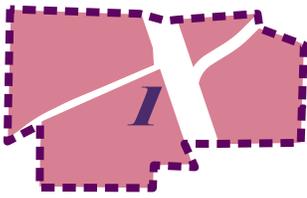


- Conceptual 3rd Army Connector (DOT Alternate A)
- Conceptual Ramp/Road (DOT)
- Proposed Connection
- Existing Connection

- Very Low Density Residential
- Low Density Residential
- Park, Recreation & Conservation
- Public Institutional
- Neighborhood Activity Center
- Specific Policy Guideline Area
- Road Widening Projects
- Intersection Improvements

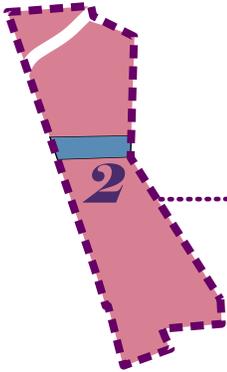
LAND USE CONCEPT

NORTH WEST COBB LAND VULNERABILITY ANALYSIS



Specific Area One: ((NAC - Third Army Rd and HWY 41 intersection))

- Establish a Neighborhood Activity Center node
- Encourage retail and office uses. In addition, if the proposed I-75 and Third Army Road Interchange is built, this NAC area would be considered for hospitality type uses
- Limited sewer capacities
- Utilize environmentally sensitive, low impact development standards on east side of HWY 41
- Recommend shared stormwater detention when possible



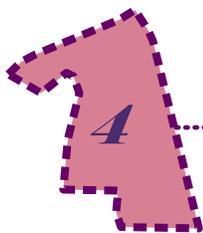
Specific Area Two: (NAC - East of HWY 41)

- Environmentally sensitive area, adjacent to Lake Allatoona
- Encourage utilization of environmental low impact development techniques to manage stormwater
- Require standard stormwater management facilities
- Encourage shared stormwater detention when possible



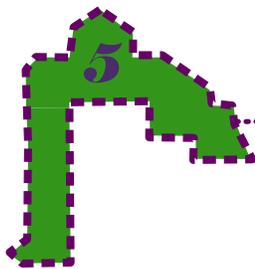
Specific Area Three: (LDR/NAC - East of Governor's Towne Club)

- To be considered for Low Density Residential
- Provide an adequate transition and buffering from the commercial uses
- Recommend senior living type of development
- Direct access to Cobb Parkway
- Inter-parcel access to adjacent retail and office uses



Specific Area Four: (NAC - Between Cedarcrest Rd & HWY 92)

- Expanded existing Neighborhood Activity Center (NAC) on the west side of Acworth Dallas Road
- Recommend low rise professional office type uses with residential architectural style
- Recommend residential uses at the mid range of the Low Density Residential category
- Provide a transition in building scale and land use type
- Establish appropriate buffering when office uses are adjacent to established residential neighborhoods
- Architectural compatibility, shared access, and land use transition to be paramount important
- Assemblage of properties to be preferred and evaluated for appropriateness



Specific Area Five: (PRC - South of Old Dallas Acworth HWY)

- Environmentally sensitive area and proximate to Lake Allatoona
- Remain within a Park, Recreation and Conservation land use category to naturally provide water quality control for Lake Allatoona
- Consideration may be giving to allow for passive recreation in the form of walking or biking trails given that such trails consist of pervious material

SPECIFIC AREA POLICY GUIDELINES

NORTH WEST COBB LAND VULNERABILITY ANALYSIS