS	NS		30IB19.0	0.2	5.2
(1625) AUSTELL/COCHRAN---(AF) QUICKTRIP	FS		30IB19.1	0.1	5.3
AUSTELL/OLIVE SPRING RD --- (AT) RED APTS	FS		30IB19.3	0.2	5.5

STREET LOCATION ADDRESS 30 INBOUND	NS/ FS	LANDMARK	LOCATION NUMBER	MILG DIFF	TYPE
1491 AUSTELL RD/BARBER --- (AT) BISCUIT HOUSE	FS		30B19.4	0.1	5.6
(1249) AUSTELL RD/S. COBB DRIVE --- (AT) GRAYSTONE APTS	NS	(AF) PAIR STREET	30B19.6	0.2	5.8
<b>CROSS OVER SOUTH COBB DRIVE --- TRANSFER TO ROUTE 20</b>			30B00.0		
(1389) AUSTELL RD/ REED ST --- (AT) CEMETERY	FS	(AT) FAIROAKS SCHOOL, (AF) WAFFLE HOUSE	30B19.7	0.1	5.9
(1351) AUSTELL RD/ DARNELL --- (AT) TWELVE OAKS APT	FS	TWELVE OAKS APTS	30B19.8	0.1	6

Effective April 23, 2001

### CCT BUS STOP LOCATION

Type "A" - Low volume (transit pad & Trash can)    Type "B" - Medium volume (transit pad, bench & trash can)  
 Type "C" - High volume (pad, bench, shelter, trash can)    Type "D" - Transit Center (transit pad, bench, shelter, trash can  
 and bus pull off area)

NS= near side, FS= far side, AF= across from, AT= at (same side) (ADDRESSES ARE APPROXIMATE)

### ROUTE 30 - OUTBOUND FROM MTC TO MARTA HOLMES STATION

1280 AUSTELL RD---(AT) PTT CHEMICALS DRIVEWAY	FS	(AF) RESIDENTIAL	30OB3.6	0.4
1390 AUSTELL RD/S. COBB DRIVE---CHURCH/CHRIST/WAFFLE HOUSE ---CROSS OVER SOUTH COBB DR	NS	(AF) CEMETERY	30OB3.9	0.3
(1430) AUSTELL/ PAIR STREET	NS	(AF) GRAYSTONE COURT APTS	30OB4.0	0.1
(1594) AUSTELL/SANDTOWN----(AT) BURNLEY'S TRANS.SV	FS	(AT) BEFORE QUICKTRIP	30OB4.4	0.4
(1788) AUSTELL/AUSTELL CIR ----(AT) WOOD VALLEY APTS	AF		30OB4.8	0.4
(1960) AUSTELL/CUNNINGHAM RD	FS	(AF) FAVOR RD., RESIDENTIAL	30OB5.2	0.4
(1270) AUSTELL RD/ PAT MELL RD --- (AT) CRESCENT SQ APT	NS	(AF) MOOSE LODGE	30OB5.4	0.2
(2208) AUSTELL/ KURT DR --- (AT) SALON 1 HAIR	NS		30OB5.7	0.3
AUSTELL/ COUNTY FARM RD --- (AT) MEXICAN REST	FS	(AF) CLOUD NINE BRIDAL SHOP	30OB6.1	0.4
AUSTELL/WINDY HILL RD	FS	MILFORD ELEMENTARY	30OB6.3	0.2
(2596) AUSTELL/DOROTHY DR	NS		30OB6.7	0.4
AUSTELL/CALLAWAY---(AT) FLOWERS BAKERY OUTLET	NS	(AT) CHEVRON GAS	30OB6.8	0.1
AUSTELL --- (AT) BRUNSWICK AZALEA LANES			30OB7.1	0.3
AUSTELL/MILFORD CHURCH RD --- (AT) SHELL STATION	NS		30OB7.4	0.3
(3140) AUSTELL/PAIR RD --- (AF) CITGO	NS		30OB7.8	0.4
(3370) AUSTELL RD	FS	(AF) RECYCLE SHOP, WESTBROOK TRAILER PK	30OB8.2	0.6
AUSTELL/MIMOSA --- (AT) A-1 RENT ALL	NS	(AF) COBB MARKET FAIR,UPTON'S,GOLDS GYN	30OB8.5	0.3
(3630) AUSTELL/REED DR --- (AT) INTERNATIONAL ELECTRIC	NS	(AT) MARIETTA DRAPERY,(AF)TARGET, REGAL CIN	30OB8.7	0.2
(3750) AUSTELL/HURT RD --- (AT) LONG JOHN SILVER'S	FS	(AF) K-MART	30OB8.9	0.2
AUSTELL/HOSPITAL NORTH DR --- (AT) SMYRNA BANK/TRUST	FS		30OB9.3	0.4
AUSTELL/HOSPITAL SOUTH DR. @ COBB HOSPITAL	NS	Hospital Entrance	30OB9.6	0.1

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
<b>Block A</b>	<b>South Cobb Drive to County Services Parkway</b>			
1	SE Austell and SC Drive	Commercial/retail, office, service Residential/apts. Zoned: GC	Texaco, Restaurant Equip. sales, Greystone Court apts., child care, Biscuit House, accountant's office	Mixture of established commercial uses. Condition of property is commensurate with age.
2	NW Austell/Pair St.	Commercial/retail Zoned: GC	Gann Motor Co., Pike Family Nursery	Small portion of the site is undeveloped. 1 curb cut on Austell Road
3	NW Austell/Osborne Rd.	Residential/apts. Commercial Zoned: CF, LI, GC	Apartments, Action Cab Co.	Rental units and 3 s.f.h.. Action Cab located in a s.f.h. ; rear entrance to Shepherd's Walk Apts. Small apts. and s.f.h. in poor condition
4	Austell/Sandtown Road	Institutional Residential/apts. Zoned: RM-12 w/s, GC, R-20	Olive Springs Baptist Church, Shepherd's Walk Apts.	3 curb cuts on Austell Road; one s.f.h. in woods behind the church may be expansion opportunity for church. Shepherd's Walk in fair-good condition.
5	Austell/Knox Road	Commercial, Lt. Industrial, Res./apts. Zoned: RM-12, GC	Hispanic grocery, laundry, trucking co., apartments	Buildings and parking in poor condition; apartments located behind commercial uses.
6	Austell/Olive Springs	Residential/ s.f.h and apts. Zoned: GC and RM-12	Georgia Terrace Apartments, s.f.h.	Traffic light at Olive Springs and Austell Road, s.f.h. undergoing renovation.
7	B/t Cochran Rd. and Olive Springs Rd.	Vacant Residential Commercial/retail Zoned: R-20, GC, OI	Tire Sales Single Family Homes	Poor condition. 3 parcels vacant or for sale, 2 s.f.h., one retail.
8	Austell/Roberta Dr.	Commercial/service Zoned: GC, CRC, CF	Auto sales, transmission, Quik Trip	Adequate conditions. 3 curb cuts. Underdeveloped property bound by Roberta, Sandtown, Austell, and Saine - adjacent to City of Marietta.
9	Austell/Roberta Dr.	Residential/apts. Zoned: RM-12	Highland Grove Apartments	Good cond., well maintained exteriors and landscaping.

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
10	S. of Roberta Dr.	Commercial/service Residential/2 s.f.h. Zoned: GC and R-20	Auto detailing, camper sales, auto repairs, 2 s.f.h.	Aging structures in fair condition with chain link fences across frontage; outsidest storage; not up to current dev. Standards; each parcel has a curb cut.
11	Privette Road	Residential/s.f.h. Zoned: R-20	Single Family Homes	S.f. neighborhood, marginal conditions.
12	S. of Kay Drive to creek	Residential/s.f. and apts. Commercial/service Zoned: RM-12, OI, GC	Ducktails Daycare, Quality Towing, Somerpoint Apts., 2 s.f.h.	Newer apts. in good condition. Daycare in good condition. Redevelopment opportunity with s.f.h.
13	S. of Cochran to Favor Rd.	Vacant Residential/s.f.h. Commercial Zoned: OI, NS, GC, CRC, majority R-20 and RA-6	3 Sm. Business in s.f.h.	Well-kept s.f. neighborhood adjoining to the rear near Sandtown and Austell Circle. Homes fronting Cochran in poor condition. Newer subdivision at Favor Rd. Overall stable s.f. area.
14	Austell Circle	Residential/s.f.h. Zoned: R-20	Single Family Homes	S.f. neighborhood, marginal conditions.
15	S. of creek, N. of Cunningham Rd.	Vacant Residential/s.f.h. Zoned: NS, R-20	Established single family homes (1970s)	Norman Drive w/ s.f. /developable parcel at Austell and Cunningham. Potential for redevelopment/assemblage.
16	Cunningham Road	Residential/s.f.h Zoned: PRDw/stips.	Woodland Ridge Subdivision	Under construction, swim/tennis community
17	S. of Cunningham Road	Residential/s.f.h Zoned: R-20 and OI w/s 131/00	S.F.H. on acreage	Development opportunity, adjacent to Crescent Square Apartments
18	B/t Pat Mell and Favor Rd.	Commercial/retail and service Residential/s.f.h. Vacant Zoned: GC, NS, NRC, CF	Convenience store, brake repair, Moose Lodge, duplex, s.f.h., vacant lot	Poor condition of properties, underdeveloped site.
19	S. of Cunningham/ across from Pat Mell Rd.	Residential/apts. Zoned: RM-12	Crescent Square Apartments	Gated apartment complex, fair condition with CCT bus stop in front.
20	N. of Chamberlain	Commercial/institutional, retail, ser vice Residential/s.f.h. Zoned: GC, LRO, CF	Used car sales, office, acupuncture, 2 s.f.h.	Adequate condition. Each parcel has a curb cut.

# AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
21	S. of Pat Mell to Lorene Drive	Commercial/retail and service Residential/apts. Zoned: CRC, GC	Body Shop, Citgo, vacant structure, Lorene Lodge weekly rental apts.	Fair condition of all properties. Apartment landscaping and parking areas clean and fairly maintained. <i>Why so many apts. zoned GC?</i>
22	B/t Lorene and Schaeffer Road	Institutional Zoned: PSC, R-20, GC	Open Bible Church Second Chance Group Home	GH well maintained, buffered by grade difference. Church under construction. No curb cuts on Austell Road.
23	B/t Chamberlain and Kurt	Commercial/office, service Zoned: NS, GC, R-20	Veterinary, bailbonding, offices	1 building - adequate condition. Multiple businesses in one structure.
24	B/t Kurt and County Services Pkwy.	Commercial Residential/s.f.h. Zoned: NS, GC, R-20	Used car sales, Phillips 66, 2 s.f.h.	Adequate conditions, development/assemblage opportunity.
<b>Block B</b>	<b>From County Services Pkwy. to Pair Road</b>			
25	S. of County Services Pkwy.	Commercial/service Vacant Zoned: GC	Steeds Body Shop- auto repair	Well maintained considering use, no outside storage. Vacant corner represents a development opportunity.
26	S. of Schaeffer Rd. to Arkose Dr.	Commercial/retail and service Zoned: GC, PSC, LI	Used car sales, auto repair, auto oriented businesses	Poor site and building conditions. Various degrees of landscaping, and general property maintenance among businesses - not a unified development.
27	S. of Arkose to Windy Hill Rd.	Commercial/service and retail Residential/s.f.h. Zoned: GC, R-20	Used car sales, 2 bail bond businesses	Marginal site and building conditions. S.F.H adjacent in mostly poor condition.
28	Wanda Circle	Residential/s.f.h. Commercial/office/institutional Zoned: NS, GC, R-20	Roxanne's Accounting, CC Fire Station, Subdivision	1960s neighborhood, commercial in fair condition.
29	S. of Wanda Circle	Institutional Zoned: R-20	Milford Elementary School	None
30	S. of Windy Hill to creek	Commercial/retail and indoor recreation Zoned: NS, GC	Consolidated Carpet, Discount Auto Parts, Hot Shots Shooting Range	Generally good condition, shared access

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
31	Milford Elem. To Hicks Rd. int.	Commercial/retail Vacant house for sale Residential/ s.f.h. Zoned: R-15, NS	Auto care, Fun Wheels Power Equip. , s.f.h, vacant historic house for sale.	Marginal to good conditions, development opportunity with s.f.h assemblage and historic property development.
32	N.of Hicks Rd. to creek	Vacant Zoned: R-20 and GC	Vacant	Wooded lot for sale – probably incumbered by floodplain
33	S. of Hicks Road	Commercial/retail Zoned: GC, PSC	Strip shopping center with restaurant, framing, Dollar General	Fair to good condition, emissions insp. In parking lot
34	Hicks Rd. int. to Dorothy Lane	Commercial/service and retail Residential/ s.f.h Zoned: GC, NS, R-20	Buy it Right (furniture and clothes), All Cobb Bail Bonds, 2 s.f.h.	Poor conditions on commercial sites, s.f.h. marginal; outside storage, close to street, each parcel has a curb cut.
35	NW corner of Callaway and Austell	Commercial/retail/service Zoned: GC, UVC, NRC	Chevron, strip center with G&G Sportswear, Smoke Shack, Java Hair Design	Fair to good conditions.
36	N. of Callaway	Vacant Residential/s.f.h. Commercial/ service Zoned: GC, CF, CRCw/s	S.F.H, B&R Plumbing, Affordable Self Storage, cell tower	Fair to poor conditions, outside storage is screened.
37	SE corner of Callaway and Austell	Vacant Zoned: CRC	Vacant	Wooded and for sale
38	S. of Callaway Rd. (west)	Commercial/recreation and service Zoned: GC	Brunswick Azalea Lanes, Philips 66	Good condition, 2 curb cuts
39	S. of Callaway Rd. (east)	Residential/s.f.h. Zoned: RA-5	Crest Ridge Subdivision	New homes, excellent condition
40	N. of Milford Church Road	Vacant building Commercial/service Zoned: NRC, GC, NS	Shell Station, vacant property (historic)	Good site and structural conditions
41	N. of Milford Church to Crest Ridge	Commercial/retail Vacant Zoned: CRC	CVS Pharmacy, vacant land	Good site and structural conditions

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
42	SE corner Milford Church/Austell	Commercial/retail Zoned: GC	Steals and Deals Furniture/Appliances Reliable Quality Tires	Poor conditions of site and structures
43	SW corner Milford Church/Austell	Residential/s.f.h Zoned: R-80, NS (narrow strip along frontage)	Milford Forest subdivision	Excellent, estate lots
44	S. of Milford Forest	Institutional Residentially developing property Zoned: RA-5, CR, GC	Temple Baptist Church	Good site and structural conditions. Building set extremely far back from Austell Road. Vacant property undergoing land disturbance.
45	N of Pair Road (east)	Residential/s.f.h. Commercial/office/service Zoned: GC, NRC, R-20	S.F.H. Air Command A/C Heating, home remodeling, child care, chiropractic, window treatments	S.F.H. converted to businesses: good conditions; surrounding neighborhood well maintained.
<b>Block C</b>	<b>Pair Road to the E-W Connector</b>			
46	SE corner of Pair and Austell Road	Commercial/retail/service Zoned: GC, CF, CRC	Citgo Station w/ small commercial strip building Dry Cleaners, Income Tax Processors, Nascar Racing Shop, Speed Auto Service	Structure in good condition. Limited outside storage at Auto Service business
47	W of Austell Road, S of Pair Road	Commercial/retail Institutional Zoned: HI,	Faith Bible Church, AFGD Inc., Car/Title/Pawn	Low intensity traffic generation, Condition of Structure is marginal/poor. No outside storage
48	Intersection of Amelia Drive and Lyle Lane	Residential/S.F. H. Zoned: R-20	S/F Subdivision	Homes are in nice condition and maintained well.
49	E and W of Austell Road, S of Lanier Drive	Residential/Mobile Homes Commercial/Service Zoned: HI, GC, LI, NS	Orange Acres Park - Mobile Homes, Automobile Repair Shop, Public Storage-Self Storage	Orange - Landscaping not kept up. Auto Repair - 8' Chain Fence surrounds property. Bad outside storage.
50	W side of Austell Road	Residential/S.F.H. Zoned: GC/ws, R-20	Vacant w/ one brick S.F.H.	Condition of structure is good.
51	E side of Austell Road, N of Amy Lane	Commercial/Offices Zoned: OI, GC, CF, MHP	Small Structure Offices	Westbrook Mobile Home Community located within the area w/ 6 mobile homes/ bad condition.

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
52	SW corner of Mimosa Dr. & Austell Rd.	Commercial/Service Zoned: NS, GC	A-1 Rent-All (Penske Truck Rental)	Very bad metal/in disrepair, exposed red dirt for parking area. Billboard on land. Outside storage, trucks parked in grass/dirt area.
53	E side of Austell Rd. at Amy Dr.	Residential/Apartments Zoned: RM-12	Ivy Commons Apartments	Structures are Good/Very Good. Good Landscaping.
54	W side of Austell Rd. S of Mimosa Dr.	Undeveloped Zoned: CRC w/s	Undeveloped	Partially graded and cleared. Cell Tower located on site.
55	W side of Austell Rd.	Commercial/Retail/service Zoned: GC	Auto Zone, Marietta Drapery & Window Coverings	Fair condition of Drapery shop. Outside Storage.
56	E side of Austell Rd.	Commercial/retail/service Zoned: GC, PSC	Cobb Market Fair (Uptons/ Outback Steakhouse/Jewelry/Mexican Rest.) , Waffle House, Merlin's Muffler&Brake	Structures in good condition. Paved parking w/ good landscaping.
57	Inside intersections of Floyd, Hurt, & Austell Rd.	Commercial/retail/service Zoned: PSC, CRC, GC	Citgo, Dunkin Donuts, Emissions Testing, Strip Center – Australian Body Works, Tanning Hair Salon	Structure conditions are marginal. Brick and Metal. Ideal for Redevelopment.
58	Between Hurt Rd. & Reed Dr. (west)	Commercial/Retail/Service Zoned: GC, NS	Church's Chicken/ Mrs. Winner's/ Kauffman Tire/ Pizza Hut/ Self-Car Wash/ Veterinary Clinic	All Structures are in good condition.
59	SW corner of Hurt Rd. & Austell Rd.	Commercial/Service Zoned: GC	Long John Silver's/ Burger King/ Chinese Rest.	Good Condition. Paved and landscaped. No outside storage.
60	Between Brookwood Dr. & Floyd Rd. (east)	Commercial/Retail/Service Zoned: GC, PSC	Big K-Mart, Food Depot, Dollar General, Nail Salon	Structures are marginal/good in condition. Parking lot recently resealed, no landscaping. Significantly below grade of surrounding roads and property.
61	Between Brookwood Dr. & Austell Rd. (east)	Commercial/Retail/Service Zoned: GC	Pep Boys Automotive, Wendy's, Golden Corral	Very good structure- brick and split block. Paved parking w/ landscaping.
62	Between Blue Ridge Dr. & Mulkey Rd. (west)	Commercial/Service Zoned: GC, OI, CRC, NS	KFC, health related buildings, Taco Bell, Captain D's, X-press Lube	All buildings in good condition, paved and landscaped.

## AUSTELL ROAD CORRIDOR STUDY Land Use Inventory

Site No.	Location	Land Use/Zoning	Name/Type of Business	Comments
63	NE corner of Mulkey Rd. & Austell Rd.	Commercial/Office Zoned: GC	South Cobb Professional Center	Condition of building is Fair. Appears to be constructed when initial development occurred in corridor – Approx. 1975
64	SW corner of Mulkey R. & Austell Rd.	Commercial/Service Zoned: OI, CR	Regions Bank/ freestanding dentist and doctor's offices.	Buildings use a mix of brick, stucco and rock. Very good condition of all. All paved w/ exceptional landscaping.
65	Blue Ridge Drive	S.F. H. Zoned: R-20, CF	Single Family Homes	Surrounded by hospital uses, adequate conditions
66	W side of Austell. Rd., N of East/West Conn.	Institutional/medical Zoned: CF, OI, GC	Cobb Hospital	Structures are in excellent condition. Paved, striped, and landscaped.
67	Between Brookwood Dr., Mulkey Rd., & Austell, Rd.	Commercial/Retail/Service Zoned: GC	Brookwood Square – Home Depot, Suntrust, Marshalls, CiCi Pizza, etc.	Condition of structures is very good. Relatively new construction. Limited entrances for size of development.
68	SE corner of E/W Conn. & Austell Rd.	Commercial/Retail Zoned: CRC	Borders Books/ Lowes/ Office Max/ T.J. Maxx	Relatively new construction. Excellent condition. Paved, striped, and landscaped. W/ adjacent RM-12 zoning
69	SW corner of E/W Conn. & Austell Rd.	Commercial/Retail/Service Zoned: CRC	Walgreens, Red Lobster, O'Charley's, Kohl's, Ross	Recently constructed, excellent. Paved w/ tree islands and striping. Surrounded by RM-12 apartments

# Austell Road Corridor Study

## Inventory of Property Ownership

District-Land Lot-Parcel	Property Address or Title	Property Owner Address
190921-0-017-0	Mc.Donald's Corp. 4111 Austell Rd. Austell, Ga 30106	Same
190921-0-004-0	Brookwood Sq. Investment / % retail Planning Corporation Cobb County	161 Village Parkway BLDG.7 Marietta, Ga 30067
190921-0-002-0		100 Cherokee St. Suite 300 Marietta, GA 30090
190921-0-022-0	Smyrna Bank&Trust C/O Regions Fin. Co.	P.O. Box 1448
190921-0-009-0	Smyrna Bank&Trust C/O Regions Fin. Co.	Mont, Al 36102
190921-0-016-0	Chick-Fil-A Inc. ATT Tax Dept Windy Hill Cobb Hospital	P.O. Box 1448 Mont, Al 36102 5200 Buffington Rd. ATL, GA 30349
190921-0-003-0	Cobb Hospital	3950 Austell Rd.
190921-0-023-0	First Union Natl. Bank % Corp. Real Estate Division	Austell, GA 30001 1420 Two First Union Center
190921-0-024-0	First Union Natl. Bank % Corp. Real Estate Division	Charlotte, NC 28288 1420 Two First Union Center
190921-0-006-0	Cobb County	Charlotte, NC 28288
190920-0-024-0	Cobb County	
190931-0-001-0	Fairfax MK Inc.	1990 Lakeside Pkwy Suite 230 Tucker, GA 30084
190931-0-013-0	Lyte William V. Trustee	4759 Sologne Ct., Marietta, GA 30067

190856-0-034-0	Taco Bell Corp.	PO Box Louisville, KY 40232 5370
190856-0-033-0	Marcucci, Reina	3963 Stovall Ter NE Atl, GA 30342
190856-0-032-0	Georgia-Cury Corp.	4435 Emerson ST. Jacksonville, FLA
190856-0-031-0	SHNP Properties Inc.	1727 Elm Hill Pike. Nashville, TN 37210
190856-0-022-0	Brian Marketing INC.	789 Oak Trail Dr. Marietta, GA 30062
190856-0-021-0	David Neil & Assoc.	2103 Oak Grove Rd. Atl, GA 30345
190856-0-020-0	Pena Leopold MD PC	3812 Austell Rd. Marietta, GA 30008
190856-0-019-0	KFC Nat'l Mngmt.	PO Box 35370 Louisville, KY 40232
190856-0-018-0	KFC Nat'l Mngmt.	PO Box 560828. Dallas, TX 75356
190856-0-001-0	Long John Silvers Inc	PO Box 14026 Lexington, KY 40512
190856-0-061-0	Foxtell	PO Box 450233. Atl, GA 31145
190856-0-055-0	Winston Charles	1447 Peachtree St. STE. 303 Atl, GA 30309
190856-0-076-0	Wendy's Intn'l	4288 W. Dublin/Granville Rd. Dublin, Ohio 43017
190856-0-073-0	Micheal Fleming	3834 Austell Rd. Suite B Marietta, GA 30008
190856-0-052-0	A. Holbrook Jr.	PO Box 2886. Ann Arbor, MI 48106
190855-0-005-0	Dominoes c/o Cobstell Realty Inc.	PO Box 560907. Dallas, TX. 75356
190855-0-004-0	A. Holbrook Jr.	4505 131st. N. Unit #1 Ave. Clearwater, Fl. 33762
190848-0-023-0	Patel Dilipkumar	American Cleaners Marietta, GA 30008
190848-0-019-0	Alterman Real Estate	PO Box 29585 Atl, GA 30359
190848-0-021-0	Perry Alterman	PO Box 29585 Atl, GA 30359
190848-0-026-0	Holbrook Properties	3938 Floyd Rd. Austell, GA 30106
190848-0-013-0	Golden Corral	PO Box 1600. Rowlett, TX 75030

190848-0-028-0	H Peng Yeh Chang	3744 Misty Wood Dr. Marietta, GA 30064
190848-0-027-0	Burger King	200 South 6th STE Ms St. Minneapolis, MN 55402
190848-0-009-0	Chesni Enterprise Inc.	3720 Austell Rd. Marietta, GA 30060
190848-0-034-0	Winners Corporation	5995 Barfield Rd. Atlanta, GA 30328
190848-0-010-0	Winners Corporation	6065 Lake Forest Drive NW Atlanta, GA 30328
190848-0-011-0	Ellis Maloof & D. Plunkett	450 South Orange Ave. Orlando, Fla 32801
190848-0-012-0	Golden Corral	PO Box 1600. Rowlett TX. 75030
190848-0-013-0	Lease Compliance	191 Garrison Rd. Marietta, GA 30080
190848-0-014-0	Golden Corral	2571 Creekvew Dr. Marietta, GA 30080
190848-0-015-0	CBS Group Inc.	PO Box 35370. Louisville, KY 40232
190848-0-016-0	George McCown III	4544 Queen Anne Ct. Mableton, GA 30126
190848-0-031-0	Pizza Hut	3630 Austell Rd. Marietta, GA 30008
190848-0-025-0	Alton J. Glover	5222 Floyd. Rd. Mableton, GA 30126
190848-0-033-0	Naser Saadat	6640 Powers Ferry Rd. Atl, GA 30339
190848-0-022-0	Martin's Restaurant	116 Huntington Avenue, Boston, MA 21116
190848-0-001-0	Austell Floyd Invstmnt	PO Box 2198. Memphis, TN. 30810
	American Towers Management	2546 Sherbrooke Dr. Atl. GA 30345
190781-0-032-0	Autozone	PO Box 160. Demorest, GA 30535
190781-0-029-0	Larry Douglas	PO Box 98309. Atl, GA 30359
190781-0-023-0	Jerry Barron	2101 Highland Ave. Birmingham, AL 35205
190780-0-019-0	Market Fair Invst.	3520 Austell Rd. Marietta, GA 30008
190780-0-010-0	Brockland Co.	PO Box 2434 Kenn. G. 30144
190780-0-001-0	Joseph Davis	1379 Peppergrass. Acworth, GA
190780-0-005-0	William Layne	4850 Woodvale Dr. Atl, GA 30327
190775-0-009-0	Ruth Frey	
190775-0-006-0	Arania Baker	

190775-0-012-0	Mae Materne	3411 Austell Rd. STE. 200. Marietta, GA 30008
190775-0-007-0	Lubin Trivino	379 Pat Meil Rd. Marietta, GA 30060
190775-0-004-0	Alice Cannon	1096 Atl. Rd. Marietta, GA. 30060
190775-0-001-0	W. Roperclyde	1318 Pair Rd. Marietta, GA. 30008
190775-0-002-0	Lawrence Polk	150 Eason Way. Mableton, GA 30126
190775-0-003-0		
190775-0-005-0		
190775-0-010-0	Gene Jackson	761 Cheatam Hill Trl. Marietta, GA 30064
190706-0-023-0	Public Storage Co.	PO Box 25025. Glendale, Ca 91221.
190706-0-005-0	Curtis Paris	1451 McCollum Pkwy. Kenn, GA. 30144
190706-0-021-0	Saadat Naser	3206 Austell Rd. Marietta, GA. 30008
190706-0-016-0		
190706-0-003-0	AFGD Inc.	1600 Parkwood cir. STE 300. Atl, GA. 30339
190706-0-017-0	John Bagiatis	74 Spring St. Atl, GA. 30303
190706-0-001-0	Stephen Micheal	1551 Bullard Rd. Powder Springs, GA 30127
190706-0-007-0	Clyde Roper	1334 Pair Rd. Marietta, GA. 30008
190706-0-008-0	Johnny Roper	2170 Windy Hill Rd. Smyrna, GA 30080
190706-0-015-0	Donald Schoeplein	3259 Austell Rd. Marietta, GA. 30060
190706-0-014-0	Harold Posey	3247 Austell Rd. Marietta, GA. 30060
190706-0-022-0	Tom L. White	1998 Powder Springs Rd. Marietta, GA 30064
190706-0-006-0	Billy Jones	633 Indian Hills Prkwy. Marietta, GA 30068
190701-0-007-0	Claudia Pease	3110 Austell Rd. Marietta, GA. 30008
190701-0-008-0	Jack Pease	3110 Austell Rd. Marietta, GA.
190701-0-014-0	Jack Pease	3110 Austell Rd. Marietta, GA.
190701-0-012-0	Austell Baptist Church of Marietta	3050 Austell Rd. STE. 1730 Marietta, GA. 30060
190701-0-001-0	James Blabuney	3040 Austell Rd. Marietta, GA

190701-0-011-0	Robert J. McCamy	30008	3076 Maple Dr. Atl, GA. 30305.
190702-0-030-0	Gerald Clonniger	30339	74322 Orchard Valley. Atl, GA
190702-0-029-0	Charlotte Winston	30008	3125 Austell Rd. Marietta, GA
190702-0-028-0	Vu Wang	30066	2351 Lessie Maude Dr. Marietta, GA
190702-0-027-0	Eugene Holland	30080	2601 Linnwood Dr. Smyrna, GA
190702-0-026-0	Clarence McIntyre	30008	2643 Creekview Way. Marietta, GA
190702-0-025-0	Eugene Clark	30101	1379 Peppergrass Ct. Acworth, GA
190702-0-021-0	FT Espinoza	30008	3065 Austell Rd. Marietta, GA 30008
190702-0-020-0	Daniela Coleman		PO Box 888 Mableton, GA. 30126
190702-0-017-0	Michael H Boyd		217 Northridge Dr. Acworth, GA 30101
190702-0-016-0	Southern Glass CO.	30127	1551 Bullard Rd. Powder Springs, GA
190702-0-013-0	Michael Freddie	30127	1551 Bullard Rd. Powder Springs, GA
190702-0-012-0	Southern Glass CO.	30127	1551 Bullard Rd. Powder Springs, GA
190631-0-016-0	Robert Lee Jr.		507 Chateaugay LN. Atl, GA 30342
190631-0-015-0	Robert Lee Jr.		507 Chateaugay LN. Atl, GA 30342
190631-0-014-0	Southern Glass CO.		1551 Bullard Rd. Powder Springs, GA
190631-0-012-0	Elizabeth Constance		1551 Bullard Rd. Powder Springs, GA
190631-0-011-0	Robert McCamy		3076 Maple Dr. Atl, GA. 30305.
190631-0-032-0	CYSH Corp.		2928 Austell Rd. Marietta, GA. 30060
190631-0-010-0	Warren McCamy III		3076 Maple Dr. Atl, GA. 30305.
190631-0-027-0	Warren McCamy III		3076 Maple Dr. Atl, GA. 30305.
190631-0-033-0	Austell LLC		PO Box 523 Mneral Ridge, OH 44440
190631-0-008-0	Robert McCamy		3076 Maple Dr. Atl, GA. 30305.
190631-0-001-0	Robert McCamy		3076 Maple Dr. Atl, GA. 30305.
190628-0-003-0	Lillie Johnson		570 Shay Rd. Marietta, GA 30060
190628-0-009-0	Leiserv Inc.		North Field CT. Lake Forest, IL. 60045
190628-0-006-0	Gerald Rice		2351 Hembree Dr. Marietta, GA 30062

190628-0-008-0	First Union Bank	PO Box 740074 Atl, GA. 30374
190628-0-001-0	Leapin Lizard Dev. CO	707 Whitlock Ave. STE. G6. Marietta, GA 30064
190557-0-119-0	Vatacs Group Inc.	1028 Lakewood Dr. Marietta, GA 30060
190557-0-099-0	A&D Properties Inc.	1820 Wate Place Suite 180
190557-0-070-0	Phillip 66 Co.	PO Box 1967. Houston, TX 77521
190556-0-032-0	Sugar Bear Inc.	1990 Lakeside Pkwy. STE 240. Tucker, GA 30084
190556-0-062-0	ANJ Enterprises	2688 Austell Rd. Marietta, GA 30060
190556-0-030-0	Corner Plaza	6075 Bardfield Rd. STE 110. Atl, GA 30328
190556-0-031-0	Lovia McMillen	2672 Austell Rd. Marietta, GA 30060
190556-0-048-0	John Oneal	4071 Ridge Rd. Smyrna, GA 30080
190556-0-033-0	John Oneal	4071 Ridge Rd. Smyrna, GA 30080
190556-0-058-0	Doyle McTyre	1421 Compton Dr. Mableton, GA 30126
190556-0-034-0	Mary Ann McTyre	2635 Austell Rd. Marietta, GA 30009
190556-0-039-0	Richard Banks	2628 Austell Rd. Marietta, GA 30008
190556-0-038-0	Joseph Banks	2619 Austell Rd. Marietta, GA 30008
190556-0-040-0	RM Reed	3080 S. ATL ST. Smyrna, GA 30080
190556-0-041-0	RM Reed	
190556-0-013-0	Joseph Cole	2652 Austell Rd. Marietta, GA 30060
190556-0-012-0	Jasper Duggar	4974 Orr Rd. Acworth, GA 30101
190556-0-011-0	David Banks	2628 Austell Rd. Marietta, GA 30008
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190556-0-009-0		
190556-0-008-0	Mildred James	2604 Austell Rd. Marietta, GA 30008
190556-0-006-0	D. Banks	
190556-0-005-0	Thomas Roley	Deenwood Ln. Acworth, GA 30102
190556-0-004-0	Donald Hall	2584 Austell Rd. Marietta, GA 30008
190556-0-003-0	Mary McIntosh	PO Box 599 White Rock, SC 29177
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170016-0-051-0	Hubert Properties	PO Box 599 White Rock, SC 29177
170016-0-052-0	David Loveless	2554 Austell Rd. Marietta, GA 30008
170016-0-053-0	Venson Ferrell	3530 Refuge Rd. Jasper, GA 30143
170016-0-043-0	Horace Watts	341 Teague Dr. Kennesaw, GA 30152
170015-0-016-0	Maurice Mahmoud	10 Shallmette Ct. Little Rock, AR 72211

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Baheeg Shadeed  
James Pauyo  
Cleve Newman  
Betty Posey  
Robert Woodard  
GA Education Auth.  
Carl Landress  
Mrs. Nicholson  
Theo Angeline  
Pat Mell Electric Inc.  
James Ledford  
  
Carol Lowenberg  
James Stringer  
Ted Holder  
Donnie Newburn.  
Discount Autoparts.  
GA Education Auth.  
Cobb County Fire St.  
Exxon Corp.  
Greg Harmon  
Frances Ledbetter  
Gerald Steep  
Cargo Gas CO. Inc.  
Victor Bairrett  
Christopher Bohner  
Durwood Scroggins  
CG Brown  
Lois Holbrook  
Phillip Page  
Nix Props, Inc.  
Charles Cantrell III  
TW Ashworth  
Mr. Teague

1745 Old Springhouse Ln. Dunwoody, GA 301  
2458 Austell Rd. Marietta, GA 30080  
3870 Russell St. Smyrna, GA 30082  
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514 Glover St. STE 300. Marietta, GA 30060  
4047 Robindale Dr. Douglasville, GA 30135  
97 Barret Cir. Marietta, GA 30060  
176 Roe Hampton Ln. Stone Mnt, GA 30087  
897 Scott Ln. Marietta, GA 30008  
480 Smyrna-Powder Springs Rd. Marietta, GA  
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920 Knoll Crest Ct. Alpharetta, GA 30201  
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2443 Marietta, GA 30008  
2415 Austell Rd. Marietta, GA 30008  
  
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4115 Red Oak Dr. Wiston, GA 30187  
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183 Pat Mell Rd. Marietta, GA 30060  
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465 Laurehill Ct. Kennesaw, GA 30152  
Austell Rd. Marietta, GA 30008  
3906 Floyd Rd. Austell, GA 30106  
2291 Austell Rd. Marietta, GA 30008  
PO Box 1141. Smyrna, GA 30081  
3068 Riverside Dr. Macon, GA 21210  
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4140 Due West Rd. Kenn, GA 30152.

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Gene Jackson  
761 Cheatam Hill Trl. Marietta, GA 30064

Robert Corley  
Alton Abernathy  
Virginia Turner  
Wigley Investments  
Cobb County Childrens Center  
William Harrison  
4051 Laurel Ridge Trl. Smyrna, GA 30080  
2188 Austell Rd. Marietta, GA 30008  
2158 Austell Rd. Marietta, GA 30008  
47 North Fairground St. Marietta, GA 30060  
2221 Austell Road, Suite 150, Marietta, GA 30008  
2142 Austell Rd. Marietta, GA 30008

Ray Murphy  
Robert Platt  
1694 Linda Cir. Marietta, GA 30060  
3241 Kennesaw View Ave. Marietta, GA 30064

Victoria Snepp  
Cobb County Children's Center  
209 Pkwy Ave. Smyrna, GA 30080  
2221 Austell Road, Suite 150, Marietta, GA, 30064

Black&Fuller Inc.  
Ray Heidari  
Kevco Inc.  
WJS Properties Inc.  
Frank Molock  
Walter Willeby  
Alliance Co. Portfolio LP  
2165 Austell Rd. Marietta, GA 30008  
1940 Pine Bluff Marietta, GA 30062  
PO Box 366. Acworth, GA 30101  
4856 Clark Lake Way. Acworth, GA 30102  
2106 Austell Rd. Marietta, GA 30008  
2096 Austell Rd. Marietta, GA 30008  
P PO Box 811097. Chicago, IL 60681.

Fred Legg&Sons Inc.  
Lee Jaraysi  
James Wilcox  
3007 Fork Rd. Gainesville, GA 30506  
3301 Lynnhurst Dr. Mariedale, GA  
3726 Lavista Rd. STE 200, Tucker,GA 30084

Gilbert Johnson  
Joe Dobbins  
Mary Jo Bryan  
Roy Furr  
James Beavers  
Charles Anderson  
Deborah Mage  
Marianne Roach  
Sabrina Russell  
4200 Hadden Field Ct. Powder Springs, GA 30008  
2000 G.W. Connector. Apt#205. Austell, GA  
1960 Austell Rd, Marietta, GA 30060  
2041 Austell Rd. Marietta, GA30008  
2035 Austell Rd. Marietta, GA 30008  
2011 Austell Rd. Marietta, GA 30008  
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432 Windstream Dr. Marietta, GA 30060  
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Davana Hancock  
Micheal Jackson  
James Brooks  
Ferrell Blackshaw  
Paul Casey  
HMI Company  
Austell Invst. Inc.  
Robbie Neary  
Ray Murphy  
  
Jerry Varner  
Claude Scissom  
Benjamin Castleberry  
Nancy Legault  
Rick Ross  
Ethel Fuqua  
Lois Holbrook  
  
Henry Felton  
William Blackmon  
Jerry Jackson  
  
Dan Thompson  
Miles Fairbanks  
Nick Kipnos  
QT Association Ltd.  
Barry Tesue  
Mark Burnley  
Donald Deen  
Linda Mayes  
Arthur Mayes  
Ted Bedenbaugh

2102 Windstream Trace. Marietta, GA 30060  
2103 Windstream Trace. Marietta, GA 30060  
223 W. Dixie Ave. Marietta, GA 30060  
115 Buttermered Ct. Alpharetta, GA 30022  
1920 Austell Rd. Marietta, GA 30060  
523 W. Ponce de Leon Ave. Decatur, GA 300  
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1819 Austell Rd. Marietta, GA 30008  
490 Villa Ave. Mableton, GA 30008  
1801 Austell Rd. 30008  
5600 Roswell Rd. STE. 266. Atl, GA 30342  
  
4119 Brigade Trl. Kennesaw, GA 30152  
PO Box 450233. Atl, GA 31145  
877 Highview Dr. Smyrna, GA 30082  
PO Box 35527 Tulsa, Ok  
2181 Newmarket Pkwy. Marietta, GA 30067  
1594 Austell Rd. Marietta, GA 30008  
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3828 Memorial Pkwy. Kennesaw, GA 30152

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Phil Kwon  
Mark Anderson  
Jerry Varner

3422 Greenfield Dr. Marietta, Ga 30068  
PO Box 2459 Woodstock, GA 30188  
1605 Hickory Level Rd. Temple, GA 30129

Todd Beasley  
Olive Springs Church  
Olive Springs Church  
Georgian Ter. Apts.  
Mrs. Charles Theo  
James Casto  
Fred Bentley  
Sy Ruo

729 Laurel Chase. Marietta, GA 30064  
1528 Austell Rd. STE 300. Marietta, GA 3006  
347 Pat Mell Rd. Marietta, GA 30060  
176 Roe Hampton Ln. Stone Mntn, GA 30087  
825 S. Cobb Dr. Marietta, GA 30060  
PO Box 968 Marietta, GA 30061  
711 N. River Forest Ct. Marietta, GA 30068

Anna Haws  
Betty Burns  
Todd Beasley

PO Box 182 Austell, GA 30168  
PO Box 182 Austell, GA 30168  
729 Laurel Chase. Marietta, GA 30064

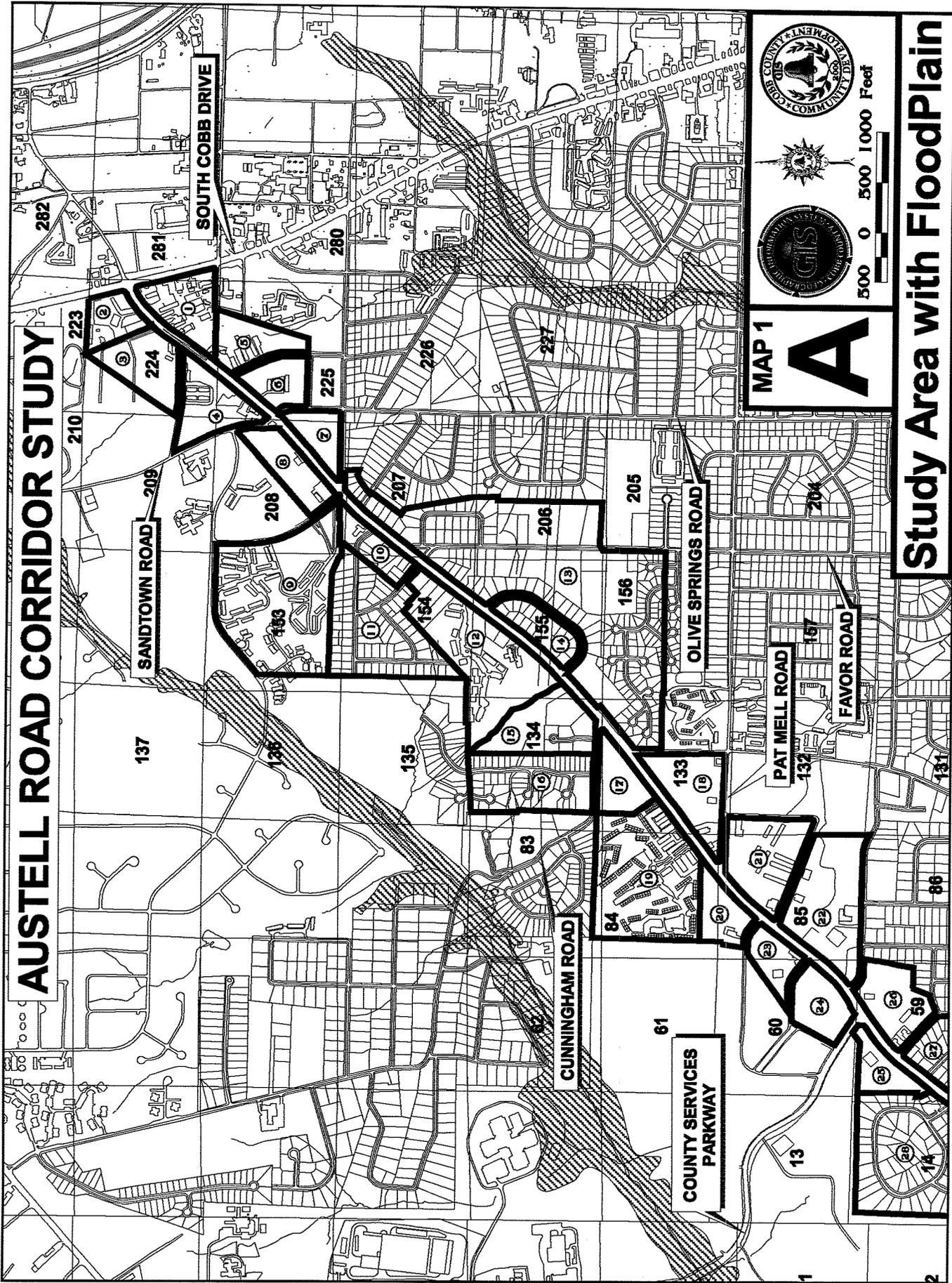
William Pike  
Cloverleaf Props.  
Robert Parker  
Larry Buggay  
VI-Mac Inc.

3756 Lavista Rd. Tucker, GA 30084  
5370 Oakdale Rd. Smyrna, GA 30082  
1423 Austell Rd. Marietta, GA 30060  
1200 Peyton Dr. Kennesaw, GA 30152  
1595 McCurdy Dr. Stone Mntn, GA 30083.

## **MAPS**

- 1. Study Area with Floodplain**
- 2. 2000 Census Tracts**
- 3. Cobb County Inventory of Redevelopment Sites**
- 4. Future Land Use Map**
- 5. Existing Land Use Map**
- 6. Zoning**
- 7. Recommendations**

# AUSTELL ROAD CORRIDOR STUDY



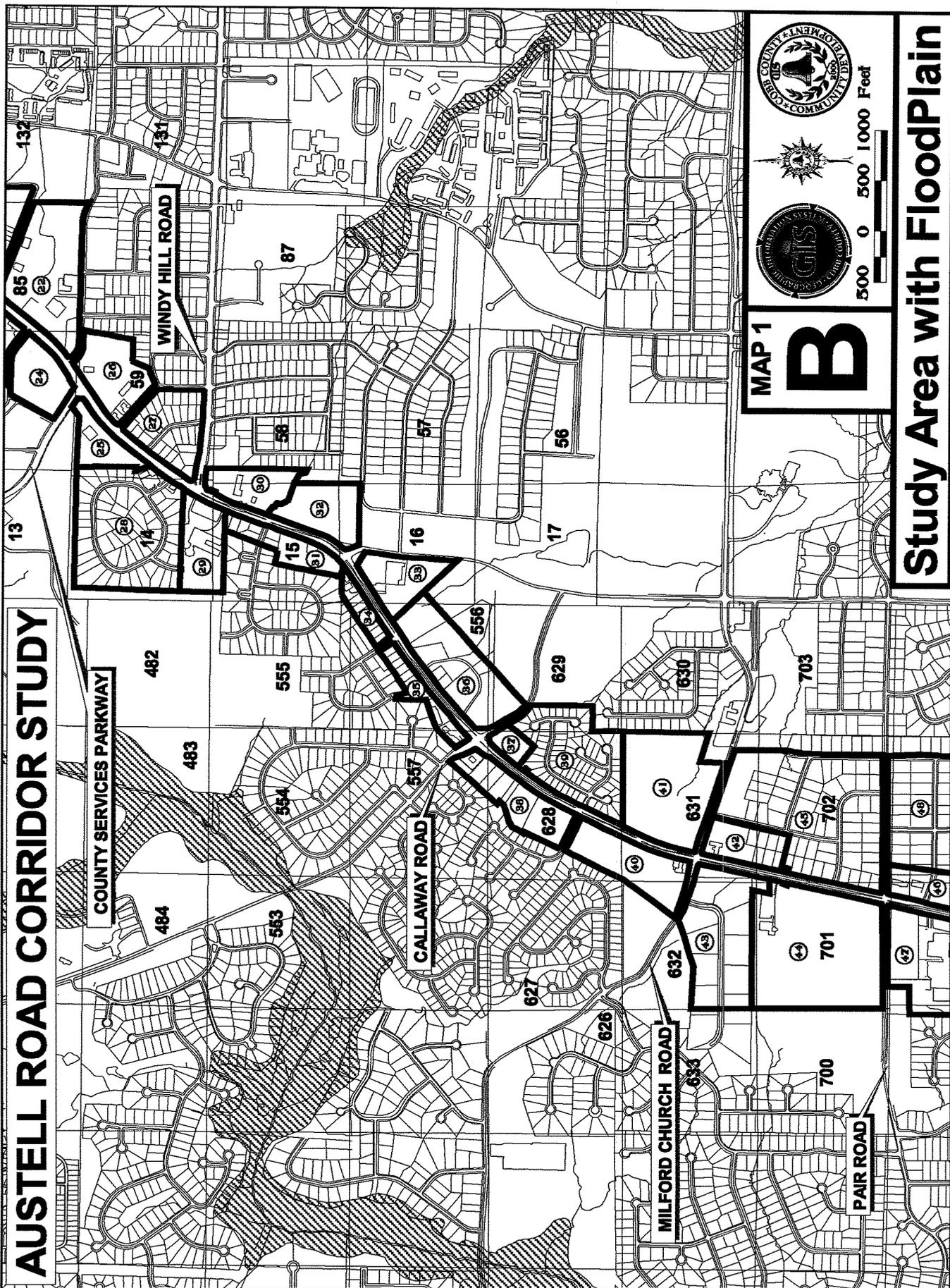
**MAP 1**  
**A**

500 0 500 1000 Feet



# Study Area with Flood Plain

# AUSTELL ROAD CORRIDOR STUDY

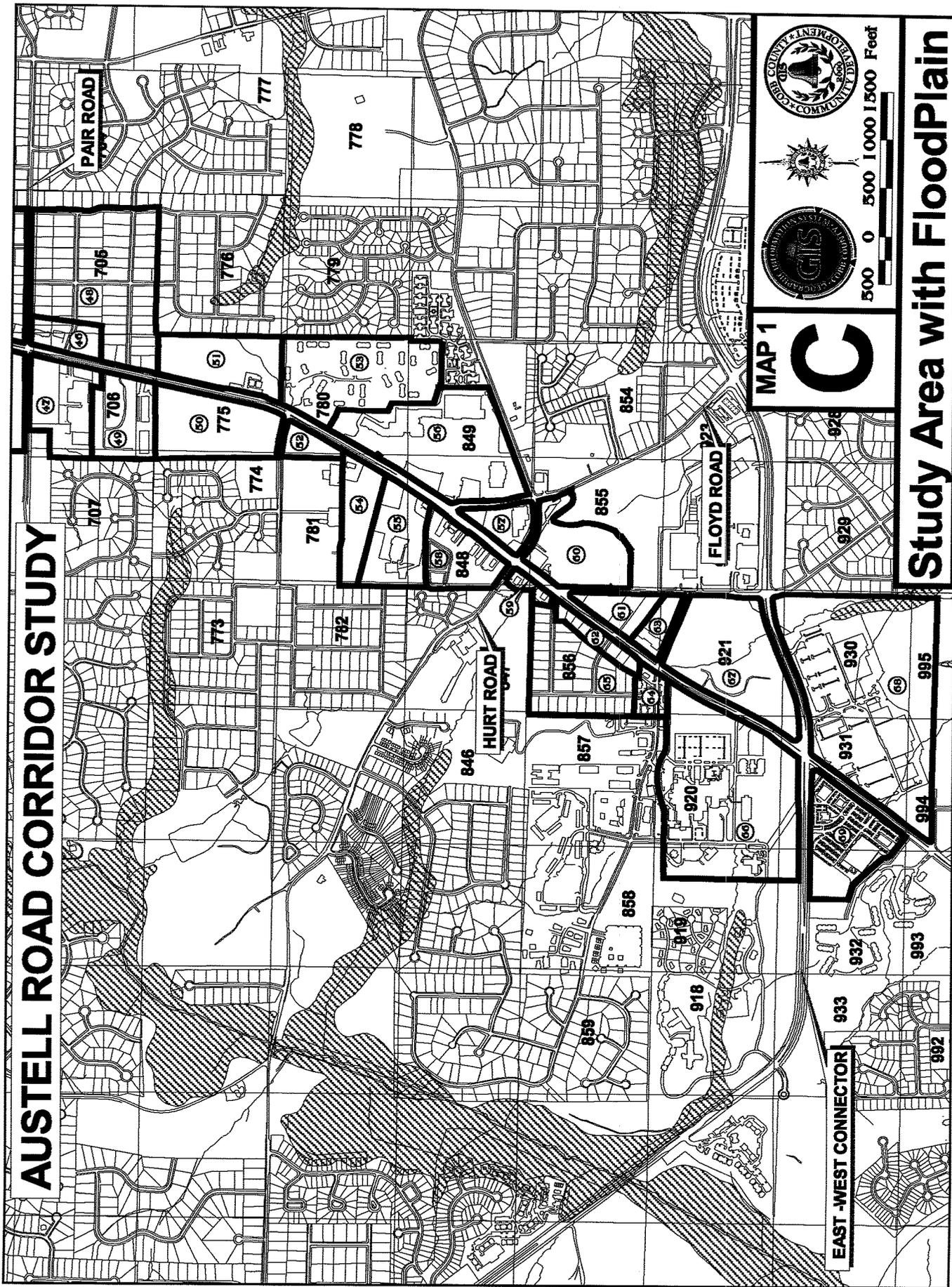


500 0 500 1000 Feet

MAP 1  
**B**

# Study Area with FloodPlain

# AUSTELL ROAD CORRIDOR STUDY



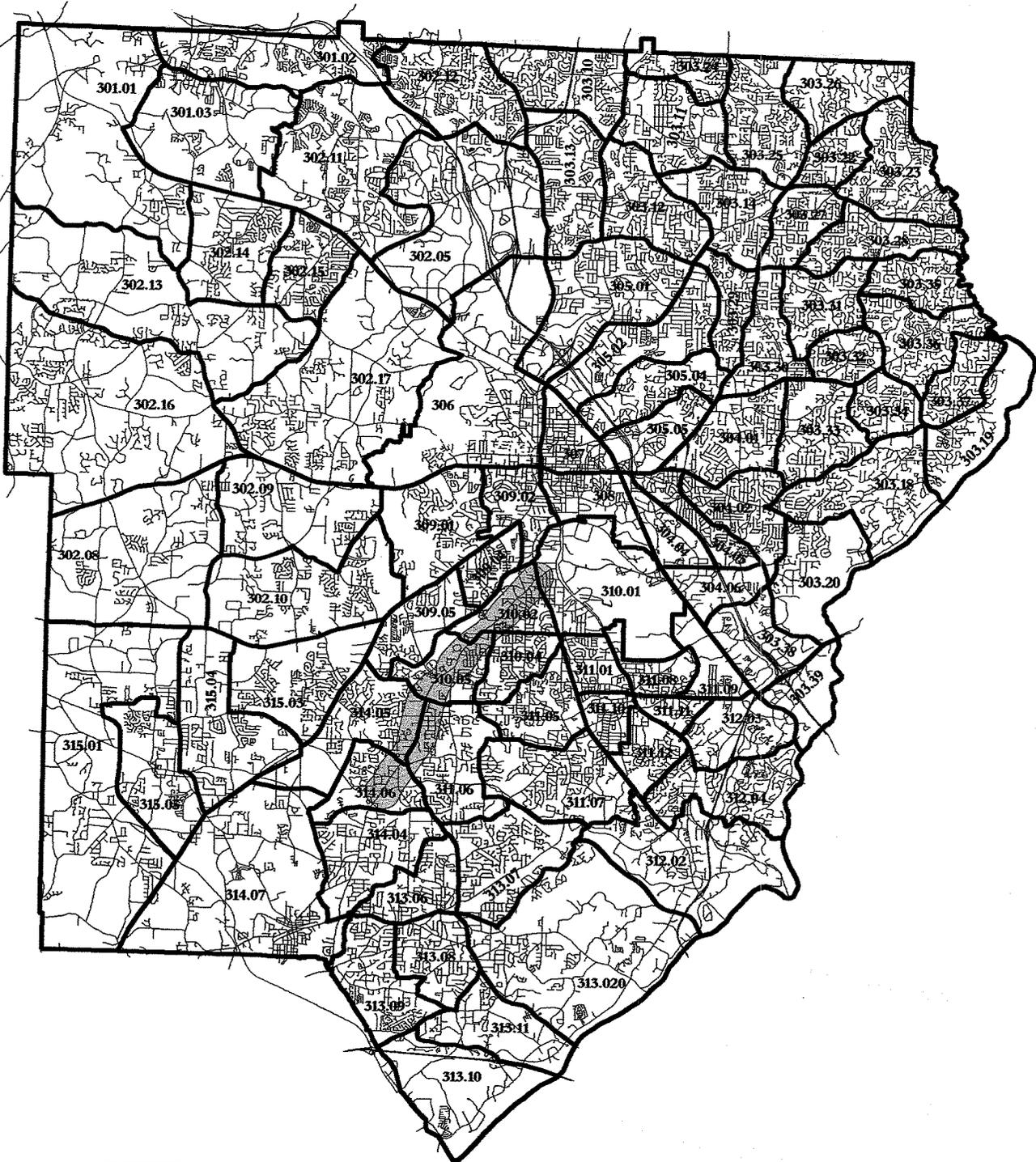
MAP 1  
**C**



500 0 500 1000 1500 Feet

# Study Area with FloodPlain

# AUSTELL ROAD -NORTH CORRIDOR STUDY



MAP

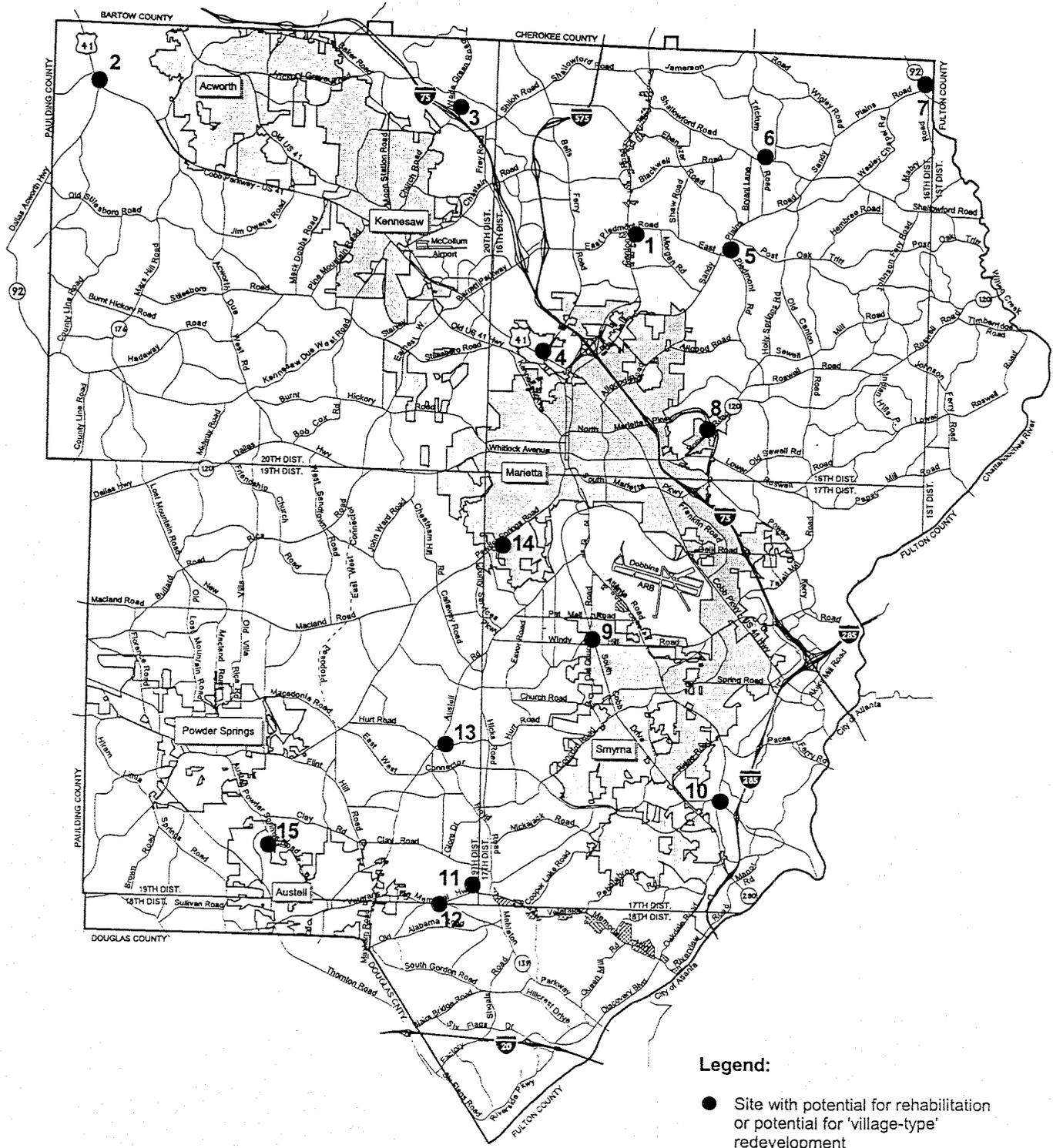
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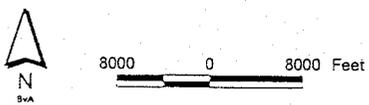
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2000 Census Tract Map

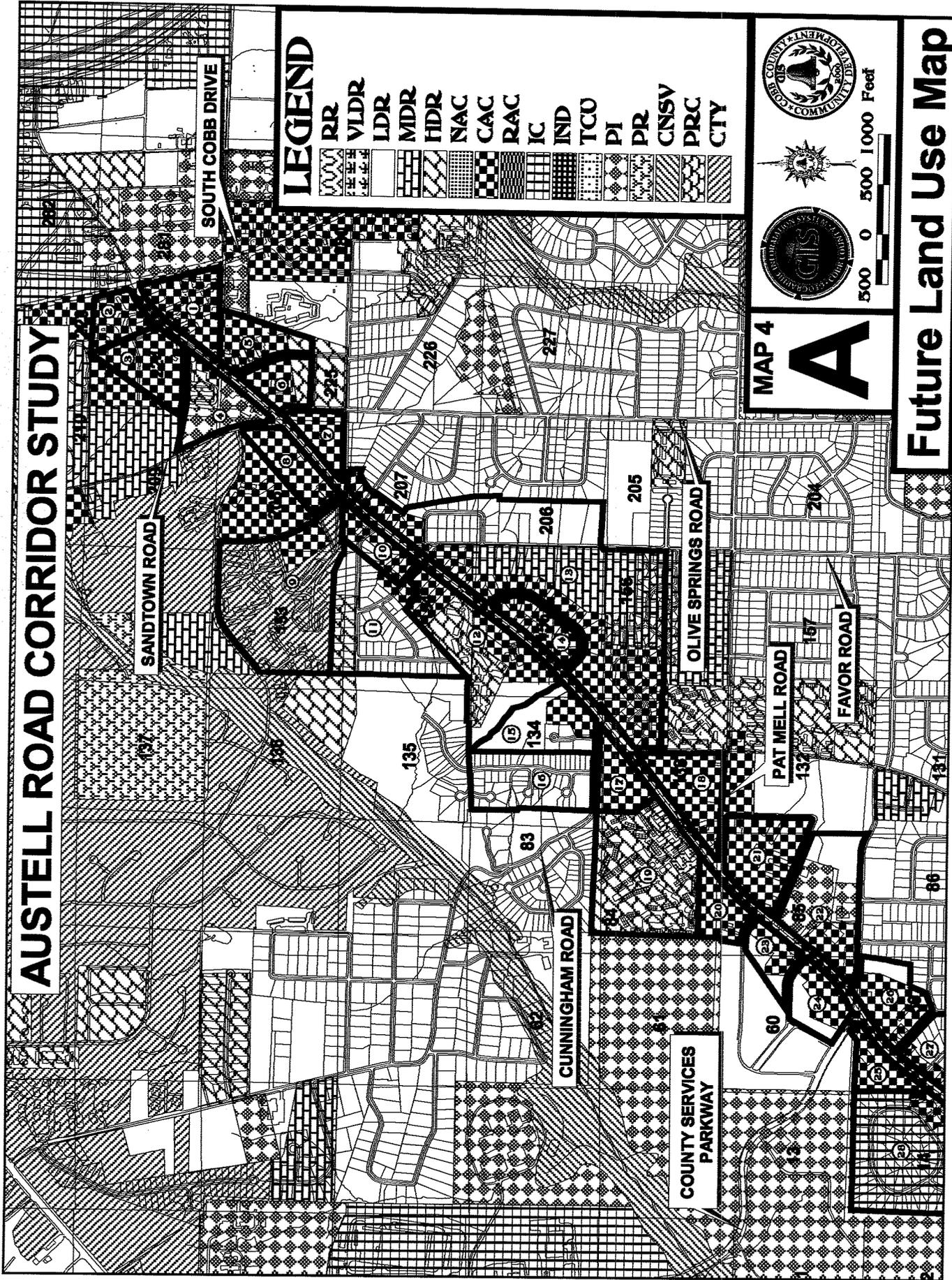
# Redevelopment Sites



- Legend:**
- Site with potential for rehabilitation or potential for 'village-type' redevelopment
  - ▨ Development Opportunity Sites identified through corridor studies (Canton Road, Atlanta Road, Veterans Memorial Highway)



# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

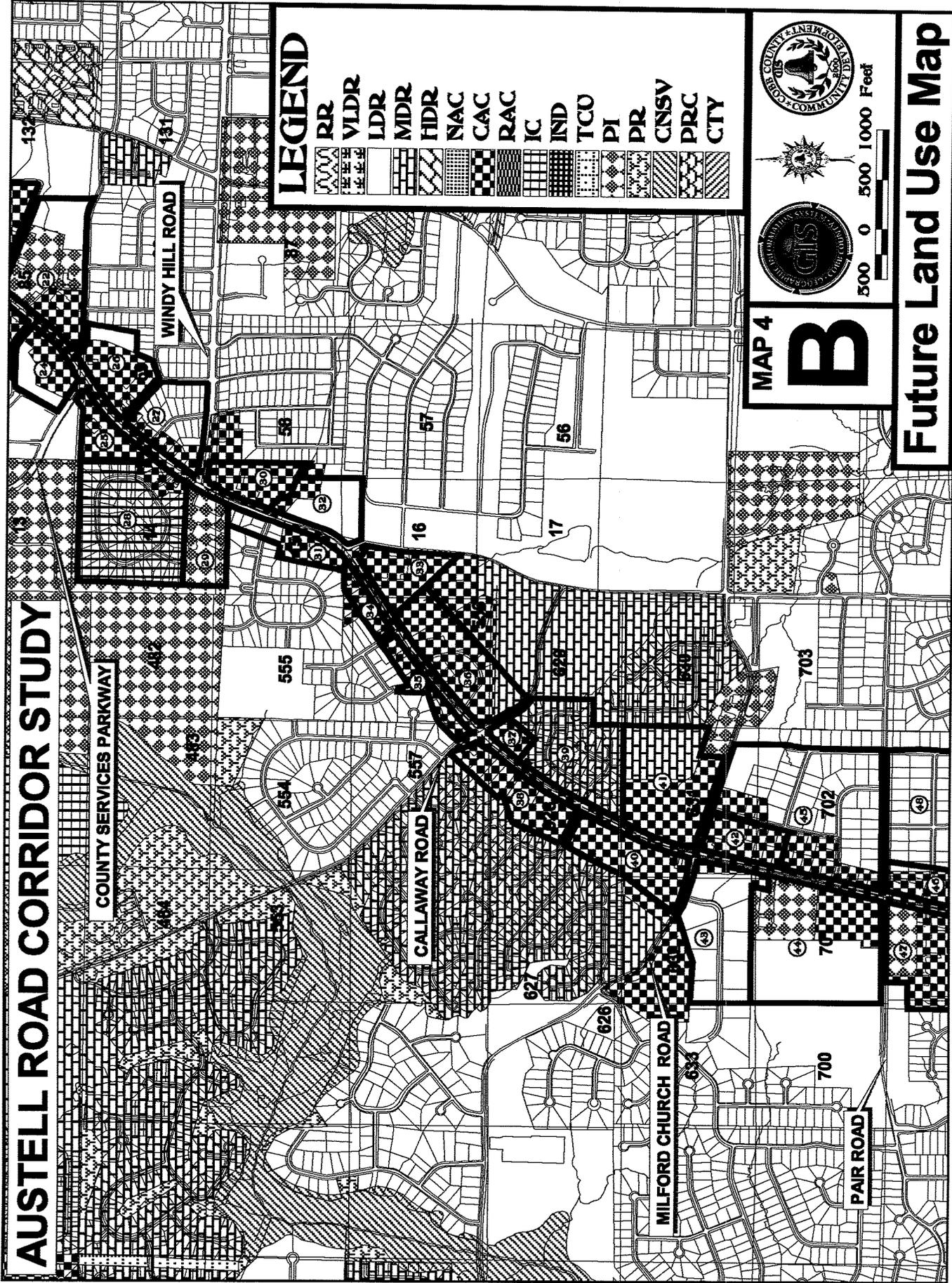
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- LDR
- MDR
- HDR
- NAC
- CAC
- RAC
- IC
- IND
- TCO
- PI
- PR
- CNSV
- PRC
- CTY

MAP 4  
**A**

500 0 500 1000 Feet

# Future Land Use Map

# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

	RR
	VLDR
	LDR
	MDR
	HDR
	NAC
	CAC
	RAC
	IC
	IND
	TCU
	PI
	PR
	CNSV
	PRC
	CTY



MAP 4

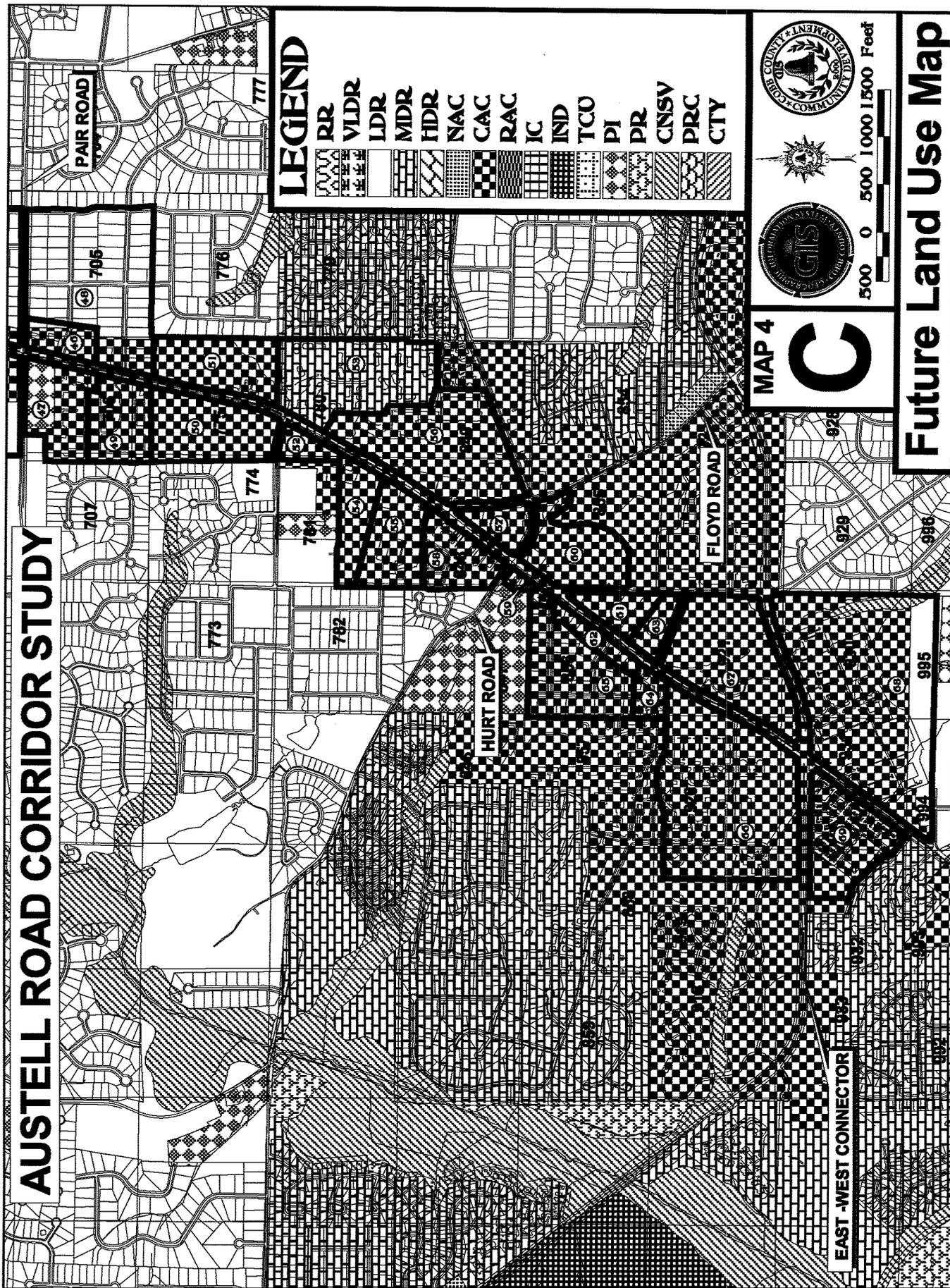
# B



500 0 500 1000 Feet

# Future Land Use Map

# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

- RR
- VLDR
- LDR
- MDR
- HDR
- NAC
- CAC
- RAC
- IC
- IND
- TCO
- PI
- PR
- CNSV
- PRC
- CITY

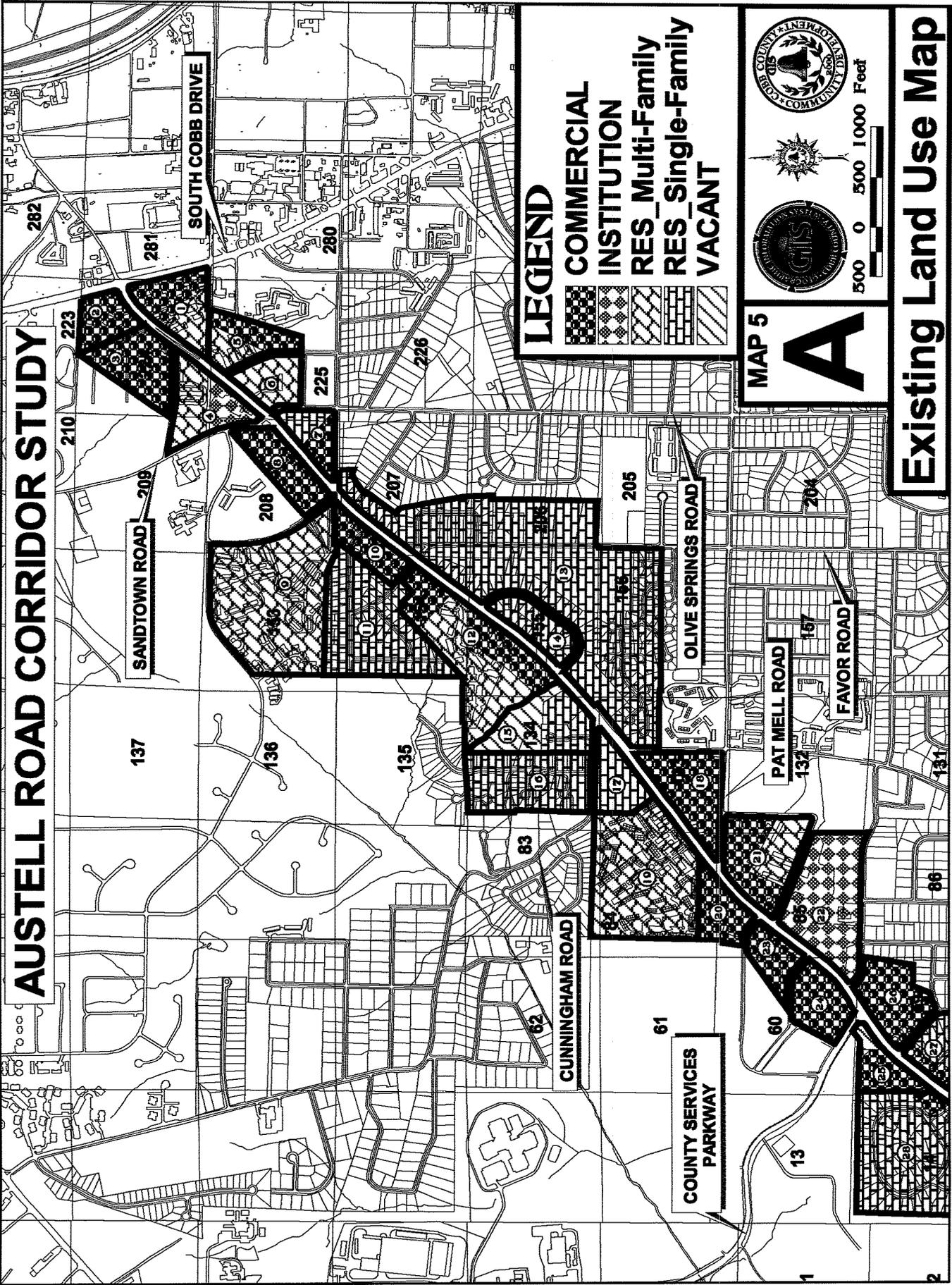
CITY OF AUSTELL  
COUNTY OF INDIAN TERRACE  
COMMUNITY DEVELOPMENT

500 0 500 1000 1500 Feet

MAP 4  
**C**

# Future Land Use Map

# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

- COMMERCIAL
- INSTITUTION
- RES\_Multi-Family
- RES\_Single-Family
- VACANT

MAP 5

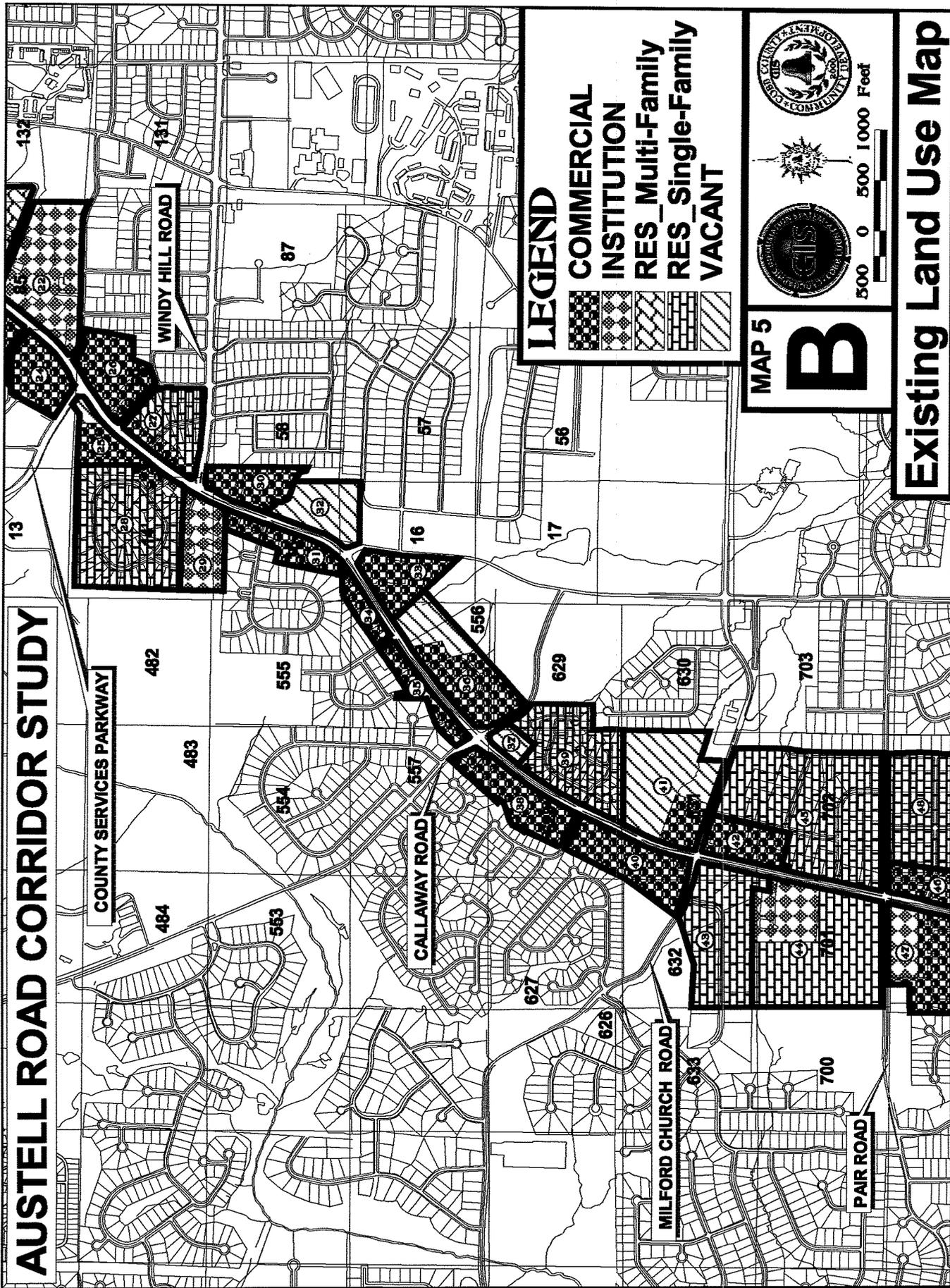
# A



500 0 500 1000 Feet

# Existing Land Use Map

# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

- COMMERCIAL
- INSTITUTION
- RES\_Multi-Family
- RES\_Single-Family
- VACANT

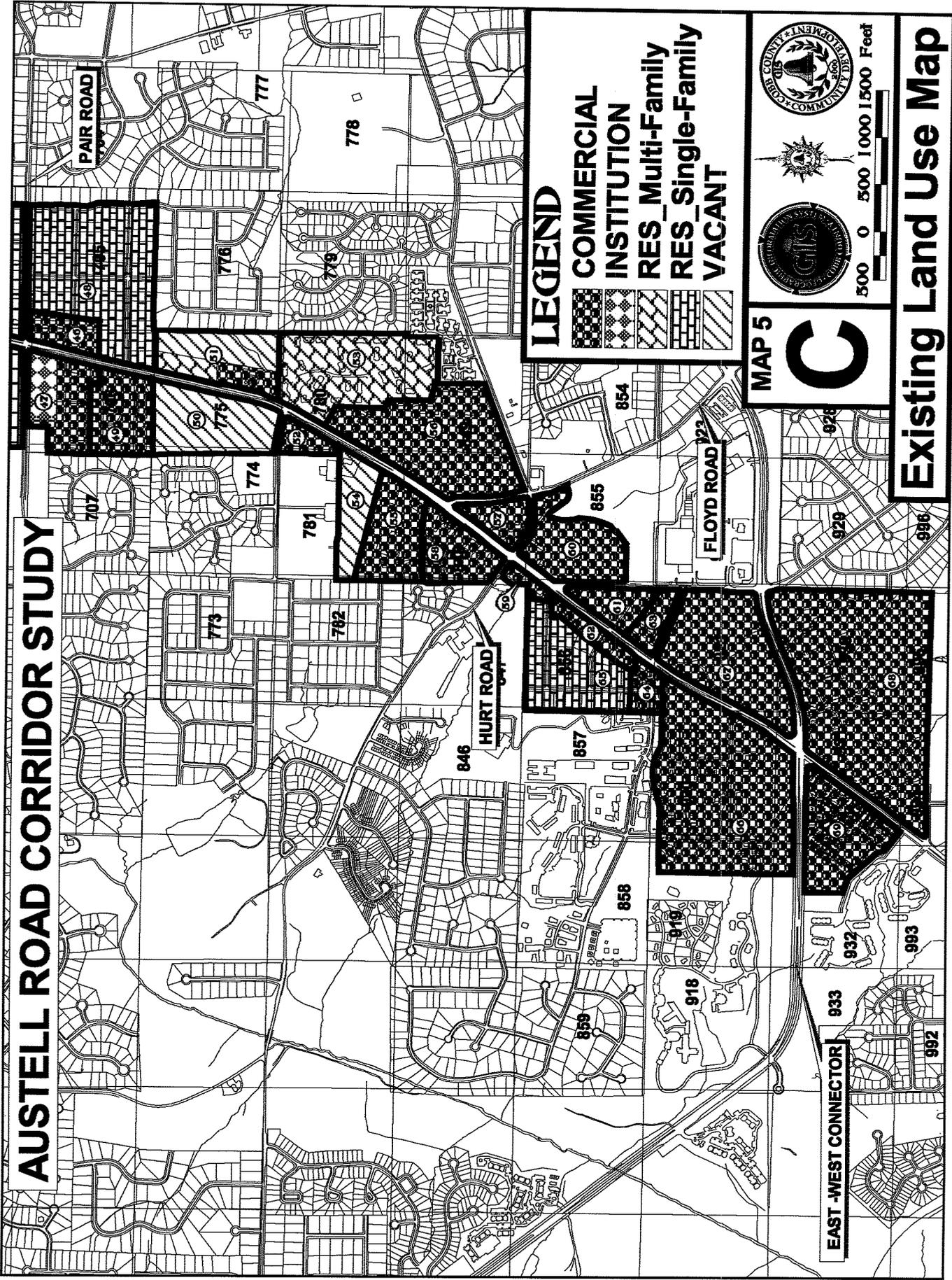
MAP 5

# B

500 0 500 1000 Feet

## Existing Land Use Map

# AUSTELL ROAD CORRIDOR STUDY



## LEGEND

-  COMMERCIAL
-  INSTITUTION
-  RES\_Multi-Family
-  RES\_Single-Family
-  VACANT

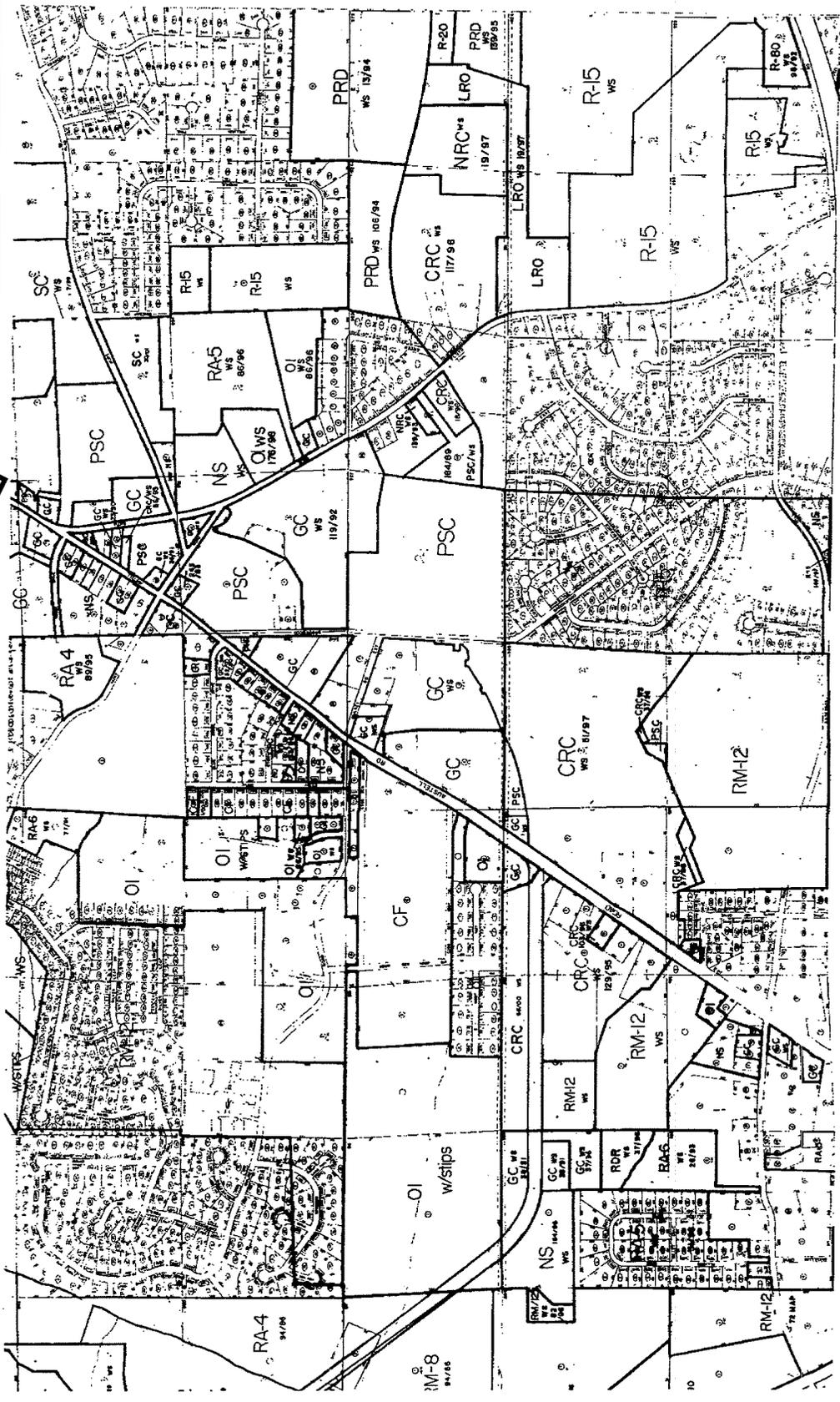
MAP 5



500 0 500 1000 1500 Feet

# Existing Land Use Map

TO MAP B



# AUSTELL ROAD CORRIDOR STUDY

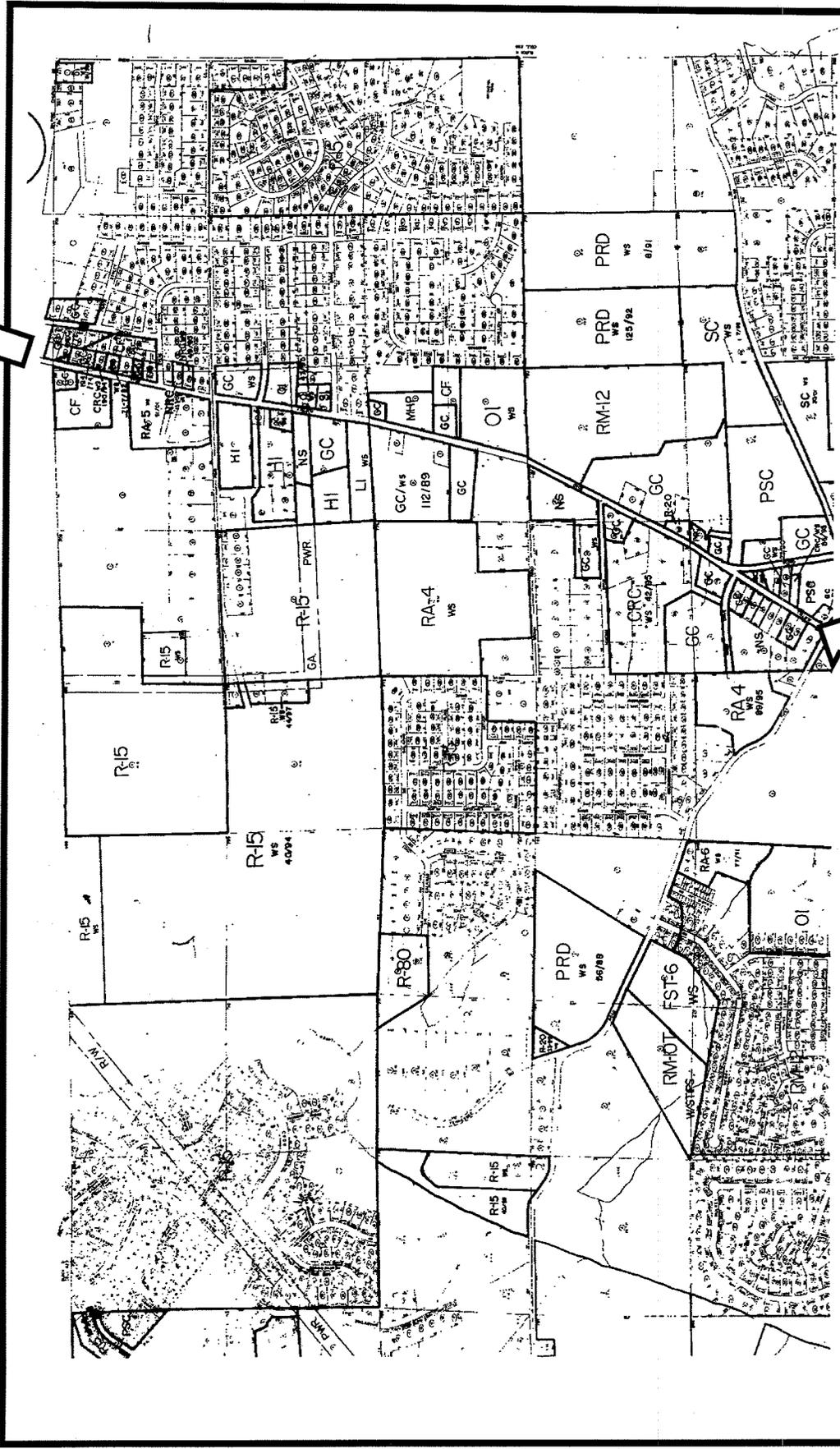


Map 6

# A

NOT TO SCALE

TO MAP C



FROM MAP A

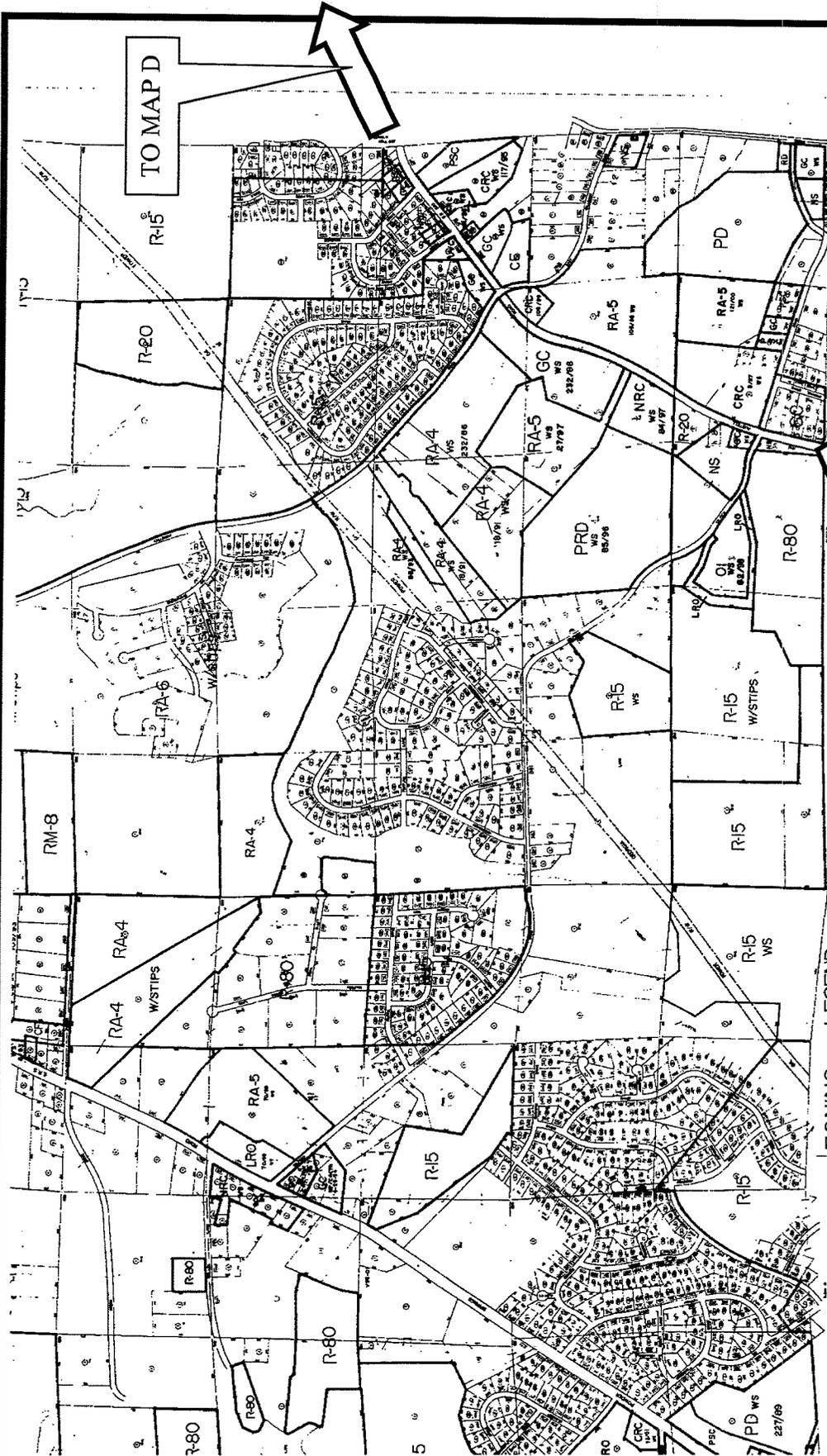
# AUSTELL ROAD CORRIDOR STUDY



Map 6

# B

NOT TO SCALE



FROM MAP B

TO MAP D

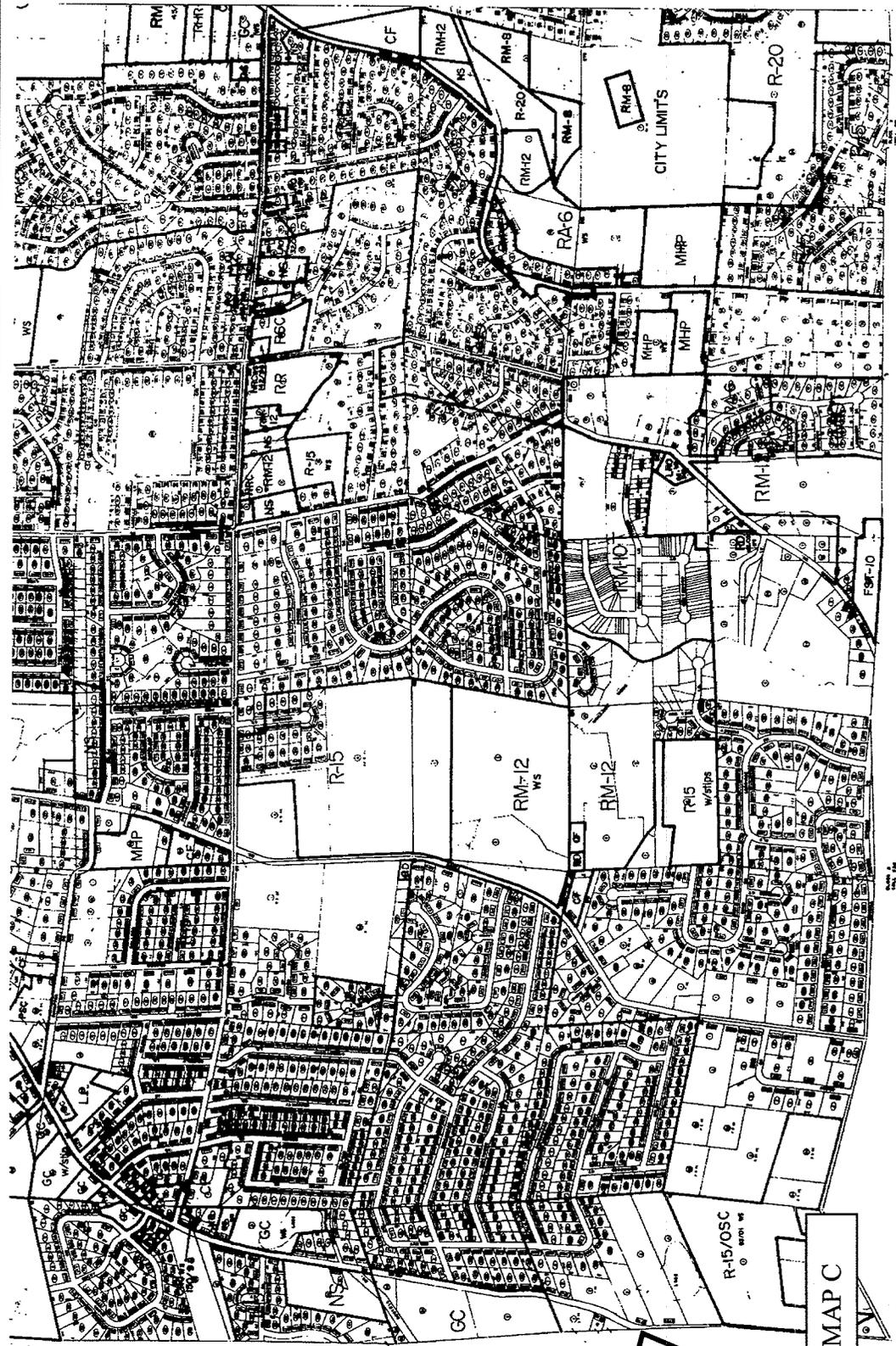
# AUSTELL ROAD CORRIDOR STUDY

Map 6

NOT TO SCALE

# C

TO MAP E



FROM MAP C

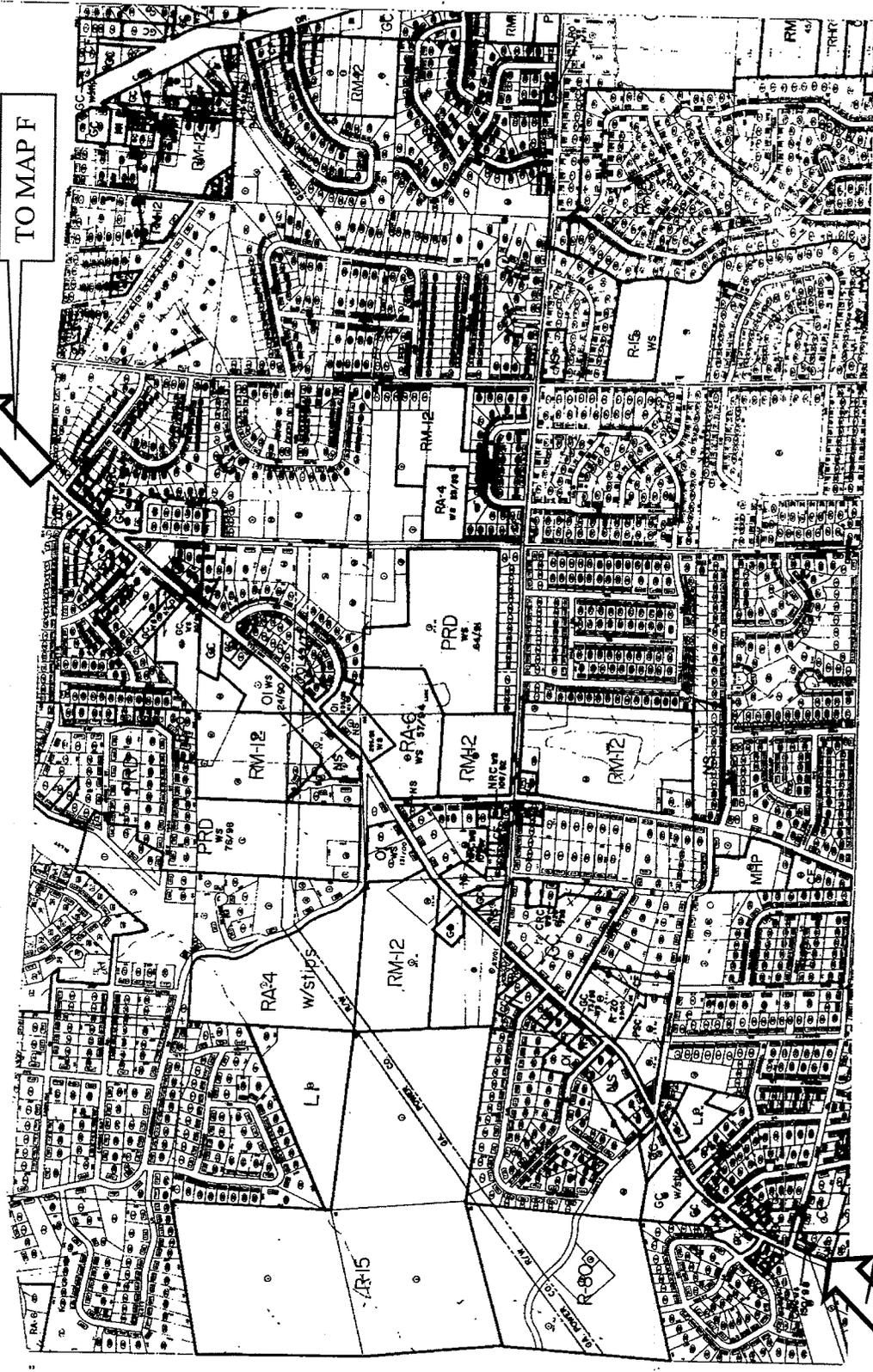
# AUSTELL ROAD CORRIDOR STUDY



Map 6

# D

NOT TO SCALE



TO MAP F

FROM MAP D

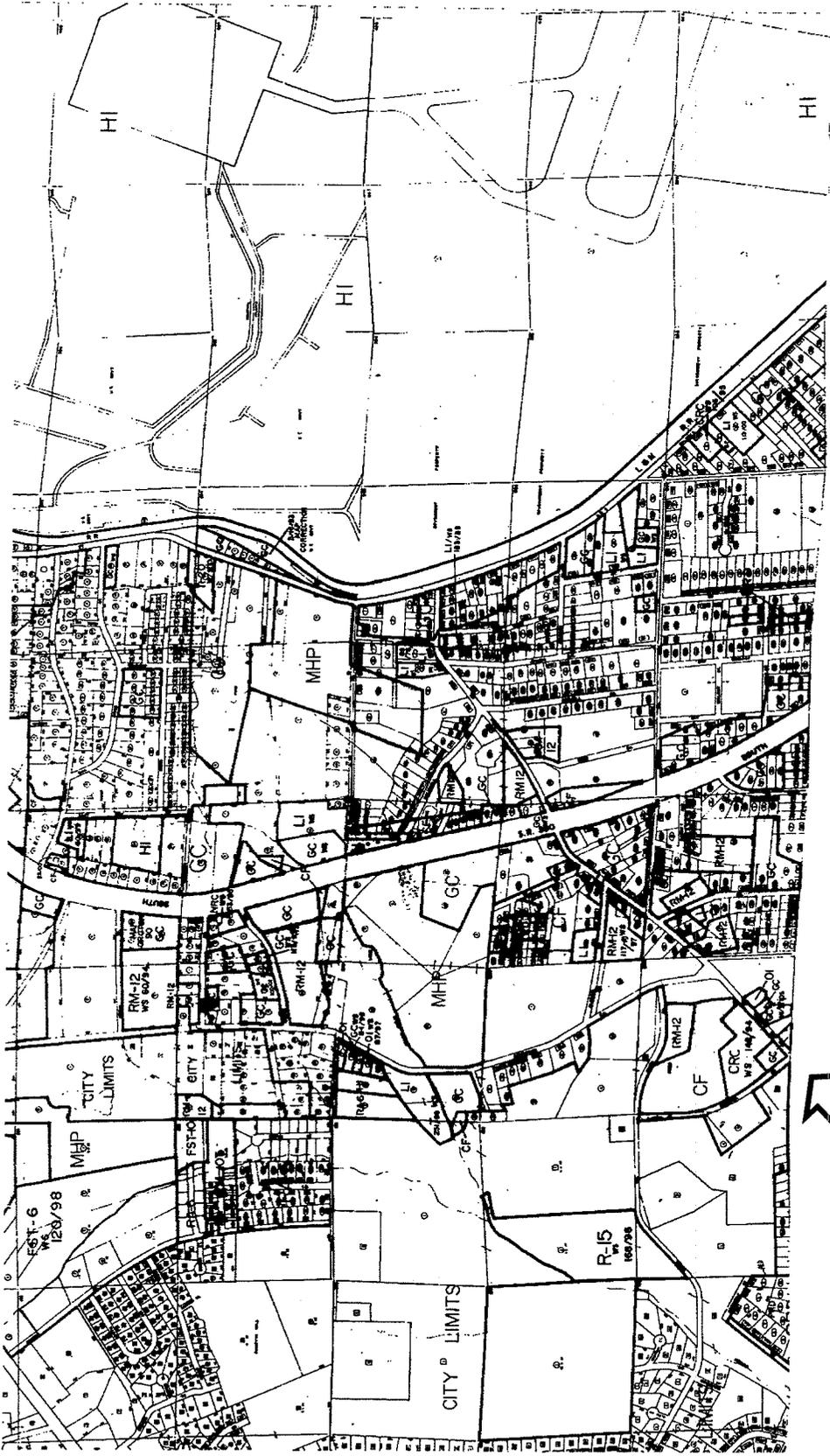
# AUSTELL ROAD CORRIDOR STUDY



Map 6

**E**

NOT TO SCALE



FROM MAP

# AUSTELL ROAD CORRIDOR STUDY

Map 6

NOT TO SCALE

# F