

Application for Open Space Community (OSC)
Overlay Zoning District

Application No.: _____

Concept Plan Review: _____

BOC Hearing: _____

Applicant _____ Business Phone _____ Home Phone _____

_____ Address _____
(representative's name, printed)

_____ Business Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Titleholder _____ Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Underlying/Current Zoning _____ Size of Tract _____ Acre(s)

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

(applicant's signature)

REQUIREMENTS FOR THE OPEN SPACE COMMUNITY OVERLAY APPLICATION

This application process applies only to Open Space Community (OSC) applications that do not require a change in the underlying zoning of the property. Applications must be submitted to the Planning Division no later than 4:00 PM on Monday as indicated on the attached OSC schedule in order to be considered for Concept Plan Review. The applicant or a representative is encouraged to attend the Concept Plan Review in order to ensure the timely resubmittal of relevant materials. Upon review and recommendations by staff of a completed OSC application, posting of the property, and submittal to staff the required certified mailings, the plan will be forwarded to the Planning Commission and Board of Commissioners for affirmation as an "Other Business" agenda item.

OSC plan submittal application requirements

1. Notarized signature of titleholder(s) and representative(s)
2. A copy of the warranty deed that reflects current owner(s) of the property
3. Five (5) copies of a drawing no larger than 36" x 48" and two (2) 8.5" x 11" copies of a site plan with boundary survey indicating the following:
 - a. The architect, engineer, or designer's name, address, and telephone number.
 - b. Developer's name, address, and telephone number.
 - c. Scale of the plan.
 - d. North arrow.
 - e. Street address of the site.
 - f. Vicinity map showing the relationship of the site to the surrounding area.
 - g. Existing land lot, property lines, right-of-ways, dedications, and easements.
 - h. Location of existing and proposed structures, driveways, walks, recreation facilities, amenities, and other non-permeable entities.
 - i. Topographic information.
 - j. Delineation of existing streams, floodplains, wetlands, and other bodies of water.
 - k. Location of any known or potential historic sites and cemeteries.
 - l. Delineation and description of ground cover types and locations of specimen trees existing on the site, as defined in the Cobb County Tree Ordinance.
4. Five (5) copies of a to-scale drawing no larger than 36" x 48" and two (2) 8.5" x 11" copies of showing the underlying zoning density and lot yield..
5. Preliminary grading plan showing the limits if grading tree save areas, open space areas, and other features to be excluded from land disturbance activities. Mass grading of a project site is PROHIBITED.

6. A narrative site analysis describing how the objectives of this district will be achieved utilizing the OSC overlay district.
7. Application fee of \$100.00 payable at the time of initial application submittal.

*** Property shall be posted for 30 days prior to the Planning Commission hearing date. Signs are available from the Planning Division Offices ***

**** Written notification to the Cobb County Planning Division must be made no later than 1 week prior to the first public hearing on the OSC application containing certification of mailing from the U.S. Postal Service that all property owners within 1000' of the proposed development have been notified of the development proposal in accordance with general zoning standards. ****

COBB COUNTY COMMUNITY DEVELOPMENT

2026 ZONING SCHEDULE

Last Filing Date by 4:00 pm	Applicant Meetings	Mailing / Post Signs by	Proof of Mailing Due	PC Book Published to CivicClerk (Staff Reports)	PC Additional Case Information Due by 12:00 pm	PC Hearing 9:00 am	BOC Additional Case Information Due by 12:00 pm	BOC Hearing 9:00 am
12/4/2025	12/17/2025	1/4/2026	1/13/2026	1/23/2026	1/26/2026	2/3/2026	2/11/2026	2/17/2026
1/2/2026*	1/13/2026	2/1/2026	2/10/2026	2/20/2026	2/23/2026	3/3/2026	3/11/2026	3/17/2026
2/5/2026	2/18/2026	3/8/2026	3/17/2026	3/27/2026	3/30/2026	4/7/2026	4/15/2026	4/21/2026
3/5/2026	3/18/2026	4/5/2026	4/14/2026	4/24/2026	4/27/2026	5/5/2026	5/13/2026	5/19/2026
4/2/2026	4/14/2026	5/3/2026	5/12/2026	5/22/2026	5/26/2026*	6/2/2026	6/10/2026	6/16/2026
5/7/2026	5/20/2026	6/7/2026	6/16/2026	6/26/2026	6/29/2026	7/7/2026	7/15/2026	7/21/2026
6/4/2026	6/17/2026	7/5/2026	7/14/2026	7/24/2026	7/27/2026	8/4/2026	8/12/2026	8/18/2026
7/2/2026	7/14/2026	8/2/2026	8/11/2026	8/21/2026	8/24/2026	9/1/2026	9/9/2026	9/15/2026
8/6/2026	8/19/2026	9/6/2026	9/15/2026	9/25/2026	9/28/2026	10/6/2026	10/14/2026	10/20/2026
9/3/2026	9/16/2026	10/4/2026*	10/13/2026	10/23/2026	10/26/2026	11/3/2026	11/12/2026*	11/17/2026
10/1/2026	10/13/2026	11/1/2026	11/10/2026	11/20/2026	11/23/2026	12/1/2026	12/9/2026	12/15/2026
No Last Filing Date in November	N/A	N/A	N/A	N/A	N/A	No January Hearing	N/A	No January Hearing
12/3/2026	FEB '27	1/3/2027	1/12/2027	1/22/2027	1/25/2027	2/2/2027 Tentative	2/10/2027	2/16/2027 Tentative

*Not on a regular scheduled day or time.

The last filing day is on the first Thursday of each month until 4:00 p.m.

Zoning Hearings start at 9:00 a.m. on Tuesdays (unless otherwise indicated) and are held in the Commissioner's Meeting Room, 2nd Floor of the Cobb County Building A, 100 Cherokee Street, Marietta, Georgia.

Revised on 10/15/2025

NOTE: The Zoning Division Manager may alter dates on this calendar due to workload.